THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: February 24, 2026

Subject: 2025-2029 Consolidated Plan Amendment to add affordable rental construction as a priority need and goal

Staff Resource(s): Nikki Reid, Community and Economic Development Director and Kaylee Pulliam, Community Development Analyst I

Action Requested: Public Hearing and Council feedback on the proposed 2025-2029 Consolidated Plan Amendment to add affordable rental construction as a priority need and goal.

Background:

- The City develops a Consolidated Plan every five years, which establishes the five-year needs, priorities, strategies, and performance targets for housing and community development for implementing federal formula grant funding from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) programs.
- City Council approved the submission of the City's 2025-2029 Consolidated Plan in Resolution 25-145.
- The 2025-2029 Asheville Area Housing Needs Assessment (the Bowen Report) indicated a profound need for new affordable rental units.
- Currently, the 2025-2029 Consolidated Plan does not include Affordable Rental Construction as a goal and priority need, meaning no such projects, like multifamily new construction, may be undertaken.
- This activity type was not included because other activities (down payment assistance, rental assistance, and homeowner rehab/repair) were prioritized in the 2025-2026 program year, however, new rental construction will be prioritized in future years of the plan.
- On January 14th, 2026, the Asheville Regional Housing Consortium voted unanimously to recommend amending the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a goal and priority need.
- At this hearing, City Staff are requesting council feedback and public comment on the proposed amendment. The matter will come before City Council again at its meeting on March 10, 2026, for a final vote.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Quality Affordable Housing

Committee(s):

- Asheville Regional Housing Consortium - 1/14/2026 - Voted unanimously to have the City of Asheville, as the participating jurisdiction for the Asheville Regional Housing Consortium, amend the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a goal and priority need.

Pro(s):

- Adding affordable rental construction as a priority need and goal to the Consolidated Plan would allow projects, like multifamily new construction, to be undertaken.

Con(s):
- None

Fiscal Impact:
- None

Suggested Motion:
- None - Purpose of this hearing is to receive public comment and City Council feedback only

Attachment(s):
- None