Oak Hill Update

May 5, 2026

Nikki Reid, Director

Community & Economic Development

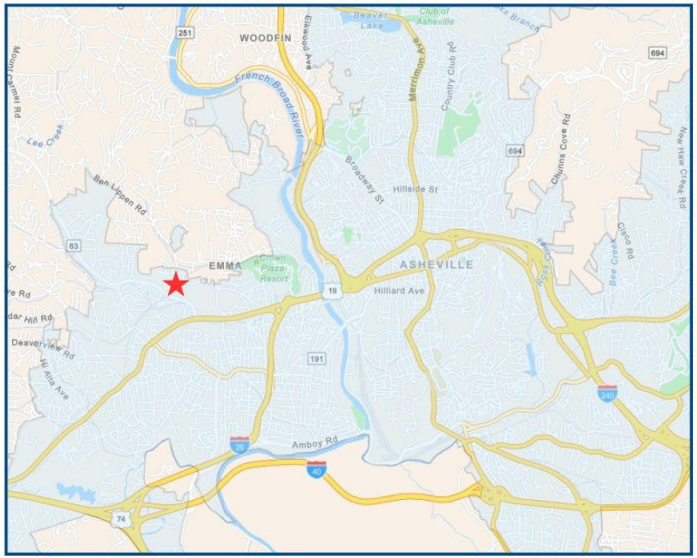
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Key Takeaways

- The City issued an RFP for the development of affordable home ownership on the City's Oak Hill property in Summer 2025. The selection process resulted in Eden Rock Builders being chosen as the development partner.
- Affordable home ownership is very difficult to achieve and will require City subsidies in the form of the land, loans, and soft second mortgages for home buyers (down payment assistance).
- City staff is working towards a deal to bring to the Housing and Community Development Committee and City Council in June 2026.

Oak Hill
Property Location





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Oak Hill Property



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Background

- In 2018, the City of Asheville bought a parcel of land (see map below) at 29 Oak Hill Drive for affordable housing with the intention of building multi-story affordable housing.
- Because of the soil conditions on this piece of land, the City was unable to pursue this plan. In February 2023, the City of Asheville received an application to the Housing Trust Fund from a local developer seeking funding to develop this parcel for single-family homes and duplex units, with a mix of rental and homeownership.
- In June 2023, the City convened a meeting with the Oak Hill neighborhood. At that meeting, staff shared information about the City's property at 29 Oak Hill Drive. We heard from neighbors that they are concerned about development on the site. Increased traffic was the most emphasized concern, as there is already substantial cut-through traffic in the neighborhood. Since that meeting, the City has added speed humps to Oak Hill Drive to slow traffic.

Background

- In the summer of 2025, the City released a Request for Proposals (RFP) for a developer to build housing with a minimum percentage of affordable units, in accordance with our Policies for Implementing Affordable Housing on City-Owned Land.
- Three proposals were submitted. The selection process resulted in a partnership with Eden Rock Builders, which has also purchased land at 67 Oak Hill Drive.
- We have worked with the developer and discussed the development of 42 townhomes on City-owned land. These homes would be for homeownership, with a mix of price points, and approximately half would be affordable to low and moderate-income families. The details are still being worked out.

Background

- In September 2025, staff presented a plan for Affordable Housing Bond funding that included approximately $1.5 million for the development at Oak Hill. We are currently discussing a loan of $1.6 to 2 million for the project, a significant portion of which would be paid back at the end of construction.
- Lastly, the developer also owns an adjacent parcel, which they are planning to develop in the future. When that application is submitted, it will trigger a Conditional Zoning that will have to go to City Council for final approval. The current scope of development will be a Major Subdivision (new infrastructure, and less than 50 units), and is a by-right project, reviewed only by the Technical Review Committee.

Current Activity

- Staff is currently in discussions with the developer about the project's financing and how the affordability period will work for subsequent homeowners after the initial home sales.
- The Developer is planning their neighborhood meeting for May 20th at 4:00 pm, at the West Asheville Library.
- Staff will update HCD in May to lay the groundwork for consideration of a development agreement with the developer in June at HCD and Council.

Target Milestones (subject to change)

City notifies neighbors about developer selection	April 20
City/Developer negotiations on key deal points	April - May
Update to HCD	May 5
Developer's Neighborhood Meeting	May
Technical Review Committee Submittal (Major Subdivision, no Council review)	June 10
HCD Meeting for funding, land purchase	June 16
City Council meeting for funding, land purchase	June 23
TRC meeting and zoning permit issued	July 6
Closing on the land and loan	July/August
Construction Begins	August

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Questions/Comments?

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