Asheville Regional Housing Consortium (ARHC) Meeting

November 18th, 2026

THE CITY OF ASHEVILLE



Agenda

01	Attendance and Welcome
02	Approval of the May 13th, 2026 Action Minutes
03	2027 Meeting Calendar
04	HOME Current Project Updates
05	2026 HOME and HOME-ARP Supportive Services and Rental Construction Open Applications
06	2027 HOME Applications



2027 Asheville Regional Housing Consortium Calendar



2027 Asheville Regional Housing Consortium Calendar

Feb 3, 2027	Funding Committee | In-Person at Asheville City Hall 5th Floor | 10:00 AM- 12:00 PM
Mar 10, 2027	Consortium Meeting | Virtual Meeting Asheville City Hall 4th Floor| 12:00 PM – 2:00 PM
Apr 14, 2027	Funding Committee | In-Person Asheville City Hall 4th Floor| 11:00 AM – 2:00 PM
May 12, 2027	Consortium Meeting |In-Person Meeting | In-Person Harrah's Cherokee Center| 10:00 AM- 12:00 PM
Aug 11, 2027	Consortium Meeting | Virtual Meeting Asheville City Hall 5th Floor |12:00 PM – 2:00 PM
Nov 10, 2027	Consortium Meeting | In-Person Meeting Harrah's Cherokee Center | 10:00 AM- 12:00 PM



HOME Current Project Updates



CHC Madison County Visit - Before



Master Bathroom



Kitchen



Front of Home

The **Community Housing Coalition of Madison County** invested **$20,000** of their 2023 HOME award into the home pictured above. Pictured above is the master bathroom, kitchen, and front of the home.

CHC Madison County Visit - After



Walk-in Shower



Kitchen & Countertops



Front Porch Repair

The **$20,000** was invested into several projects throughout the home. Pictured above is a new walk in shower, updated kitchen cabinets with countertops, and front porch repair.

Other work completed on the property is: Mini split system installed, flooring, 2 ADA toilets, vapor barrier, gutters, new doors and LVP in kitchen and wash room; dug out and pump septic system, replaced exterior siding, water shut offs replaced, new washer, dryer and fridge.

Henderson County and Thermal Belt Habitat for Humanity

$160,000

Total 2023 HOME Investment • Down Payment Assistance

- **Fully Expended:** Henderson County and Thermal Belt Habitat for Humanity have successfully fully expended their 2023 award.
- **Homeowner Impact:** The $160,000 total funding enabled down payment assistance for four homebuyers.
- **Next Steps:** City staff are currently in the process of closing out the 2023 contract while finalizing the 2025 award.



Welcoming New Homebuyers

Lakeshore Villas

Mountain Housing Opportunity

$750,000
2023 HOME Funds Invested

- Lakeshore Villas has **$750,000** in 2023 HOME funds invested into the project.
- The Project is **120 total units** with four of the units being dedicated HOME units.
- All four of the designated HOME units have been **fully leased up**.

Fairhaven Meadows

Common Wealth Development

$1,305,000
Total Multi-Year HOME Investment

- Fairhaven Meadows has multiple years of HOME funds invested in the project, totaling **$1,305,000**.
- This is the first affordable housing project within the **City of Brevard in over 10 years**.
- The project has an anticipated grand opening and has **begun leasing up** the property.



HOME-ARP Amendment Update



HOME-ARP Amendment

On October 13, 2026, City Council amended the HOME-ARP Allocation Plan to revise preferences and referral methods for housing assistance.

Preference: Established application priorities for qualifying populations to address service gaps. The 2023 Plan identified no preferences.

Recommendation: Added HOME-ARP Supportive Services preferences for:

- Individuals and families experiencing homelessness
- Those experiencing their first episode of homelessness following Hurricane Helene.
- Also added financial assistance for rent support as an eligible activity type

HUD Approval: Following the public comment period and Council's approval HUD approved the changes

HOME-ARP Applications Open
New Construction



HOME-ARP New Construction Applications

Available HOME-ARP Funding Overview

Total Expected Funds Available for New Construction **$3,001,942**

Application Schedule & Key Milestones

01

Applications Open

Nov 2 – Dec 18

Opened on Neighborly portal November 2nd and will close December 18th.

02

Virtual Q&A Session

November 19

City staff will hold a Q&A session virtually on November 19.

03

Funding Committee

Jan 11 & Feb 10

Access to applications on Jan 11th; convenes Feb 10th.

Strategize awards

04

Consortium Vote

Feb 15 & Mar 10

Recommendations received Feb 15th; vote on March 10th.



HOME-ARP Applications Open

Supportive Services



HOME-ARP Supportive Services Applications

Available HOME-ARP Funding Overview

Total Expected Funds Available for Supportive Services **$1,000,000**

Application Schedule & Key Milestones

01

Applications Open

Nov 2 – Dec 18

Opened on Neighborly portal November 2nd and will close December 18th.

02

Virtual Q&A Session

November 19

City staff will hold a Q&A session virtually on November 19.

03

Funding Committee

Jan 11 & Feb 10

Access to applications on Jan 11th; convenes Feb 10th.

04

Consortium Vote

Feb 15 & Mar 10

Recommendations received Feb 15th; vote on March 10th.



HOME 2026 Applications
New Construction



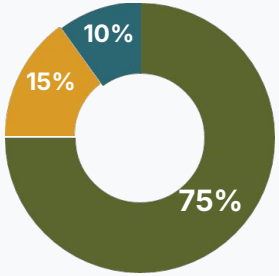
FY 2026 New Construction Applications

Available HOME Funds

2026 Grant: **$1,075,138.84**
2025 Rollover: **$436,197.00**
2026 Admin: **$107,513.88**

Total Available to Award: $1,403,821.96

2026 Grant Breakdown



Entitlement (75%)
$806,354.14
CHDO Set Aside (15%)
$161,270.82
Admin & Planning (10%)
$107,513.88

Application Schedule & Key Details

- **Applications Open:** Neighborly portal opened Nov 2nd and closes **December 18th**.
- **Virtual Q&A Session:** City staff will hold a session on **November 19th**.
- **Funding Committee:** Access to applications on Jan 11th; convenes **Feb 10th**.
- **Consortium Review & Vote:** Recommendations received Feb 15th; vote on **March 10th meeting**.

NOTE: Build America Buy America will apply.

HOME 2027 Funding Applications

Tenant Based Rental Assistance and Homeowner Rehabilitation



Fiscal Year 2027-2028 HOME Award

Anticipated HOME Funds Overview

2027 TOTAL AWARDS

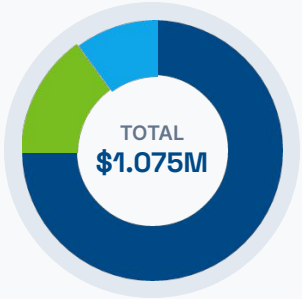
$1,075,138

Available to Award: $806,353

Homeowner Rehabilitation: **$506,353.00**

Tenant Based Rental Assistance: **$300,000.00**

Anticipated Grant Allocation



75% Entitlement
$806,353

15% CHDO Set Aside
$161,270

10% Admin & Planning
$107,513

01

Applications Open

Jan 4 – Feb 5

Opens on Neighborly portal Jan 4th and closes Feb 5th.

02

Virtual Q&A Session

TBD Jan.

City staff will hold a Q&A session virtually on **TBD Jan.**

03

Funding Committee

Convenes April 14

Access will be provided two weeks before; convening April 14th.

04

Consortium Vote

Apr 21 & May 12

Recs received April 21st; vote on May 12th.

Staff Recommendations - 2027-2028

HOME Funds for projects: $806,353

Tenant Based Rental Assistance

$300,000

- Anticipate 3 awards
- Approximately 200 months of assistance (~$1,500/month)
- Or at least 8 households with 24 months of rental stability

Homeowner Rehabilitation

$506,353

- Anticipate 2 awards
- Approximately 15 Homeowner Rehabilitation projects.

Note: The 2027-2028 CHDO set-aside of $161,270 will be available for future projects

Funding Committee



Funding Committee

- Funding committee members will review applications and work with City staff to bringing final recommendations to the consortium.
- 1 Member from each Consortium County area. Could be a City or County representative.
- Timeline:
  - In person review of HOME New Construction, HOME-ARP New Construction and HOME-ARP Supportive Services on **February 10th**.
  - In person review on Tenant Based Rental Assistance and Homeowner Rehabilitation **April 21st**.



Open Discussion



Public Comment

