City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** 1/23/2026

2. **Primary contact person and Department requesting agenda item:** Kaylee Pulliam, Community and Economic Development Department at kpulliam@ashevillenc.gov

3. **Requested Council meeting date:** February 24th, 2026 - Public Hearing; March 20, 2026 - Resolution

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

5. **Action Requested:** Public Hearing on the proposed 2025-2029 Consolidated Plan Amendment to add affordable rental construction as a priority need and goal was held on 2-24-26. Resolution approving the submission of amendment.

6. **Note if time sensitive, and why:** Not time sensitive

7. **Potential fiscal impact(s) - if known by staff at time of request:** N/A

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** N/A

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**

    - 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.
    - City Council - 6/24/25 - Approved the City's Consolidated Plan for 2025-2029 via Resolution 25-145 - Unanimous approval

10. **Identify key issues:**
    - 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.