# City of Asheville Staff Report

## City Council Meeting Date:

- May 26, 2026

## Staff Resources:

- Nikki Reid, Housing and Economic Development Department Director
- James Shelton, Community Development Division Manager

## Action Requested:

- Public Hearing on the 2026-2027 Annual Action Plan and funding recommendations for the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) to the U.S. Department of Housing and Urban Development.

## Background:

- The City of Asheville is an entitlement community and participating jurisdiction with the U.S. Department of Housing and Urban Development and receives formula funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).
- The City receives these allocations annually through a federal formula allocation process.
- CDBG funds support housing and community development activities within the City of Asheville. HOME funds support affordable housing activities within the four-county Consortium region including Buncombe, Madison, Transylvania and Henderson counties.
- All funded activities must meet the goals and priorities as outlined in the City's Consolidated Plan 2025-2029.
- In order to access these funds for community development projects, the City must submit its Annual Action Plan to HUD following a public comment period in accordance with the Citizen Participation Plan.
- The Public Comment period opened May 4, 2026 and will remain open until June 5, 2026. The FY 2026-2027 Draft Annual Action Plan is available on the City's Community Development website and a Public Notice was announced on May 4 to the Asheville Citizen-Times.
- All public comments will be brought to the June 9, 2026 council meeting for approval of the FY 2026-2027 Annual Action Plan.

## Vendor Outreach:

- N/A

## Council Vision 2036 Focus Area(s):

- Quality Affordable Housing

## Council Priority Recovery Area(s):

- Housing
- People

## Committee(s):

- On January 14, 2026 the Asheville Regional Housing Consortium Board (ARHC) voted unanimously to recommend the City undertake Affordable Rental Construction as the sole activity type for the 26/27 HOME funds.
- On March 7, 2026 the Housing & Community Development Committee provided funding recommendations for CDBG funding.
    - The recommendations were as follows:
        - Asheville Water Resources Department: $500,000 replacing lead service lines on the homeowner water connection
        - Asheville Area Habitat for Humanity: $177,163.40 for home repair alleviating emergency health, safety, and accessibility issues
        - Helpmate Incorporated: $100,038 for housing services, specifically a rental assistance Case Manager
        - Pisgah Legal Services: $60,000 for eviction prevention.
        - Administrative Costs: $209,293.60 for staff salaries and benefits

## Fiscal Impact:

- N/A - These are federal grants and are budget neutral to the city.

## Suggested Motion:

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

## Attachment(s):

- None