

Board of Commissioners' Agenda

April 1, 2025

Commissioners' Briefing

Prior to the Regular Meeting, the Commission will hold a Briefing starting at 3:00 p.m. in the Commission Chambers, located at 200 College Street.

The Commission does not vote at the Briefing and there public comment is not taken.

April 1, 2025 Briefing Materials:

[AGENDA](#)

- [Helene Update](#)
- [Floodplain Management](#)
- [Reduce & Rebuild Permitting Proposal](#)

Regular Meeting

Commission Meetings are held at [200 College Street](#), Room 326 in downtown Asheville beginning at 5:00 p.m.

Public Comment is taken at the beginning of the meeting.

Call To Order

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Discussion / Adjustment / Approval To Follow Agenda

[▲top](#)

Consent Agenda [▲top](#)

- [Approval of the March 18, 2025 Combined Briefing and Regular Meeting Minutes](#)
- [Approval of the March 20, 2025 Special Meeting Minutes](#)
- [Approval of the Febuary Tax Collection Report](#)
- [Resolution to Approve Pyrotechnic Experts for Scheduled Firework Displays](#)
 - [Resolution](#)
- [Resolution to Appoint the Buncombe County Health Director to Approve the Disinterment and reinterment of Graves in Buncombe County](#)
 - [Resolution](#)

Public Comment

[▲top](#)

Good News

[▲top](#)

Presentations ▲top

- 1. [National Public Health Week Proclamation](#)
 - [Proclamation](#)
- 2. [Child Abuse Prevention Month Proclamation](#)
 - [Proclamation](#)

Public Hearings ▲top

County Manager's Report ▲top

Old Business ▲top

New Business ▲top

- 1. [Selection of Bank Lender and Authorization of Approving Resolution for 2025 Equipment Financing](#)
 - [Resolution](#)
 - [More Information](#)
- 2. [Hazard Mitigation Grant Agreement Interlocal Agreements](#)
 - [Resolution](#)
 - [More Information](#)
- 3. [Resolution to Expand the Affordable Housing Committee Membership](#)
 - [Resolution](#)
 - [More Information](#)
- 4. [Approval of Helene Related Amendments to Affordable Housing Services Program Guidelines](#)
 - [More Information](#)

Board Appointments

- 1. [Mountain Community Capital Fund Operating Committee](#) - 3 reappointments

Board Announcements
▲top

Announcements ▲top

- The Board will meet next on April 8, 2025 to conduct Board and Commission interviews
- The April 15 Briefing and Regular meetings have been cancelled
- The next Briefing and Regular meeting will be held on May 6, 2025 starting at 3:00 p.m.

Closed Session / Open Session ▲top



Buncombe County Government

Avril M. Pinder, CPA, ICMA-CM
County Manager

Buncombe County Government
Commissioner Briefing
April 1st, 2025
3 pm
Commissioner's Chambers, 3rd floor

- | | | | |
|------|---|---------|-------------------|
| I. | Meeting called to order | | Chair Edwards |
| II. | Review the Board's April 1 st agenda | | Chair Edwards |
| III. | Staff updates | | |
| | a) Helene Update | 30 mins | Avril Pinder |
| | b) Floodplain Management | 30 mins | Nathan Pennington |
| | c) Reduce to Rebuild Proposal | 30 mins | Rafael Baptista |
| IV. | Open Discussion | All | |



MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'

BRIEFING MEETING OF MARCH 18, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Briefing Meeting on March 18, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 3:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

The following items were reviewed.

- [FCC Update](#)

Lewis with FCC provided an update on carts, route collection; call center update; service improvements; and community outreach. He explained that on December 2, 2024, FCC began delivery of multiple sized carts based on the most current subscriber list and to any new customers who wished to sign up for service and that current FCC Customer Count is 38,888. He said that FCC has ordered new bear carts, expected by 3/26/25 and that FCC continues to process new subscribers daily. Lewis added that call acceptance currently sits at 100% and that ~497 per day calls (1% of customers). He said that there are 46 call takers daily in addition to 6 local staff. The Commissioner's noted that they have seen a decline in the amount of calls they are receiving for assistance.

- [Helene Update](#)

Dane Pedersen, Solid Waste Director began the update with an update on debris. He explained that over 1.1 million cubic yards of debris have been removed from right of way in City of Asheville, Black Mountain, and unincorporated Buncombe County, including some of the largest trees and stumps ever seen in a disaster. He stated that Private Property Debris Removal (PPDR) continues through 6/30 and that all residents & local businesses must apply by April 15th to complete the application process. Currently, 4,054 applications have been received as of March 17 and that demolition requested by residents and local businesses will begin soon. Over 360,000 cubic yards have been removed from the waterways with crews are currently removing debris from Beetree Creek, Cane Creek, French Broad River, Ivy Creek, and the Swannanoa River. Pederson encouraged anyone that has debris in their yard to sign up for PPDR. Following, Deputy Federal Coordinating Officer Benji Abbott provided the FEMA update. They explained the Individuals & Households Program, in which 157,500 households are currently receiving \$404 million in FEMA Assistance. Buncombe County has 59,639 (37%) eligible applicants and \$127 million (32%) has been awarded. 13,300 applicants received Transitional Sheltering Assistance. Additionally, 6,523 applicants received funds for private road and bridge repair. He explained that there are still two Disaster Recovery Centers in the County in Fairview Public Library and Weaverville Town Hall. Nathan Greene & Lizzi Shimer provided an update on Disaster Case Management. Greene explained that there are currently 15 assigned case managers to Buncombe County and that NC Emergency Management is working

Buncombe County Commissioners
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Meeting Minutes

to increase staff numbers. Shimer said that 2,057 DCM cases have been established and explained the tiered complexity of the cases. Lastly, Brad Hughes provided an update on Hazard Mitigation Grant Program. He explained that 299 applications have been received, and that staff is finalizing the communication plan for application milestones. He explained that total funding is based on a percentage of total disaster-related damages. For Hurricane Helene, North Carolina has been allocated \$1.5 billion in HMGP funding.

- [Affordable Housing Subcommittee](#)

Jonathon Jones, Community Development, provided background information on the Affordable Housing Subcommittee. He explained that on February 5, 2019 the Board created the Affordable Housing Committee (AHC) as a subcommittee comprised of three (3) Commissioners appointed by the Board. The purpose of the Committee is to engage with community partners, solicit public input and make housing affordability policy and funding recommendations to the Board of Commissioners for Buncombe County. On March 4, 2025 the Committee made a recommendation to the Board to expand to (5) five members, consisting of three (3) Commissioners and two (2) residents. The Commissioner's discussed the benefits of having two community members serving on the Board moving forward. Jones also explained that the Committee recommends the Board amend the Affordable Housing Services Program (AHSP) Guidelines so that additional funding could be available for emergency repairs for homes damaged by Hurricane Helene. Board consideration increasing Maximum Assistance from \$25,000 to \$50,000 where the home is a Helene damaged home needing Helene related repairs and the Board consideration of appropriate forgivable loan requirement for Helene damaged home repair costs. Chair Edwards noted that she was shifting away from the proposed recommendation and now leaning towards being more consistent with the current policies in place, to include a lien. Commissioner Whitesides noted he had the same concern. The Board provided guidance to staff to update the proposed recommendations before coming back to the Board for adoption in April.

- [Strategic Plan 2023 & Helene Recovery Plan](#)

Kathleen Blackney, Strategy and Innovation, provided background information on the 2023 Strategic Planning process and introduced the Helene Recovery Plan. She explained that the Strategic Plan aligns with comprehensive plan and drives the annual budget; Serves as the North Star for Buncombe County; Sets priorities, objectives & goals spanning the entire scope of county government operations. Additionally, she explained the proposed recovery plan which will help a community rebuild and recover after a major disaster. Blackney further explained the process for implementing both plans with the proposed timeline. Formal adoption of both plans is expected to be in Fall of 2025.

MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'

REGULAR MEETING OF MARCH 18, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Regular Meeting on March 18, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 3:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

Chair Edwards opened the meeting and provided opening remarks.

Consent Agenda

Commissioner Whitesides made the motion to approve the agenda as presented along with the Consent agenda items. Commissioner Moore seconded the motion, and it was passed unanimously.

1. [Approval of the Combined March 4, 2025, Briefing and Regular Meeting Minutes](#)
2. [Representative Payee Fund Adjustment](#)
3. [Resolution to Adopt the 2025 LOBS Approving Resolution](#)

Public Comment

Dr. Leila Lewis, with Liberty and Health Alliance, expressed gratitude to the commissioners for the opportunity to speak and shared her organization's mission to provide free healthcare services. Liberty and Health Alliance will host a Mega Clinic in Asheville from June 1-8, offering a wide range of medical, dental, vision, and mental health services, as well as free meals, clothing, and legal assistance. The event aims to serve around 1,500 patients, with 500 volunteers assisting, and will also support local restoration efforts. Dr. Lewis emphasized the organization's dedication to providing accessible healthcare to all, especially in the wake of Hurricane Helen's impact.

Reverend Sarah Wilcox, Pastor and advocate for public schools, expressed concerns about recent shifts in tax policy that could divert funds from school capital projects to other public projects, potentially harming education funding. She called for transparency and intentional support for public schools.

Susan Schiemer, Chair of the Home and Community Care Block Grant Advisory Committee, advocated for maintaining the \$500,000 supplemental aging fund in the county's FY 26 budget. She highlighted the impacts of Hurricane Helen on older adults, including increased demand for services like financial counseling, support for marginalized communities, and adult day care.

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Annie Marcel de Hermanas, speaking from Black Mountain, urged the commission to issue a public proclamation affirming support for the safety, dignity, and worth of all community members, especially vulnerable groups such as the poor, elderly, Black, brown, LGBTQ+, and religious minorities. She emphasized the importance of demonstrating democratic values and protecting these groups.

Casey Gilbert, Vice President of Public Policy for the Asheville Area Chamber of Commerce, thanked the commission for their continued support and advocacy for small businesses affected by Hurricane Helen. She highlighted the success of the Mountain Strong Fund, which raised nearly \$4 million for businesses, and urged the commission to consider additional contributions to the Asheville-Buncombe Rebuilding Together Fund as the county receives state disaster recovery funds. Gilbert expressed gratitude for the efforts of local staff in managing the crisis and supporting the business community's recovery.

Presentations

1. Red Cross Month Proclamation

Commissioner Ball read the Proclamation to Jerri Goldberg noting that the American Red Cross and its partners provided more than 3.3 million meals and snacks and nearly 56,500 overnight shelter stays, which reached an estimated 464,200 people with disaster relief and recovery services, the vast majority of which were in North Carolina. Goldberg thanked the Board and Community for their continued support and urged people to volunteer.

Manager's Report

Manager Pinder introduced Dr. Carter, new Director Public Safety Communications Director.

New Business

1. Resolution to establish the America 250 NC Committee in Buncombe

Jason Hyatt, Library Director, provided background information on America 250 NC Committee. Hyatt introduced Glen Stach from STACH PLLC. Stach explained that under the leadership of the North Carolina Department of Natural and Cultural Resources, is North Carolina's commemoration of the 250th anniversary of our state in the development of the United States. North Carolina will recognize the 250th anniversary of the Revolution with a multi-year commemoration beginning April 12, 2024. Each county in the state may have one officially recognized committee made up of community members working in a volunteer capacity to organize and coordinate activities. A committee must be officially recognized as the central county body coordinating the local activities through a resolution passed by the County Commissioners. Official recognition allows the committee to access grant funds provided through NCDNCR. He noted that there is no financial obligation to Buncombe County Government and that pending the Board's authorization, the Committee has already been awarded grant money from the State A250 Committee.

Commissioner Wells Motion to pass a resolution officially establishing the America 250 NC Committee for Buncombe County. The motion was seconded by Commissioner Horton and passed unanimously.

2. Coxe Avenue Memorandum of Understanding with Harmony Housing

Matt Card, Community Development, provided background information. He explained that from July 2024 to September 2024 the School of Government's Development Finance Initiative (DFI) and Buncombe County conducted a solicitation for developer proposals to find a private development partner for the Coxe Avenue affordable housing project. After reviewing proposals and conducting interviews with selected developers, County staff recommend Harmony Housing as the development partner for the project.

Commissioner Sloan made the motion to authorize the County Manager to enter negotiations with Harmony Housing to develop a Memorandum of Understanding. The motion was seconded by Commissioner Whitesides and passed unanimously.

3. Comments on the State of North Carolina's CDBG-DR Plan

E.B Odderstol provided background information. She explained that the State of North Carolina received notice of award for \$1.4 Billion in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds on January 15th. These funds were allocated to the state for the long-term Helene Recovery in Western North Carolina. As part of the CDBG-DR award process, the state published their Draft Action Plan on February 18th and opened the 30-day public comment period. Buncombe County Government seeks to comment on the Draft Action Plan as one of the Most Impacted and Distressed Areas identified in the plan. She explained that CDBG-DR will benefit 3 funding areas: Housing, Infrastructure, and Economic Revitalization and identified each of these buckets with the staff recommendations for each. For Housing, staff recommends: Support state-centric Reconstruction & Rehabilitation model but reduce funding to \$693M; Increase program funding to support renters relative to community impact (29% rental/71% owners); Increase Multifamily Construction Program funding to \$280M; Increase Multifamily Construction per project maximum assistance to \$25M; Include \$25M for Rental Assistance; and ensure geographic distribution of funds based on Helene housing impact data.

Commissioner Sloan expressed concerns in the proposed document related to the limiting nature. The Board discussed and requested Staff strike the language completely from page 87 of the document.

For infrastructure, Staff's recommendations included: Consider HMGP and FEMA PA timelines for launch of grant programs; Define the eligible projects: • Emergency operation center and response facilities • Communications resilience • Emergency sheltering • Community Resource Centers • Water system improvements • Sewer expansion • Flood mitigation and detection.

For Economic Revitalization, Staff's recommendations included: State support for broad definition of Commercial Areas; For grants, request inclusion of planning, public services,

mitigation, streetscaping, accessibility, and placemaking activities; Include funding for small business grants; and include funding for agriculture recovery

The Commissioners discussed sending the letter far and wide.

Commissioner Moore made the motion to authorize the County Manager to submit Buncombe County Government comments on the North Carolina CDBG DR Draft Action Plan with the proposed edits as discussed. The motion was seconded by Commissioner Sloan and passed unanimously.

4. Department of Social Services Relief Funding from the State

John Hudson, Budget Director, provided background information. He explained that the North Carolina Department of Health and Human Services (NCDHHS) has allocated funding to cover the county portion of costs after the Disaster Food and Nutrition Program (DSNAP) was conducted in October 2024. \$48,889 of funding will be used to cover operating expenses related to this event. Additionally, NCDHHS also allocated funding from the Hurricane Helene Relief Fund to provide essential services and support for recovery efforts to individuals within the adult services and child welfare systems who were impacted by Hurricane Helene. \$445,520 of funding will be used to support Adult and Child programs for these clients.

Commissioner Wells made the motion to approve the budget amendment as presented. The motion was seconded by Commissioner Horton and was approved unanimously.

Board Appointments

Chair Edwards noted that almost 30 applications were received for the Planning Board and she recommended that the Board send their top 5 picks to the Deputy Clerk by Tuesday, March 25. The Deputy Clerk will compile and move forward when scheduling interviews for the top 10 candidates on April 8, 2025.

In addition to Planning Board interviews, the Board requested interviewing the two applicants for the Historic Resources Commission on April 8, 2025.

Board Updates

Commissioner Sloan inquired with the Board as to advertising the two upcoming citizen seats on the Affordable Housing Committee; the Board discussed and decided to hold off until the two seats are formally created at the following meeting on April 1.

Adjourned at 6:21 p.m.

MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'

SPECIAL MEETING OF MARCH 20, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Special Meeting to hold a budget work session and a Board Retreat on March 20, 2025, in the Commission Chamber at 200 College Street in downtown Asheville, North Carolina at 3:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

Chair Edwards provided opening statements. Rachael Sawyer, Recovery Lead for the County, provided an overview of post-Hurricane Helene landscape and other factors will affect the fiscal year 2026 (FY26) budget. She announced Staff's intention to officially launch a long-term recovery plan in September with projects focused on continued work and various areas in need of revitalization. Potential projects include:

- Creation of a Small-Area Plan for unincorporated Swannanoa to guide land use, zoning, infrastructure, transportation, design, and community development.
- Construction of a housing development on County-owned property to create rental housing units affordable to households at or below 80% of Area Median Income.
- Redevelopment of a County park that was extensively damaged by the storm.
- Activating property acquired through the hazard mitigation buyout program for greenways or other passive recreation.

She explained that since Hurricane Helene, the County has also implemented a hiring freeze that currently has 183 positions vacant with 64 of those in the Sheriff's Office and the rest spread across other County departments. That hiring freeze will start to relax with a phased approach for some public safety-related positions, social worker vacancies, and other frontline jobs as determined by County management. Staff is looking at all potential revenue sources at the local, state, and federal levels. Some grants have already been approved, others are in the application process, and staff continue to research other potential grants, relief programs, and other ways to fund recovery efforts.

John Hudson, Budget Director provided an update on federal funding. He explained that money from the federal government makes up a significant part of Buncombe County's budget, especially for positions in our Health and Human Services (HHS) Department. Currently, Buncombe County gets \$188 million in federal funding for 13 departments, which helps fund more than 480 jobs. In all, federal funding. He explained that there is a possibility that some of that funding could be cut. While the loss of funding is not imminent at this time, staff is providing Commissioners with an analysis of how potential scenarios could affect operations and staffing.

Hudson went on to provide a revenue overview. He explained that the County's revenue comes from multiple sources with largest being money collected from property taxes. Based on the most recent data available, County staff projects that total revenues for FY26 will total \$413.1 million. The County's revenue FY26 budget for all major sources has decreased in the

Board of Commissioners
Special Meeting Minutes
March 20, 2025

aftermath of Hurricane Helene. Overall revenues are projected to be \$83.5 million less than originally anticipated due to various issues stemming from Hurricane Helene, most notably due to the delay of the County property reevaluation.

He further explained that County staff is conducting due diligence by also looking at other potential sources of revenue and will provide more information to Commissioners in upcoming budget work sessions.

The second half of the day was a Board retreat facilitated by Amy Bason and Kevin Leonard with the NC Association of County Commissioners. The Commissioners reviewed their Ethics Policy that was adopted in 2010 and then did a facilitated Real Colors exercise.



Tax Collections

Jennifer Pike
Tax Collector

Consent Agenda 4/01/2025

Department: Tax Collections

Presenter: Jennifer Pike

Contact: Jennifer Pike

Subject: Approval of February 2025 Tax Collection Report

Brief Summary:

NCGS 105-350 requires the Tax Collector to submit a report showing the amount of taxes collected.

In the month of January, the NC DMV worked through many refunds of interest paid for registered motor vehicles, due to Helene. The process they used resulted in an overstated levy for the fiscal year because there were two bills and one payment for many registrations, causing the lower percentage collected for the month of January and the following months. They were unable to provide a timeframe of when reporting or the January levy could be corrected.

Adjustments to the total levy through the remainder of fiscal year 2025 will be due to registered motor vehicle levy and regular property value discoveries or releases.

As of February 28, 2025, the total levy billed for fiscal year 2025 is 97.60% collected, as compared to 98.30% for fiscal year 2024, as of the end of February.

Below is Buncombe County year to date reporting for fiscal year 2025, as of February 28, 2025.

Current Year Collections

Fiscal Year 2025	Personal Property	Public Service	Real Estate	Motor Vehicles	Total
Total Levy	\$ 16,504,494.65	\$ 5,308,121.05	\$ 234,522,366.06	\$ 12,366,501.84	\$ 268,701,483.60
Amount Collected	\$ 15,630,119.86	\$ 5,307,984.61	\$ 229,272,134.60	\$ 12,047,642.98	\$ 262,257,882.05
Unpaid Balance	\$ 874,374.79	\$ 136.44	\$ 5,250,231.46	\$ 318,858.86	\$ 6,443,601.55
Interest Collected	\$ 17,680.62	\$ 197.25	\$ 294,610.20	\$ 75,448.75	\$ 387,936.82
FY25 Collection %	94.70%	100.00%	97.76%	97.42%	97.60%
FY24 Collection %	96.31%	99.97%	98.34%	99.59%	98.30%

Total fiscal year 2025 year to date collections, property tax and interest \$ 262,645,818.87

Prior Year Collections

Prior Years 2015-2024	Personal Property	Real Estate	Total
Amount Collected	\$ 61,234.50	\$ 142,653.80	\$ 203,888.30
Interest Collected	\$ 10,671.75	\$ 13,911.62	\$ 24,583.37

Total prior year collections, fiscal year to date \$ 228,471.67

*Total property tax released February 2025 due to taxable value adjustments \$ 39,039.21

*Total refunds processed February 2025 \$ 117,570.24

*Detailed information for releases and refunds is available in Tax Collections.

Recommended Action: Approve collection report on consent agenda.

County Manager's Comments & Recommendation: Approve as recommended



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 4/1/2025

Consent Agenda

Department: Emergency Services

Presenter(s): Kevin Tipton, Fire Marshal

Contact(s): Kevin Tipton, Fire Marshal

Subject: Resolution Approving Pyrotechnic Experts for Firework Displays

Brief Summary: Request from Larry Hawkins and Pyrotecnico Inc. to conduct multiple fireworks shows in 2025 as follows:

NAME	LOCATION	DATES
Pyrostar Inc. & Elisa Gardne	Emerald Ridge Farm 161 Greenridge Road Weaverville, NC 28787	May 3, 2025
Larry Hawkins and Pyrotecnico Inc.	McCormick Field, 30 Buchanan Pl. Asheville N.C. 28801	April 25th, May 9th, May 23rd, June 6th, June 27th, July 4th, July 18th, July 25th, August 8th, August 22nd, August 29th, and August 31st, 2025.

Recommended Motion & Requested Action: Approve Resolution.

County Manager's comments and Recommendation: Recommends approval.

RESOLUTION APPROVING PYROTECHNICS EXPERTS FOR CONDUCTING
FIREWORKS DISPLAYS

- WHEREAS, pursuant to NCGS §§ 14-410 and 14-413 the Board of Commissioners is authorized to review and approve the qualifications of persons applying for approval as pyrotechnics experts for the purpose of conducting fireworks displays; and
- WHEREAS, an application has been made by Pyrotecnico Fireworks, Inc. for pyrotechnic displays;
- WHEREAS, the Fire Marshal has reviewed and determined that the application meets the standards set forth in the general statutes and the required proof of insurance has been provided; and
- WHEREAS, this Board is of the opinion that the application received to conduct firework pyrotechnic displays should be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the County of Buncombe as follows:

1. That the following be granted permission to conduct fireworks displays at the location and on the dates shown, to-wit:

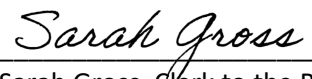
NAME	LOCATION	DATE
Pyrostar Inc. & Elisa Gardner	Emerald Ridge Farm 161 Greenridge Road Weaverville, NC 28787	May 3, 2025

That should inclement weather prevent the presentation of said display on said date(s), then the pyrotechnics display may be rescheduled to a postponement date with the consent of the fire Marshal or designee.

2. That pursuant to NCGS §§ 14-410 and 14-413 this Board finds that the above-named individual/company is a qualified pyrotechnic expert for the purpose of conducting fireworks displays.

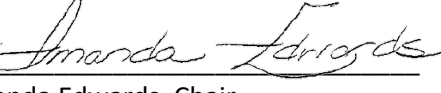
ADOPTED this the 1st day of April, 2025.

ATTEST



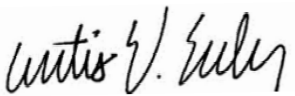
Sarah Gross, Clerk to the Board

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

By: 

Amanda Edwards, Chair

APPROVED AS TO FORM



County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 4/1/2025

New Business

Department: Health and Human Services / Legal

Presenter(s): Curt Euler, Senior Attorney II

Contact(s): Curt Euler, Senior Attorney II,

Subject: Recommendation to Appoint the Buncombe County Health Director to Approve the Disinterment and Reinterment of Graves in Buncombe County

Brief Summary:

Pursuant to N.C. Gen. Stat. § 65-106, the Buncombe County Board of Commissioners or its designee is responsible for approving any disinterment, removal or reinternment of graves within Buncombe County. Because of Tropical Storm Helene a number of trees have uprooted a number of graves within the County requiring the cemetery to reinter the graves after the tree roots have been removed. Staff is recommending that the Board of Commissioners appoint the Buncombe County Health Director to certify that a disinterment, reinterment, move or removal of a grave is necessary and done properly in accordance with N.C. Gen. Stat. § 65-106.

Recommended Motion & Requested Action:

That the Board adopt a resolution appointing the Buncombe County Health Director as the Board's designee for fulfilling the County's responsibilities under N.C. Gen. Stat. § 65-106.

County Manager's comments and Recommendation:

Recommends approval as presented.

RESOLUTION NO. 25-04-02

RESOLUTION DELEGATING THE BOARD OF COMMISSIONERS AUTHORITY UNDER N.C. GEN.
STAT. § 65-106 TO THE BUNCOMBE COUNTY HEALTH DIRECTOR

- WHEREAS, N.C. Gen. Stat. § 65-106(g) specifies that all disinterment, removal, and reinterment of graves shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county where the disinterment, removal, and reinterment take place; and
- WHEREAS, the Board of Commissioners wishes to delegate this authority to the individual performing the duties as the Buncombe County Health Director.
- WHEREAS, it is the opinion of the Board of Commissioners that the Buncombe County Health Director is the best position to supervise any disinterment, removal, and reinterment of graves within Buncombe County.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That the Buncombe County Board of Commissioners grant its authority as set for in N.C. Gen. Stat. § 65-106 or as amended to the Buncombe County Health Director.
2. That the Buncombe County Health Director is authorized to sign documents associated with N.C. Gen. Stat. § 65-106 on behalf of Buncombe County.
3. That this resolution shall be effective upon adoption.

This the 1st day April 2025.

ATTEST

Sarah Gross
Sarah Gross, Clerk

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

By: *Amanda Edwards*
Amanda Edwards, Chair

APPROVED AS TO FORM

Antis V. Eubly
Interim County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 4/1/2025

Presentations

Department: Buncombe County Public Health

Presenter(s): Dr. Ellis Matheson

Contact(s): Dr. Ellis Matheson

Subject: National Public Health Week Proclamation

Brief Summary: Each April, public health associations unite communities nationwide to celebrate NPHW, recognizing public health contributions and addressing key health issues. <https://nphw.org/>

County of Buncombe

Proclamation

NATIONAL HEALTH WEEK

APRIL 7 - 13, 2025

WHEREAS, on this 30th year of celebrating National Public Health Week, the theme is “It Starts Here” - highlighting the importance of making a difference in our home, community and state. In the past 30 years significant strides have been made in public health, such as:

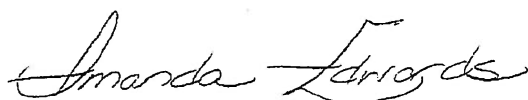
- (1) deaths due to HIV/AIDS in the U.S., which peaked in 1994, have dropped significantly with Antiretroviral therapy ensuring most people with HIV can live normal lifespans, and prevention tools like PrEP significantly reduce transmission; and
- (2) smoking rates, which were as high as 25.5% among U.S. adults in 1994, have fallen to 11.4% due to comprehensive smoke-free policies, public awareness campaigns, and taxation of tobacco products; and
- (3) childhood mortality, which was 13.8 deaths per 1,000 live births in 1994, has now fallen to 5.4 deaths per 1,000 live births due to vaccines, better healthcare access and nutrition; and
- (4) mental health awareness and treatment, with 40% of people with mental health conditions being untreated in 1994, has progressed with increased awareness, parity laws and integration into primary care, which have expanded access to mental health services and reduced treatment gaps; and
- (5) lead poisoning, with 4.4% of U.S. children having elevated blood lead levels in 1994, has fallen to less than 0.5% due to policies banning leaded gasoline and reducing lead in paint, pipes, and water systems; and
- (6) health impacts of climate change such as rising heat-related deaths were under-recognized in 1994, but are now mitigated by actions such as public health campaigns, local adaptation plans including cooling centers and other preparedness plans to protect the public from extreme weather, wildfires and other regional threats and global frameworks like the Paris Agreement; and
- (7) pandemic preparedness, which was in its infancy in 1994, has grown, especially after the COVID-19 pandemic, spurring significant advancements in mRNA technology, global vaccine deployment, and increased investments in infrastructure, stockpiles and global surveillance.

WHEREAS, public health professionals help communities prevent, prepare for, withstand and recover from the impact of a full range of health threats, ranging from infectious disease outbreaks to natural disaster preparedness; and

WHEREAS, efforts to support public health and the prevention of disease and injury can continue to transform a health system focused on treating illness into a health system focused on preventing disease and injury and promoting wellness.

NOW THEREFORE, the Buncombe County Board of Commissioners hereby proclaim **April 7-13, 2025**, as **National Public Health Week** in Buncombe County and encourage the people of Buncombe County to observe this week by helping our families, friends, neighbors, co-workers and leaders to recognize the contribution of public health.

This 1st day of April, 2025.



Amanda Edwards, Chair

Buncombe County Board of Commissioners



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 4/1/2025

Presentations

Department: Buncombe County Social Work

Presenter(s): Partners from Buncombe County Social Work and Mountain Child Advocacy Center

Contact(s): Rebecca Smith

Subject: National Child Abuse Prevention Month Proclamation

Brief Summary: April is National Child Abuse Prevention Month, a time when North Carolina and its statewide partners join Prevent Child Abuse America in connecting with families, communities, prevention advocates, and supporters to focus on the creation of an ecosystem of primary prevention in the U.S. and emphasize the importance of building a narrative of hope for the future of children and families.

County of Buncombe Proclamation

CHILD ABUSE PREVENTION MONTH APRIL 2025

WHEREAS, children are our state's most vulnerable members as well as our state's most valuable resources, helping to shape the future of North Carolina; and

WHEREAS, positive childhood experiences (PCEs) - like loving caregivers and safe, stable, and nurturing relationships - can help mitigate trauma and the negative impact of adverse childhood experiences (ACES) to promote the social, emotional, and developmental well-being of children; and

WHEREAS, childhood trauma can have long-term psychological, emotional, and physical effects throughout an individual's lifetime and impact future generations of their family; and

WHEREAS, childhood trauma, including abuse and neglect, is a serious problem affecting every community, and finding solutions requires input and action from everyone; and

WHEREAS, children who live in families with access to concrete economic and social support are less likely to experience abuse and neglect; and

WHEREAS, nurturing positive childhoods and preventing child maltreatment is possible because of the partnerships created between families, prevention advocates, child welfare professionals, education, health, community, and faith-based organizations, businesses, law enforcement agencies, local, state, and national governments; and

WHEREAS, we acknowledge that to solve the public health issue of abuse and neglect we must work together to change hearts and mindsets through storytelling and sharing, center the needs of families, break down bias and barriers, and inspire action from expected and unexpected partners; and

WHEREAS, we are committed to advancing equitable, responsive, and effective systems that ensure all children and families are healthy and thriving; and

WHEREAS, we recognize the need to prioritize kids and invest in more prevention initiatives like home visiting and family-strengthening policies, economic support, and community-based child abuse prevention programs at the national, state, and local levels; and

WHEREAS, the 2025 Theme for Child Abuse Prevention is "Powered by Hope, Strengthened by Prevention"; and

NOW, THEREFORE, the Buncombe County Board of Commissioners hereby proclaim **April 2025** as **Child Abuse Prevention Month** in Buncombe County and urge all citizens to recognize this month by building a narrative of hope for children and families through collaboration and the creation of an ecosystem of primary prevention that does not currently exist in this country.

This 1st day of April, 2025.



Amanda Edwards, Chair
Buncombe County Board of Commissioners



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: April 1, 2025

New Business

Department: Finance

Presenter(s): Mason Scott

Contact(s): Melissa Moore, Mason Scott

Subject: Selection of Bank Lender and Authorization of Approving Resolution for 2025
Equipment Financing

Brief Summary:

The purchase of certain capital equipment and vehicles was approved along with the fiscal year 2025 budgets for the General Fund and Solid Waste Enterprise Fund. County staff seek to enter into a financing agreement for the purchase of the equipment. Equipment and vehicles to be funded through the agreement include a solid waste compactor; ambulances, Sheriff vehicles, and related upfits; and vehicles to be used in general governmental operations. Pinnacle bank is recommended for selection as the lending agency based on their response to a competitive solicitation process and their offer of the lowest interest rate of 3.5%. County staff intend to finance no more than \$6 million, which will fund the purchase of the equipment and vehicles and pay for the costs of professional services related to the financing process.

Recommended Motion & Requested Action:

Motion to approve the resolution authorizing County staff to enter into a financing agreement with Pinnacle Bank in an amount not to exceed \$6 million for the acquisition and upfit of capital equipment to be used for solid waste, public safety, and general governmental purposes.

County Manager's Comments & Recommendations:

County Manager recommends as presented.

EXTRACTS FROM MINUTES OF THE BOARD

A regular meeting of the Board of Commissioners of the County of Buncombe, North Carolina, was duly held on April 1, 2025 at 5:00 p.m. in the Commission Chambers, 200 College Street, Suite 326, Asheville, North Carolina. Chair Amanda Edwards presiding.

The following members were present: Chair Edwards; Vice-Chair Moore; Commissioner Wells; Commissioner Whitesides; Commissioner Sloan; Commissioner Ball; Commissioner Horton.

The following members were absent: none.

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Commissioner Whitesides moved that the following resolution, copies of which having been made available to the Board, be adopted:

Resolution: 25-04-03

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF BUNCOMBE, NORTH CAROLINA APPROVING AN INSTALLMENT FINANCING AND SECURITY AGREEMENT TO FINANCE VEHICLES AND EQUIPMENT AND DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS

WHEREAS, the County of Buncombe, North Carolina (the “*County*”) is a political subdivision validly existing under the constitution, statutes and laws of the State of North Carolina (the “*State*”);

WHEREAS, the County has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the Board of Commissioners of the County (the “*Board*”) has determined that it is in the best interest of the County to enter into an installment financing and security agreement under Section 160A-20 of the General Statutes of North Carolina (the “*Agreement*”) with Pinnacle Bank, a Tennessee bank (the “*Lender*”) in accordance with its proposal dated March 13, 2025 in order to obtain funds to pay the costs of the acquisition and installation of vehicles and equipment (collectively, the “*Projects*”), and to grant a security interest in all or a portion of the Projects in order to provide security for the County’s obligations under the Agreement;

WHEREAS, the County will enter into the Agreement in an aggregate principal amount of not to exceed \$6,000,000;

WHEREAS, there has been made available to the Board in the office of the County’s Finance Director the form of the Agreement which the County proposes to approve, enter into and deliver, as applicable, to effectuate the proposed financing at an interest rate as specified in the Agreement and in the bid summary provided to the Board; and

WHEREAS, it appears that the Agreement is in appropriate form and is an appropriate instrument for the purposes intended;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Buncombe, North Carolina as follows:

Section 1. ***Ratification of Prior Actions.*** All actions of the County, the Chairman of the Board, the Clerk to the Board, the County Manager, the Finance Director of the County, the County Attorney, including anyone serving as such in an interim capacity, and their respective designees (individually and collectively, the “*Authorized Officers*”), whether previously or hereinafter taken, in effectuating the proposed financing are hereby approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the Agreement.

Section 2. ***Approval, Authorization and Execution of Agreement.*** The Board approves the Projects in accordance with the terms of the Agreement, which will be a valid, legal and binding obligation of the County in accordance with its terms. The Board approves the amount advanced by the Lender to the County pursuant to the Agreement in an aggregate principal amount not to exceed \$6,000,000 at an annual interest rate (in the absence of default or change in tax status) shall not exceed 3.50%, and the financing term shall not exceed 59 months from closing. The form, terms and content of the Agreement are in all respects authorized, approved and confirmed. The Authorized Officers are authorized, empowered and directed to execute and deliver the Agreement for and on behalf of the County, including necessary

counterparts, in substantially the form made available to the Board, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the approval of the Board of any and all such changes, modifications, additions or deletions. From and after the execution and delivery of the Agreement, each Authorized Officer is authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

Section 3. ***Further Actions.*** Each Authorized Officer is designated as the County's representative to act on behalf of the County in connection with the transactions contemplated by the Agreement. The Authorized Officers are authorized and directed to proceed with the Projects in accordance with the terms of the Agreement, and to seek opinions on matters of law from the County Attorney, which the County Attorney is authorized to furnish on behalf of the County, and opinions of law from such other attorneys for all documents contemplated under this Resolution as required by law. The Authorized Officers are authorized to designate one or more employees of the County to take all actions which they are authorized to perform under this Resolution, and each is in all respects authorized on behalf of the County to supply all information pertaining to the transactions contemplated by the Agreement. The Authorized Officers are authorized to execute and deliver for and on behalf of the County any and all additional certificates, documents, opinions or other papers and perform all other acts as may be required by the Agreement or as they may deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution and the on-going administration of the Agreement. Any and all acts of the Authorized Officers may be done individually or collectively.

Section 4. ***Severability.*** If any section, phrase or provision of this Resolution is for any reason declared invalid, such declaration will not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 5. ***Repealer.*** All motions, orders, resolutions, ordinances and parts thereof in conflict herewith are repealed.

Section 6. ***Effective Date.*** This Resolution is effective on the date of its adoption.

STATE OF NORTH CAROLINA)
)
COUNTY OF BUNCOMBE) ss:

I, SARAH GROSS, duly appointed Clerk to the Board of Commissioners of the County of Buncombe, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled “**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF BUNCOMBE, NORTH CAROLINA APPROVING AN INSTALLMENT FINANCING AND SECURITY AGREEMENT TO FINANCE VEHICLES AND EQUIPMENT AND DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS**” adopted by the Board of Commissioners of the County of Buncombe, North Carolina at a regular meeting held on the 1st day of April, 2025.

WITNESS my hand and the corporate seal of the County of Buncombe, North Carolina, this the 1st day of April, 2025.



Sarah Gross
Clerk to the Board of Commissioners
County of Buncombe, North Carolina



2025 Equipment and Vehicle Financing

Presented by

Mason Scott

Finance



Overview

2025 Equipment and Vehicle Financing

- **Equipment and vehicle needs:**
 - Solid waste compactor
 - Public safety vehicles – ambulances, Sheriff vehicles, upfits
 - General government vehicles – trucks, van
- **Not-to-exceed amount \$6 million**
- **“Simple” Installment Financing Contract**
 - LGC application not required
 - Reimbursement resolution required for tax-exempt borrowing
 - Approving Resolution required for staff to enter agreement



Vehicle and Equipment Overview

2025 Equipment and Vehicle Financing

Vehicle Usage	Amount
Solid Waste Compactor	\$2.0 million
Ambulances + upfits	\$2.3 million
General Government	\$0.4 million
Sheriff + upfits	\$1.3 million
TOTAL	\$6.0 million



Timeline

2025 Equipment and Vehicle Financing

- **March 4th – Regular Meeting**
 - ✓ Commission Approved Reimbursement Resolution
- **February – March**
 - ✓ Staff and partners solicit loan rates
 - ✓ Negotiate best terms
 - ✓ Prepare recommendation for Commission
- **April 1st – Regular Meeting**
 - Commission consider lender, Approving Resolution
- **April 30**
 - Staff, lender close loan
- **May – ...**
 - Complete purchases and reimbursements



Requested Action

2025 Equipment and Vehicle Financing

- Motion to approve the resolution authorizing County staff to enter into a financing agreement with Pinnacle Bank in an amount not to exceed \$6 million for the acquisition and upfit of capital equipment and vehicles.





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: April 1, 2025

Consent Agenda

Department:

Strategy & Innovation

Presenter(s): Rafael Baptista

Contact(s):

Rafael Baptista

Subject:

Hazard Mitigation Grant Agreement Interlocal Agreements

Brief Summary:

The Hazard Mitigation Grant Program (HMGP) is a federal program administered by North Carolina Emergency Management (NCEM) to reduce hazards and risks, including the acquisition of repeatedly damaged residential and commercial properties after disasters. HMGP is a partnership between NCEM and Buncombe County.

These interlocal agreements (ILAs) define the relationship between Buncombe County and the City of Asheville, the Town of Black Mountain, and the Town of Weaverville. The ILAs allow property within a municipality to be transferred directly from the state to that municipality. The County assumes no long-term obligations or financial impact under these agreements.

Recommended Motion & Requested Action:

Approve the resolution authorizing Buncombe County to enter into interlocal agreements with the City of Asheville, Town of Black Mountain, and the Town of Weaverville to administer the Hazard Mitigation Grant Program.

County Manager's Comments & Recommendations:

County Manager recommends as presented.

RESOLUTION NO. 25-04-04

RESOLUTION AUTHORIZING BUNCOMBE COUNTY TO ENTER INTO INTERLOCAL AGREEMENTS
WITH THE CITY OF ASHEVILLE, TOWN OF BLACK MOUNTAIN, AND THE TOWN OF
WEAVERVILLE TO ADMINISTER THE HAZARD MITIGATION GRANT PROGRAM

- WHEREAS, the Federal Emergency Management Agency's ("FEMA") Hazard Mitigation Grant Program ("HMGP"), available to communities that have experienced a federally recognized disaster, provides funding to state, local, tribal, and territorial governments to develop hazard mitigation plans and rebuild in a way that reduces future losses arising from such events;
- WHEREAS, the HMGP authorizes, in part, the acquisition of real property located in high flood risk areas that have experienced substantial flood damage by local governments which then remove structures and maintain, in perpetuity, the property as deed-restricted open space;
- WHEREAS, on September 27-28, 2024, Tropical Storm Helene, devastated portions of Buncombe County and the incorporated municipalities;
- WHEREAS, on September 25, 2024, North Carolina Governor Roy Cooper issued Executive Order 315 declaring a statewide State of Emergency and on September 26, 2024, President Joseph R. Biden likewise approved a federal disaster declaration for Buncombe County;
- WHEREAS, North Carolina has adopted a "state centric" HMGP model whereby the North Carolina Department of Public Safety- Division of Emergency Management ("NCEM") acts as an intermediary between the property-owners, FEMA and local governments; it is the preference of NCEM that the HMGP applications are organized by County rather than by municipality; accordingly, municipalities and counties must work together with respect to the HMGP application process;
- WHEREAS, to facilitate a strong and sustainable recovery, Buncombe County, the City of Asheville, the Town of Black Mountain, and the Town of Weaverville desire to participate in the Hazard Mitigation Grant Program;
- WHEREAS, to achieve orderly and equitable management of HMGP applicant properties, the City of Asheville, the Town of Black Mountain, and the Town of Weaverville each desire that Buncombe County coordinate the HMGP application process for real property owners located within their respective territorial jurisdictions, and

WHEREAS, cities and counties are authorized to enter into joint undertakings as authorized by N.C. Gen. Stat. § 153A-445 and Ch. 160A, Art. 20, Part 1, Joint Exercise of Powers.

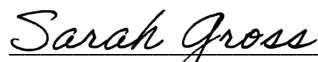
NOW, THEREFORE, BE IT RESOLVED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS:

1. That the Chairman and County Manager, or either of them, are hereby authorized to execute interlocal agreements with the City of Asheville, the Town of Black Mountain, and the Town of Weaverville to administer their respective FEMA-approved HMGP applications.
2. That all acts and doings of officers, employees and agents of the County, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.
3. That this resolution shall be effective upon its adoption.

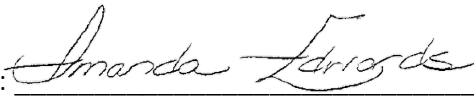
This 1st day of April, 2025

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

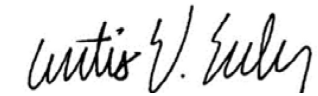


Sarah Gross, Clerk

By: 

Amada Edwards, Chair

APPROVED AS TO FORM



County Attorney



HMGP Interlocal Agreements

Presented by

Rafael Baptista

Strategy & Innovation



HMGP Overview

The Hazard Mitigation Grant Program (HMGP) is a federal program administered by North Carolina Emergency Management (NCEM) to reduce hazards and risks, including the acquisition of repeatedly damaged residential and commercial properties after disasters. HMGP is a partnership between NCEM and Buncombe County.



Interlocal Agreement Overview

- Allow the Town of Black Mountain, Town of Weaverville, and City of Asheville to acquire HMGP properties within their municipal limits
- If a municipality declines to accept an acquisition, County retains right to acquire said property
- Agreement creates no long-term or financial obligation between County and municipalities



Interlocal Agreement Status

- Black Mountain – Approved March 10
- Weaverville – Approved March 24
- City of Asheville – Approved March 25



Request for Board Action

subtitle

Approve the resolution authorizing Buncombe County to enter into interlocal agreements with the City of Asheville, Town of Black Mountain, and the Town of Weaverville to administer the Hazard Mitigation Grant Program.





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: April 1, 2025

New Business

Department: Planning

Presenter(s): Jonathon Jones

Contact(s): Jonathon Jones

Subject: Resolution Amending the Number of Members of the Affordable Housing Committee

Brief Summary:

The Affordable Housing Committee was created by a motion of the Board of Commissioners on February 5, 2019 to engage with community partners, solicit public input and make housing affordability policy and funding recommendations. The Affordable Housing Committee currently consists of three (3) Commissioners members. The Affordable Housing Committee is recommending the Board expand the membership to five (5) members to include the existing three (3) Commissioners members and (2) additional Buncombe County residents.

Recommended Motion & Requested Action:

Approve the Resolution Amending the Number of Members of the Affordable Housing Committee.

County Manager's Comments & Recommendations:

County Manager recommends as presented.

RESOLUTION NO. 25-04-05

RESOLUTION AMENDING THE NUMBER OF MEMBERS OF THE AFFORDABLE HOUSING
SUBCOMMITTEE

- WHEREAS, N.C. Gen. Stat. § 153A-76 authorizes a board of commissioners to create, change, abolish, and consolidate offices, positions, departments, boards, commissions, and agencies of the county government in order to promote orderly and efficient administration of county affairs; and
- WHEREAS, N.C. Gen. Stat. § 153A-77 the Board of Commissioners may appoint advisory boards, committees, councils and agencies composed of qualified and interested county residents to study, interpret and develop community support and cooperation in activities conducted by or under the authority of the board of county commissioners of said county; and
- WHEREAS, on February 19, 2019, by motion the Board of Commissioners created the Affordable Housing Subcommittee consisting of three (3) commissioners, one from each Commissioner District; and
- WHEREAS, the Affordable Housing Subcommittee is recommending to the Board of Commissioners to expand the subcommittee to include two additional residents of Buncombe County, to be chosen by the full Board; and
- WHEREAS, the Board of Commissioners is of the opinion that expanding the membership of the Affordable Housing Subcommittee is in the best interest of the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That the Board of Commissioners hereby amended the membership to the Affordable Housing Subcommittee from three (3) to five (5) members;
 - a. Three (3) of the members will be County Commissioners selected by the Board of Commissioners.
 - b. Two (2) residents of Buncombe County will each be appointed to serve a term of two (2) years and limited to two consecutive terms. Upon adoption of this Resolution, the Board of Commissioners shall appoint one member to serve a two (2) year term and one member to serve a one (1) year term. The person serving the initial one (1) year term shall not count towards the two consecutive terms maximum.

- c. Any vacancy on the Subcommittee regardless of how created shall be filled by appointment by the Board of Commissioners for the unexpired term of the vacant position.
- d. The Buncombe County Board of Commissioners may remove any Subcommittee member at any time for incapacity, unfitness, misconduct, or neglect of duty.

2. That in order to provide recommendations for action to this Board, the Subcommittee is authorized to examine opportunities for affordable housing including, but not limited to, the following:

- a. Review Housing Needs Assessments to identify affordable housing gaps.
- b. Consider strategies and actions this might seek to address affordable housing gaps.
- c. Review Affordable Housing Services Program applications.
- d. Examine other opportunities for affordable housing.

3. That the Subcommittee may establish a set of by-laws, a meeting schedule, and other business necessities in order to carry on its business.

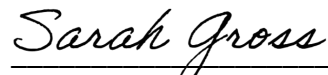
4. That the Subcommittee may be staffed by County personnel through the County Manager's office.

5. That this Subcommittee will serve as an advisory body to the County Commission and has no authority to bind Buncombe County.

6. That this resolution is effective upon adoption.

This the 1st day of April 2025.

ATTEST



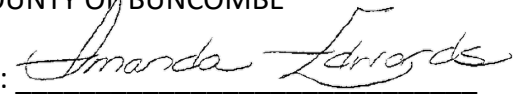
Sarah Gross, Clerk

APPROVED AS TO FORM



Interim County Attorney

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

By: 

Amanda Edwards, Chair



AFFORDABLE HOUSING COMMITTEE EXPANSION

Presented by

Jonathon Jones, Community Development Analyst

Board of County Commissioners Meeting

April 1, 2025



COMMITTEE EXPANSION

February 5, 2019: Board creates Affordable Housing Committee (AHC) as a ***subcommittee*** comprised of three (3) Commissioners appointed by the Board

The purpose of the Committee is to engage with community partners, solicit public input and make housing affordability policy and funding recommendations to the Board of Commissioners for Buncombe County.

March 4, 2025: The Affordable Housing Committee recommendation to the Board to expand to include (5) five members (three (3) Commissioners and two (2) residents).



COMMITTEE EXPANSION NEXT STEPS

- **April 1st Request for Board Action**

- Approve a resolution for the Affordable Housing Committee to expand the membership to five (5), three (3) Commissioners and two (2) residents

- **If approved:**

- Application opens for resident membership selection
- Affordable Housing Committee reviews current bylaws and program guidelines to ensure consistency with Committee Charter



QUESTIONS



Requested Board Motion

Approve the Resolution Amending the Number of Members of the Affordable Housing Committee.





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: April 1, 2025

New Business

Department: Planning

Presenter(s): Jonathon Jones

Contact(s): Jonathon Jones

Subject: Helene Related Amendments to Affordable Housing Services Program Guidelines

Brief Summary:

Buncombe County's Affordable Housing Services Program (AHSP) Emergency Repair Program provides repair assistance up to \$25,000 per household which is secured by a lien for any repairs funded at or above \$15,000 (which reduces by \$15,000 in year one, \$5,000 in year 2, and \$5,000 in year three). Given the number of homes in Buncombe County with Helene damage and repair needs, non-profit partners receiving Buncombe County AHSP Emergency Home Repair funds requested AHSP changes for homes with Helene-related repair needs. The request was: (1) to increase the maximum per household repair assistance from \$25,000 to \$50,000; and (2) to eliminate lien requirements for Helene-related repairs. The Affordable Housing Committee supported the changes as requested and recommended such to the Board of Commissioners.

Recommended Motion & Requested Action:

Motion to approve an amendment to Buncombe County's Affordable Housing Services Program (AHSP) Emergency Repair Program for assistance to households with Helene-related repair needs as follows:

- (1) to increase the Maximum Assistance to \$50,000 where costs exceed sources of support; and
- (2) to establish a lien requirement where the repair is funded at or above \$15,000 which will reduce by \$30,000 in year 1, \$10,000 in year 2, and \$10,000 in year three.

County Manager's Comments & Recommendations:

County Manager recommends as presented.



HELENE RELATED AMENDMENTS TO AHSP GUIDELINES

Presented by

Jonathon Jones, Community Development Analyst

Board of County Commissioners Meeting

April 1, 2025



HELENE RELATED AHSP GUIDELINES AMENDMENTS

March 4, 2025: Committee recommends the Board amend the Affordable Housing Services Program (AHSP) Guidelines so that additional funding could be available for emergency repairs for homes damaged by Hurricane Helene.



CONSIDERATIONS

Where a home has Helene-related damages and needs repair:

Emergency Repair Program Maximums

- Increasing Maximum Assistance from \$25,000 to \$50,000

Emergency Repair Program Forgivable Loan (Lien) Securement Options

- Grant/No forgivable loan required (Committee Recommendation)
- Forgivable loan requirement threshold
- Diminishing lien schedule



CONSIDERATIONS

Requirement	Existing AHSP	Helene Related Damage
Lien Threshold	\$15,000	\$15,000
Maximum Assistance	\$25,000	\$50,000
Lien Forgiveness	\$15,000 year 1 \$5,000 year 2 \$5,000 year 3	\$30,000 year 1 \$10,000 year 2 \$10,000 year 3



CONTRACTS TO ADDRESS DUPLICATION OF BENEFITS

Contract scope will address requirements for additional documentation on:

- Helene damage cost estimates
- Private support (insurance proceeds, etc.)
- Nonprofit support (repair donations, assistance, etc.)
- Public support (local/state/federal funds/grants, etc.)



QUESTIONS



RECOMMENDED BOARD ACTION

Motion to approve an amendment to Buncombe County's Affordable Housing Services Program (AHSP) Emergency Repair Program for assistance to households with Helene-related repair needs as follows:

- (1) to increase the Maximum Assistance to \$50,000 where costs exceed sources of support; and
- (2) to establish a lien requirement where the repair is funded at or above \$15,000 which will reduce by \$30,000 in year 1, \$10,000 in year 2, and \$10,000 in year three.



April 1, 2025

Mountain Community Capital Fund Operating Committee
(Governance/Legislative, 2-year terms)
(3 reappointments)
*recommendations

NAME	ZIP CODE	REQUIREMENT	EMPLOYER	RACE	GENDER	HISPANIC, LATINO OR SPANISH ORIGIN?	AGE	YEARS IN COUNTY
*Mason Scott <i>(reappointment)</i>	28801	BC Staff	BC	Black or African American	Male		35-54	33
*Dee Williams <i>(reappointment)</i>	28803	Community Member	Dee Williams & Company	Black or African American	Female	No	55+	72
*Tim Love <i>(reappointment)</i>	28801	BC Staff	BC		Male			