THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: March 10, 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: Adoption of a resolution approving the proposed amendment of the City's 2025-2029 Consolidated Plan to add affordable rental construction as a priority need and goal and submission to the US Dept. of Housing & Urban Development; and further authorizing the City Manager to execute any documents necessary to give effect to this resolution.

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.
- City Council held a public hearing and received Council feedback on February 24, 2026.

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:

- Motion adopting a resolution approving the proposed amendment of the City's 2025-2029 Consolidated Plan to add affordable rental construction as a priority need and goal and submission to the US Dept. of Housing & Urban Development; and further authorizing the City Manager to execute any documents necessary to give effect to this resolution.

Attachment(s):

- Resolution

RESOLUTION NO. 26-____

RESOLUTION APPROVING THE PROPOSED AMENDMENT OF THE CITY'S 2025-2029 CONSOLIDATED PLAN TO ADD AFFORDABLE RENTAL CONSTRUCTION AS A PRIORITY NEED AND GOAL AND SUBMISSION TO HUD, AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY TO GIVE EFFECT TO THIS RESOLUTION

WHEREAS, the City of Asheville is an Entitlement City for the federal Community Development Block Grant (CDBG) program and is the Lead Entity on behalf of the Asheville Regional Housing Consortium (ARHC) for the federal HOME Investment Partnerships program (HOME); and

WHEREAS, every five years the City must submit to the U.S Department of Housing and Urban Development (HUD) a Consolidated Plan that assesses the affordable housing and community development needs and establishes a framework for investment decisions; and

WHEREAS, the Asheville City Council approved the submission of the City's 2025-2029 Consolidated Plan in June 2025 via Resolution 25-145. The approved plan prioritized activities including down payment assistance, rental assistance, and homeowner rehab/repair; and

WHEREAS, the 2025-2029 Asheville Area Housing Needs Assessment (the Bowen Report) indicated a profound need for new affordable rental units but 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; and

WHEREAS, City Staff has prepared a draft amendment to the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a priority need and goal; and

WHEREAS, at its meeting on January 14, 2026, the Asheville Regional Housing Consortium (the "Consortium") voted unanimously to have the City of Asheville, as the participating jurisdiction for the Consortium, amend the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a goal and priority need; and

WHEREAS, based on the information and public comment received during the comment period from January 30 - March 6 and at the public hearing held on February 24, the Asheville City Council concurs that the 2025-2209 Consolidated Plan should be amended as recommended by City Staff and the Consortium;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The proposed amendment to the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a priority need and goal is hereby approved to be submitted to HUD; and the City Manager is hereby authorized to execute any documents necessary to give effect to this resolution.

Read, approved and adopted this the 10th day of March, 2026.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney