City of Asheville Staff Report

Housing and Community Development Meeting Date: November 17, 2026

Staff Resources: Nikki Reid, Housing & Economic Development Director, Sasha Vrtunski, Affordable Housing Officer

Action Requested:

- Recommendation to City Council for home repair awards up to $3 million of 2024 Affordable Housing Bond funds.

Background:

- Home repair was identified in the Affordable Housing Plan as a strategy to help combat displacement in neighborhoods. It is also an important way to maintain existing affordable housing or NOAH (Naturally Occurring Affordable Housing).
- On July 28, City Council approved a policy for Home Repair and allocated $3 million of the 2024 Affordable Housing Bond for the program.
- The policy allows for awards up to $25,000 to be provided as grants.
- Awards over $25,000 will be structured as 0% interest, deferred, forgivable loans for repairs of $25,000 or more, up to $40,000.
- The Home Repair policy had the following four priorities:
    - Households at or below 60% of Area Median Income (AMI)
    - Long-term homeowners and households at risk of involuntary displacement
    - Residences in neighborhoods/areas of the City identified as vulnerable to displacement or disinvestment. This is not intended to exclude repairs in other parts of the City.
    - Homes occupied by seniors, families with children, or persons with disabilities
- On September 25, 2026, staff released a call for applications for home repair.
- Four applications were received, and a panel of staff reviewed them and scored them to develop funding recommendations.

Received Home Repair Applications:

- The City received four applications for the Home Repair program.
- The total requested amount was $3,774,609.
- Applicants included:
    - ARCHR - The Asheville Regional Coalition for Home Repair, which consists of Asheville Area Habitat for Humanity, Poder Emma, Land of Sky Regional Council, and the Asheville Buncombe Community Land Trust

- Mountain Housing Opportunities (MHO)
- Buncombe County Long Term Recovery Group (BCLTRG)
- WNC Annual Conference of the United Methodist Church

Applications and Scoring

	Total Amount Requested	Target Number of Homes	Average Score	Recommended Funding Amount
ARCHR	$3,000,000	108	97.5	$2,519,391
Buncombe County LTRG	$230,609	10	88.3	$230,609
Mountain Housing Opportunities	$250,000	7	94.8	$250,000
WNC Annual Conference of the United Methodist Church	$294,000	10	69.0	$0
Total	$3,774,609	135		$3,000,000

- A panel of 4 staff reviewed, discussed, and scored all four applications
- Scores were based on prior home repair experience, ability to reach out to homeowners, plan to address policy priorities, and cost reasonableness.
- Limiting the recommendation to three organizations reduces administrative time and increases the impact of the selected organizations.
- With the available funding, the estimated number of homes served is approximately 117. There could be more or fewer homes repaired depending on actual costs.

Funding Timeline

- Council will review the funding recommendations on December 8, 2026.
- After approval, staff will immediately work with the selected agencies to execute contracts for home repair services.
- Staff will share the map of Vulnerable Neighborhoods as soon as it is finalized.
- Contract execution is anticipated later in December or in early January.

Council Vision 2036 Focus Area(s):

- Quality Affordable Housing

- Well-Planned Community
- A Diverse Community

Council Priority Recovery Area(s):

- Housing

Fiscal Impact:

- Approval of the staff recommendation to allocate $3 million of Affordable Housing Bond funds will reduce the available bond funds for other projects. Approximately $3.9 million will remain for allocation in the future.

Staff Recommendation:

- Staff recommends funding three organizations as reflected in the table based on the review and scoring process. The three recommended organizations are well established in the community and have relationships that will enable City resources to reach those most vulnerable and/or those currently living in unsafe conditions.

Suggested Motion:

- Move to recommend that City Council approve the Home Repair Program funding allocations as presented and recommend authorizing the City Manager to sign all necessary documents to this effect.

Attachment(s):

- Home Repair Policy