AFFORDABLE HOUSING SUBCOMMITTEE

October 6, 2026

AGENDA

- Call to Order & Welcome
- Public Comment
- Approval of Meeting Minutes: September 1, 2026
- Presentations
  - CDBG-DR Housing Activities
- New Business
  - 2027 Qualified Allocation Plan Comments
- Announcements
- Adjourn

PUBLIC COMMENT



APPROVAL OF MEETING MINUTES



September 1, 2026

PRESENTATIONS

CDBG-DR HOUSING ACTIVITIES

Kevin Madsen & Tyler Henry

Helene Recovery Office



Area: Foundational

FEMA | NCEM

- **FEMA has provided $568.2 million** in Individual Assistance for more than **161,000 households**, including money for rent, basic home repairs, and other disaster-caused needs.
  - Through this program, more than 12,600 families have received **$34.2 million** for repair or replacement of private-access roads and bridges.
  - Another $219.5 million has been paid in claims by the National Flood Insurance Program
- NCEM Disaster Case Management has been working with **20 households** for continued housing assistance needs.
  - 14 have identified continued needs to reach a housing plan
  - 4 are in the HMGP acquisition program

Area: Foundational

Renew NC Programs

- **$1.43B total** Community Development Block Grant – Disaster Recovery (CDBG-DR) award from U.S. Housing & Urban Development
- **Emphasizes Housing Repair**
  - Owner-occupied, single-family program run by the state = ~60% of total funding
- **Competitive Programs**
  - **Multi-Family Housing Construction**
  - Community Infrastructure
  - Commercial District Revitalization
  - **Workforce Housing for Ownership**

Program Allocations	
Single-family housing	**$860M**
Workforce Housing	**$53M**
Community Infrastructure	$193M
Multi-Family New Construction	**$191M**
Commercial District Revitalization	$111M

Area: Foundational

CDBG-DR Refresher

- CDBG-DR: appropriated by Congress and allocated by HUD to rebuild disaster-impacted areas by funding **housing, infrastructure,** and **economic revitalization** activities
- Uses of CDBG-DR funds must meet three basic criteria:
  - ✓ ***Tie-back to the Disaster*** by addressing a direct or indirect impact
  - ✓ ***Meet a CDBG National Objective***: Benefit LMI persons, prevent or eliminate slums/blight, or address an urgent need
  - ✓ ***Eligible Use*** under section 105 of the Housing and Community Development act or be allowed by waiver
- Funds must benefit the **Most Impacted and Distressed (MID)** areas
  - 80% of funds must be spent in HUD-identified MIDs
  - Further defined in the Action Plan
- "Funding of last resort": projects require duplication of benefit analysis
  - Funds can benefit FEMA-PA or HMGP projects OR "stand alone" unmet needs

Area: Foundational

Renew NC Allocations

- **Housing Allocation of CDBG-DR Funds**
  - **$1.05B** of the 1.43B Total Allocation
- **$860M Single-Family Housing**
  - $807M Single-Family Housing Program
  - $ 53M Workforce Housing for Ownership Program
- **$191M Multi-Family Housing**
  - $ 48M Small Rental Rehabilitation Program
  - $ 70M Multi-Family Construction and Repair Program Non-LIHTC
  - $ 69M Multi-Family Construction and Repair Program LIHTC

Single Family Housing Program

Complexity: High | Cost: High | Timing: Medium

- The North Carolina Department of Commerce led Renew NC Single-Family Housing Program continues to serve residents in Buncombe County
  - **35 homes have been completed**
  - **29 are now in construction**
  - 123 in the pre-construction phase
  - 101 have been awarded and awaiting next steps
  - Temporary Relocation Assistance is 192
  - **38 currently in TRA housing**

Program Types and Timelines	
Rehabilitation including move-out and move-in	51-81 Days*
Replacement including move-out and move-in	81 Days
Reconstruction including move-out and move-in	171 Days

**Rehab projects under $50K are 51 days and $50-100K are 81 days*

Workforce Housing for Ownership Program

- The term “workforce,” as used under this program, refers to households up to 80% of AMI
  - Total Funding: $53,380,000 in CDBG-DR funding is allocated
  - Award Size: Eligible applicants may receive grant awards between $2M and $5M
  - Competitive Process: Awards will be made through a competitive application process administered by the Division of Community Revitalization.
  - Applications are open now through **December 13, 2026**
- Eligible Applicants:
  - For-profit housing developers
  - Non-profit housing developers, including CHDOs and CBDOs
  - Community Land Trusts (CLTs)
  - Public housing authorities and local governments
  - Joint ventures and other applicant types at DCR’s discretion

Small Rental Rehabilitation Program

- Small Rental Rehabilitation Program helps eligible rental property owners (landlords) repair, reconstruct, or replace small rental properties (1-4 units) damaged by Tropical Storm Helene.
  - Assistance is provided as a grant with a 10-year affordability period
  - The application period for the Small Rental Rehabilitation Program is now **closed**
  - **32 applications submitted** in Buncombe County

Area: Growth & Development

Multi-Family Construction and Repair Program Non-LIHTC

- The program is intended to serve multi-family rental properties with five or more rental units, including the rehabilitation or development and construction of new rental housing stock that does not qualify for or receive Low-Income Housing Tax Credits (LIHTC)
- Notice of Funding Opportunity is open until **November 2nd**
  - Award Size: Grants generally range from $500,000 up to $15 million per project, depending on scope and need
  - Competitive Process: Awards will be made through a competitive application process administered by the Division of Community Revitalization
  - Note: projects located within Buncombe County that are also located within the City of Asheville are not eligible for funding due to the availability of the City's own CDBG-DR funding allocation

Area: Growth & Development

Multi-Family Construction and Repair Program LIHTC

- The North Carolina Department of Commerce led RenewNC mult-family construction and repair program LIHTC is intended to create multi-family housing in disaster impacted counties
- $69M in funds allocated across disaster area
  - $1.7M awarded to Buncombe County
  - 60 multi-family units will ultimately be supported in Buncombe County

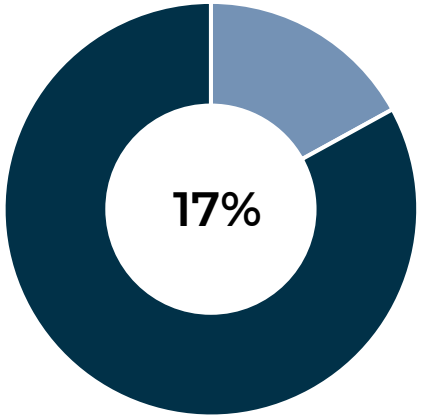
Open Space

Complexity: High | Cost: High | Timing: Medium

Planning meetings are continuing to assess properties and develop strategies in line with county open space planning and federal/state required deed restrictions for acquired parcels

North Carolina Hazard Mitigation Grant Program (HMGP) status updates

- **Group 1**: 23 properties awarded | **Group 2**: 26 properties awarded
  - All group 1 & 2 acquisitions completed
  - Final demolitions have been given notice to proceed
- **Group 3**: 152 properties awarded (*142 batch 1, 10 batch 2*)
  - 5 properties remain in pending status with NC DOT review
- **Group 4**: 62 properties awarded
  - 10 properties remain in pending status with NC DOT review
- Statewide fifth group includes **11 properties** in Buncombe County



Area: Energy & Environment

Open Space | HMGP Refresher

Complexity: High | Cost: High | Timing: Medium

- The program is designed to reduce the loss of life and property as well as lessen the impact to local communities due to natural disasters
- Participation in the program is voluntary
  - No relocation assistance is provided (Unless tenant occupied)
  - Owners are encouraged to stay involved
- Compensation is based on pre-event fair market value
  - Effective date of the appraisal is prior to Tropical Storm Helene
  - "Fair Compensation" is NOT the same as the tax assessed value
- Demolitions should be completed 90 days following closing
- Denied applicants are notified this month by email and letter of their ineligibility

Program Funding	
FEMA	75%
NCEM	25%
Local	**0%**

NEW BUSINESS

2027 QUALIFIED ALLOCATION PLAN COMMENTS

Jonathon Jones

Community Development

2027 LIHTC APPLICATION SCHEDULE

Date	Process
January 22, 2027	**Deadline for preliminary applications (12:00 noon)**
March 12, 2027	Market analysts will submit studies to the Agency and Applicants
March 19, 2027	Notification of final site scores
March 26, 2027	Deadline for market-related project revisions (5:00 p.m.)
April 9, 2027	Deadline for revised market study, if applicable
May 14, 2027	**Deadline for full applications (12:00 noon)**
August, 2027	Notification of tax credit awards

ELIMINATION OF MINIMUM PARKING SPACES PER UNIT

APPENDIX B – SECTION IV.7

- ~~Family projects require a minimum of 1.5075 parking spaces per unit. Senior projects require a minimum of one parking space per unit.~~
- Consistent with recently enacted state law, minimum parking requirements have been eliminated. However, Applicants are still responsible for ensuring that sufficient parking is provided to accommodate the needs of residents and to support the functionality of the community. The Agency expects Applicants to assess and address parking demands as part of their project planning and design. The Agency may require modifications to the number or configuration of parking spaces as part of its application review process.
- Buncombe County has requested changes to this provision in previous years.
- New standard provides more flexibility in project design; however total parking remains at the discretion of NCHFA.

ADDITIONAL CREDITS FOR WEST REGION

SECTION II.B.3 ADDITIONAL TAX CREDITS

- Twelve percent (12%) of tax credits available will be added to the West region before the Rehabilitation Set-Aside and before any allocations under the New Construction Set-Aside.

- Buncombe County recognizes the importance of continued support for disaster impacted counties in the West region. The 12% percent increase recognizes the need for increased projects in MID counties to support recovery. Buncombe County is part of the Metro region and would be excluded from accessing this additional allocation.

ELIMINATION OF DISASTER RECOVERY PROVISIONS

SECTION II.B.3 DISASTER RECOVERY

- Removed MID County CDBG-DR provisions

- Buncombe County recommends preserving the following language to support our ongoing recovery:
- "If necessary, the Agency will adjust the awards under the Plan to ensure the overall allocation results in **no less than one award for Buncombe County** in the Metro region. The initial maximum under II(F)(1)(b) will not apply to Buncombe County should that county be eligible for a second new construction award."

RECOMMENDED ACTION

Motion to authorize the Subcommittee Chair to submit comments on behalf of Buncombe County to the North Carolina Housing Finance Agency's 2027 Qualified Allocation Plan.

ANNOUNCEMENTS



ADJOURN