



## Buncombe County Board of Commissioners

### Request for Board Action

Meeting Date: June 4, 2024

#### Old Business

**Department:** ECONOMIC DEVELOPMENT & GOVERNMENT RELATIONS / LEGAL

**Presenter(s):** Tim Love, Intergovernmental Relations Director  
Melissa Moore, Finance Director

**Contact(s):** Michael Frue, Sr. Staff Attorney

**Subject:** Determination of Critical Need for Capital Improvement Project

**Brief Summary:** The County engaged the UNC School of Government Development Finance Initiative (DFI) to conduct a feasibility analysis and recommend a development plan to increase affordable housing in Buncombe County. DFI has recommended a public-private development on the Ferry Road site to include affordable housing. DFI recently prepared and released a highly detailed Solicitation for Master Developer which requests proposals and statements of qualifications from prospective private development partners.

Staff would like to explore the possibility of a formal public-private partnership under N.C. Gen. Stat. § 143-128.1C(b) as recommended by DFI. In order to engage in such a public-private partnership, the Board must first make an affirmative determination that there is a critical need for a capital improvement project to include affordable housing.

Adoption of this resolution will fulfill that requirement and allow the County to consider the option of entering into a public-private partnership with a qualified developer to increase affordable housing.

**Recommended Motion & Requested Action:** Adopt the proposed resolution determining that there is a critical need in Buncombe County for a capital improvement project to include affordable housing.

**County Manager's comments and Recommendation:** Approve as presented.