Community Development Block Grant - Disaster Recovery (CDBG-DR) Housing and Economic Security Support Services

October 21, 2026

Housing Recovery Board

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Community Development Block Grant - Disaster Recovery (CDBG-DR)

Housing and Economic Security Support Services Program

Allocation: $2,000,000

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Community Development Block Grant - Disaster Recovery (CDBG-DR)
Housing and Economic Security Support Services Program

Purpose: To support housing and economic security for low- to moderate-income (LMI) residents.

Program Goals

Prevent and reduce homelessness through targeted housing navigation and stabilization activities within the city limits of Asheville

Support economic security for participants within the CDBG-DR Workforce Development Program by providing targeted wraparound services

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Community Development Block Grant - Disaster Recovery (CDBG-DR)
Housing and Economic Security Support Services Program

Delivery Model: The City will **not fund** individuals directly. The Program will be administered by subrecipients (partners) through one or more competitive Notices of Funding Opportunity (NOFOs). Each NOFO will target a different subprogram.



Min. award to partners: **$250,000**

Max. award to partners: **$2,000,000**

Award Structure: Grant

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Eligible Subrecipients (HESSS)

The City will award CDBG-DR Housing and Economic Security Support Services funds to qualified partners to administer programs, rather than distributing funds directly to individual beneficiaries.

- **Eligible Entities:**
  - **501(c)(3) Nonprofits:** Organizations with experience in public service program development, disaster recovery, or related economic services.
  - **Educational Institutions:** Accredited public or nonprofit universities, community colleges, or technical institutions with established public service support infrastructure.
  - **Local public agencies:** Such as housing or redevelopment authorities or regional councils operating within Asheville city limits.
- **Geographic Requirements:** Must operate within Asheville city limits, or if based in Buncombe County, must explicitly make services available to and directly benefit City residents.
- **Ineligible Entities:** For-profit businesses seeking funds for their own benefit, individuals, political organizations, religious institutions conducting sectarian activities, or any entity listed as suspended or debarred on SAM.gov.

What Can HESSS Fund?



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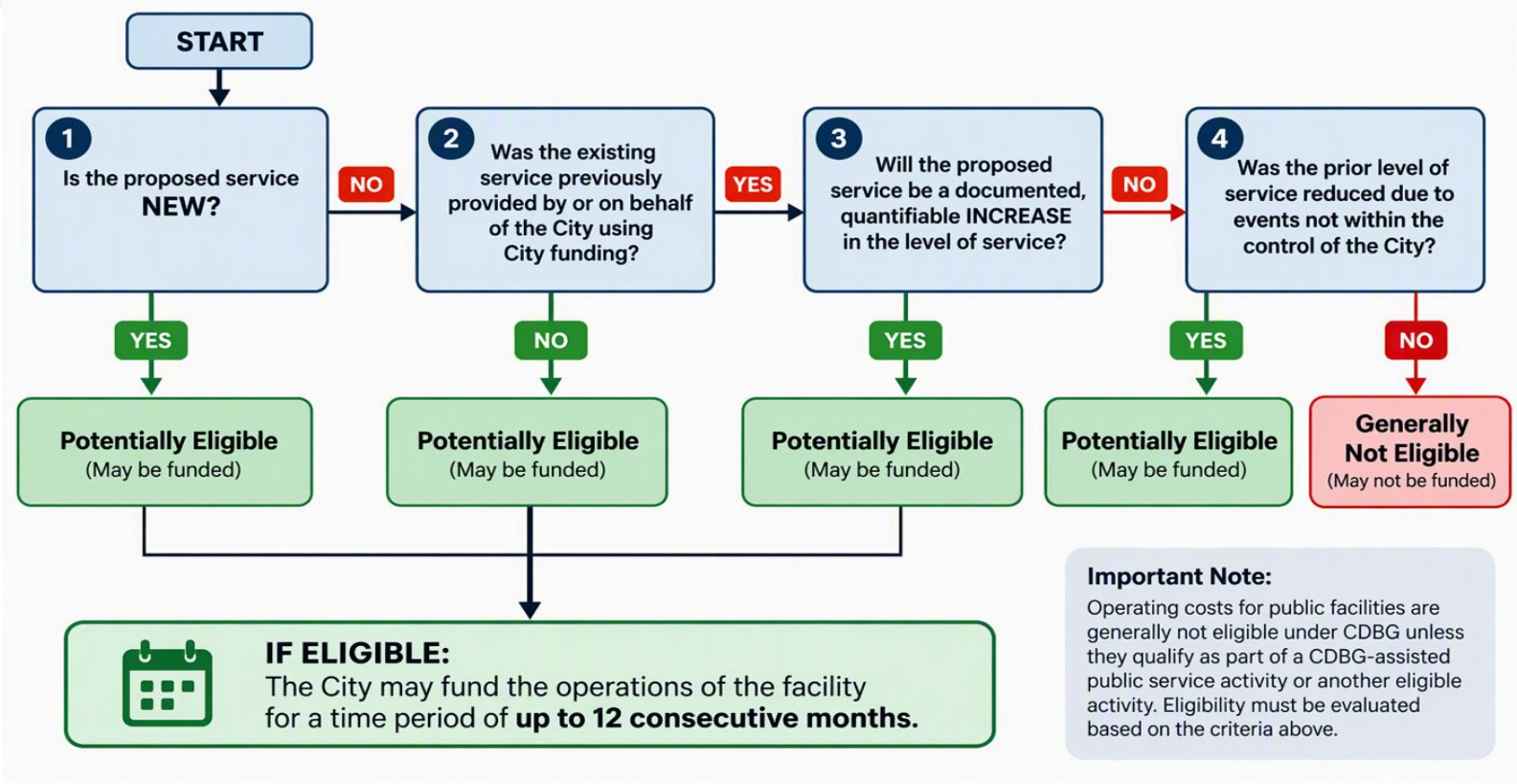
What are CDBG-DR Public Services?

Entails direct funding for supportive social and community services, including disaster case management, workforce training, childcare, healthcare, mental health counseling, legal aid, and emergency subsistence payments (e.g., temporary rental, mortgage, or utility assistance).

- **New or Quantifiably Increased Service:** The activity must represent a new service or a measurable increase in an existing service provided by or on behalf of a local government over the preceding 12 months. HUD may determine services are eligible if any decrease in the level of a service was the result of events not within the control of the City.

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Determining New or Expanded Services



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Parameters for Housing Services

Emergency Subsistence Payments to Individuals at Risk or Experiencing Homelessness

- **Type of Individual Assistance:** Disaster relief assistance for LMI persons only for items such as food, clothing, housing (rent or mortgage), utilities, or medical care related to the qualifying disaster.
- **Emergency Subsistence Timeframe:** In CDBG-DR, emergency subsistence payments are limited to 6 consecutive months.
- **Prohibition on Direct Cash/Income Maintenance:** All disbursements must be paid directly to third-party vendors (landlords, utility providers, etc.), not to the individual.
- **Tie-back to Disaster:** Must have tie-back to disaster impacts.

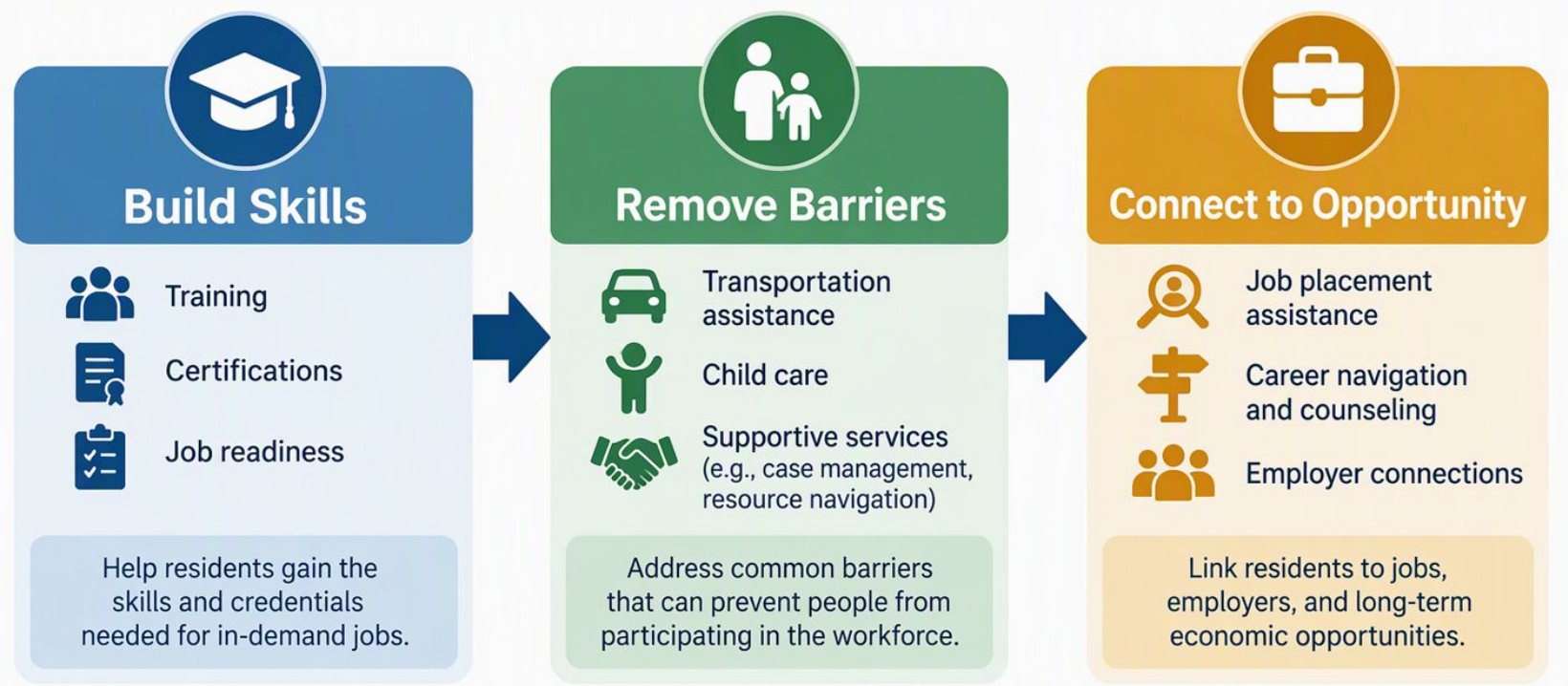
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Additional Parameters for Homelessness Prevention

- **Emergency Shelter Operations:** CDBG-DR funds may be used to pay for labor, supplies, and materials as well as to operate and/or maintain the portion of a facility in which the public service is located. This includes the lease of a facility, business equipment, etc.
- **Housing Wrap Around Services:** To include but not limited to housing navigation counseling, services to address substance abuse, or navigation for households at risk of facing housing insecurity or currently unhoused.

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Economic Specific Public Services



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Disaster Impact & Housing Need

- **Data and Plan Alignment:** HESSS program design will respond to post-storm housing shortage and affordability challenges and be informed by the Buncombe County Long Term Recovery Group (LTRG) data, the Bowen Report data, Continuum of Care point-in-time data, professional stakeholder interviews, surveys, and local recovery plans.
    - Specifically, the Long-Term Recovery Plan lists Coordinated Housing Access as a stated goal with the aim to create a community-based comprehensive affordable housing access program with and through the CoC and the LTRG.
- **Highest and Best Use of Recovery Resources:** With the intent of long-term disaster recovery, what are the tradeoffs of a systems-level investment versus addressing immediate needs with one-time payments?

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Coordinated Housing Access

Create a community-based comprehensive affordable housing access program to stabilize low-income, unhoused, and storm-displaced individuals.

Complexity	Cost	Timing
Low	$$$ Medium	Short-Term

Council Priority:
HOUSING

Purpose

This project proposes a unified, resilient framework that integrates and expands upon community-based initiatives (e.g. Just Economics and Thrive). This critical effort will enhance landlord partnerships and establish a comprehensive housing navigation system, thereby increasing access to affordable housing and fostering stability for low-income, unhoused, and storm-displaced individuals.

Benefits & Outcomes

The project will improve access to housing, may decrease the length of time individuals experience homelessness, lower turnover in affordable rental units, and increase landlord engagement with more affordable units becoming available over time.

Key Activities & Deliverables

- Unified framework for coordinated housing access
- Enhanced landlord partnership program
- Operational housing navigation system
- Collaboration agreements/ integration documentation
- Performance metrics and outcomes report

Implementation Considerations

Planning would occur through and with the Asheville-Buncombe Continuum of Care and the Buncombe County Long-Term Recovery Group. Building a system to deliver services across multiple partners is challenging, but otherwise no major challenges are identified.

A core strategy embedded in Asheville's approach is the "Housing First" model, which emphasizes providing vulnerable people with housing first, without requiring them to address other issues like substance abuse or mental health beforehand.



Project Sponsor:
City of Asheville

Project Lead:
Community & Economic Development

Potential Funding Sources:
- American Rescue Plan Act (ARPA)
- Hotel Public Benefit Funds

Anticipated Partners:
- Asheville-Buncombe Continuum of Care Affordable Housing Advisory Committee
- Buncombe County Long-Term Recovery Group
- Just Economics
- Thrive Asheville

Feedback from CoC Board (10/08/26)

- **Direct Provider Ground-Truthing:** Consult frontline organizations, specifically Haywood Street, Homeward Bound, and Pisgah Legal Services, to identify operational bottlenecks and capture what clients actually face day-to-day.
- **Reinforcing Functional Emergency Shelter:** Protect and scale Code Purple and overall emergency shelter capacity.
- **Funding Upstream Prevention & Infrastructure:** Provide support for diversion, direct rental and utility relief, eviction defense, and provider operational overhead to keep people housed before they enter the shelter system.
- **Program Accountability:** Phase out or de-prioritize programs that produce nominal outcomes and redirect resources into direct, measurable interventions.

Stakeholder Engagement Timeline

- October 8, 2026: Continuum of Care Board. Staff presented to the CoC Board meeting and are seeking additional input from that group now.

- October 21, 2026: Housing Recovery Board. Staff to present to HRB and hear input on Housing Services.

- TBD, Economic Recovery Board. Staff to present to ERB and hear input on Economic Services.

- After synthesizing CoC Board, Housing Recovery Board and Economic Recovery Board feedback, staff will circulate a tailored survey to full CoC membership.

- Feedback will be used to inform program development. We anticipate closing the loop with the boards as we narrow the focus of the program. Final board engagement summaries will be communicated to the Housing and Community Development Committee.

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Questions for HRB Discussion

- What is your feedback on how we could approach the prioritization of eligible activities under this program?
- Do you have any feedback on our engagement strategy as laid out?
- What are the outcomes you want to see in relation to the unmet needs that the Housing Recovery Board has heard over the past two meetings?
- With the intent of long-term disaster recovery, what are the tradeoffs of a systems-level investment versus addressing immediate needs with one-time payments?

Next Steps

- We will synthesize feedback from the Housing Recovery Board today, the CoC Board, and Economy Recovery Board.
- We will circulate a Survey to full CoC Membership.
- The HESSS Program Manual will be posted this year. This can be amended in the future, but must be posted no later than December 2026.
- We anticipate the release of a NOFO no later than summer 2027.