Consolidated Plan Amendment: Affordable Rental Construction

Public Hearing

February 24, 2026

James Shelton
Community Development Division Manager

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Key Takeaways

- The 2025-2029 Consolidated Plan, which guides the City's CDBG and HOME programs, does not currently include Affordable Rental Construction as a goal and priority need.
- For the HOME program specifically, other activities (like homeowner rehab/repair) were prioritized in the 2025-2026 program year.
- Staff are recommending an amendment to the 2025-2029 Consolidated Plan to correct an administrative oversight and add Affordable Rental Construction as a priority need and goal.
- 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.
- Staff are requesting council feedback and public comment on the proposed amendment.

Addressing the Need for Rental Housing

Identified Need: The 2025-2029 Asheville Area Housing Needs Assessment (the Bowen Report) indicated a profound need for new affordable rental units in the Asheville area.

Current Plan Limitation: The existing 2025-2029 Consolidated Plan does not include Affordable Rental Construction as a priority, currently prohibiting projects like new multifamily construction from being undertaken with the HOME Program.

Focus of 2025-2026: Homeownership and rental assistance were priorities in the first year of the plan, but it was an oversight to not include rental construction for the remaining four year

Purpose of Amendment: To correct an error and officially add rental construction as a priority need and goal, enabling the prioritization of new rental construction in future years of the plan to address the urgent housing gap.



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Amending the Consolidated Plan

- **Recommendation:** The Asheville Regional Housing Consortium (HOME Consortium) voted unanimously on January 14, 2026, to recommend this amendment to add affordable rental construction as a priority need and goal
- **Public Input:** A public comment period is being held from January 30th to March 6th, including tonight's public hearing.
  - Written comments can be submitted to: CommunityDevelopment@ashevillenc.gov
  - Or by writing to: Community Development Division, PO Box 7148, Asheville, NC 28802
  - Or in person here at City Hall: 5th Floor, 70 Court Plaza, Asheville, NC 28801
- **Final Step:** Staff will compile all comments received and bring them back to council along with a request to authorize staff to formally submit the proposed amendment to HUD on March 10th.

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Questions
&
Public Comment

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