Fact Sheet: Information to Support Community Input Form, April 2023
Erwin Hills

Project History

Buncombe County is taking steps to meet its goal of delivering at least 1,500 affordable rental units for low- and moderate-income households by 2030. In September 2022, the County engaged the Development Finance Initiative (DFI) at UNC Chapel Hill's School of Government. DFI partners with communities to attract private investment for projects by providing specialized finance and real estate development expertise. DFI is helping the County identify development plans that meet the community's interests and can be financed and built by the private sector. The County is targeting three clusters of County-owned properties: 50-52 Coxe Avenue, 26-46 Valley Street, and 180 Erwin Hills.

These community input sessions and forms were designed to hear from the community on their vision for how each site should be developed. The goal for any development on these County-owned sites is the creation of residential units affordable to households earning less than 80% of the Area Median Income (AMI). The County and DFI recognize that each site is uniquely situated with its own rich history and may have additional interests regarding populations served, design, uses, access, etc.

Learn more about these projects and future opportunities for engagement at

https://publicinput.com/affordablehousingdevelopment

Contact Sarah Odio (DFI) at odio@sog.unc.edu *with questions about the process.*

Who qualifies as low- or moderate-income in Buncombe County?

The chart below shows household income by household size. The Area Median Income (AMI) thresholds are set based on a household's size and annual income relative to the County's AMI of $80,000 for a 4-person household.

Household Size	Extremely Low-Income 30% AMI	Low-Income 60% AMI	Low-to-Moderate 80% AMI
1-Person	16,900	33,750	44,950
2-Person	19,300	38,600	51,400
3-Person	21,700	43,400	57,800
4-Person	24,100	48,200	64,200
5-Person	26,050	52,100	69,350
6-Person	28,000	55,950	74,500

180 ERWIN HILLS

EDUCATION DRIVE

ERWIN HILLS ROAD

LEES CREEK ROAD

ERWIN HIGH SCHOOL

WEST BUNCOMBE ELEMENTARY

EBLEN INTERMEDIATE SCHOOL