CDBG-DR Community Infrastructure
Request for Board Authorization

Background and Request

Background

- North Carolina's Community Infrastructure CDBG-DR funding Notice Of Funding Opportunity opened on 7/6
- For project development, staff briefed the Board on 7/21, opened public comment period (7/31-8/28), and held the first Public Hearing on 8/18
- Staff have two proposed applications for funding we are preparing to submit by the deadline on 9/16

Requested Board Action

- Approve resolution and authorize staff to submit proposed applications for the Community Infrastructure CDBG-DR Helene Recovery grant program

Proposed Projects

Buncombe County Parks
Recovery & Resilience

- **Goal:** Rebuild Buncombe County Parks damaged by Hurricane Helene, restore park services to pre-Helene levels, and mitigate against future disasters
- **Unmet Needs**
  - Insufficient funding to complete repairs to Park System
  - Park Services have not yet been fully restored
- **Deliverables**
  - Restore and reconstruct critical park infrastructure damaged by Hurricane Helene
  - Rebuild park facilities and recreational amenities
  - Implement flood mitigation and ecological restoration measures
  - Enhance long-term resilience and accessibility
- **Estimated Grant Cost: $11.2M**

Ferry Road Infrastructure to Enable Affordable Housing

- **Goal:** Build and improve essential infrastructure that will enable the development of affordable housing on the Ferry Road Affordable Housing Community site
- **Unmet Needs**
  - Hurricane Helene damaged and destroyed 6,505 units of rental housing in Buncombe County, to date there has been insufficient funding to repair and replace rental units, deepening our existing affordability crisis
  - The Ferry Road site lacks the infrastructure to construct replacement rental units
- **Deliverables**
  - Construct 0.65 miles of access road
  - Repair existing Ferry and Dry Ferry Roads
  - Build infrastructure to enable affordable housing development
- **Estimated Grant Cost: $13M**

Public Comment Summary

Buncombe County opened a public comment period from July 31, 2026 to August 28, 2026

- The Notice of Funding Opportunity (NOFO) requires 10 days
- Buncombe County Helene Recovery Office opted for 4 weeks of public comment to ensure opportunity for engagement and to account for widespread impact of T.S. Helene

Public Comments Received

- 3 comments by email
- 8 residents spoke at the public hearing on August 18th

Public Hearing Summary

Buncombe County held a public hearing on August 18, 2026

- 8 residents spoke during the public comment

Comments Sharing

- 4 community members expressed support for Owen Park specifically
  - Included comments on greenways and integration with other projects
  - Statement about parks being the heart of a community
- 2 residents spoke about stormwater and drainage concerns and emphasized the flooding associated with the recent weather events
- 2 people talked about both parks and drainage challenges in Swannanoa

Next Steps and Request

Next Steps:

- If authorized, staff will submit full applications by September 16th deadline
  - A second public hearing will be required if grant funds are awarded
- Anticipating a second round of funding for the remaining $137M of Community Infrastructure funding
  - Future opportunity to submit projects that were not ready or eligible in this round

Requested Board Action:

- Approve resolution and authorize staff to submit proposed applications for the Community Infrastructure CDBG-DR Helene Recovery grant program

APPENDIX

Overview: CDBG-DR Basics

- 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:
  1. ***Tie-back to the Disaster*** by addressing a direct or indirect impact
  2. ***Meet a CDBG National Objective***: Benefit LMI persons, prevent or eliminate slums/blight, or address an urgent need
     - 70% of DR funds must benefit LMI persons
  3. ***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 Plans
- "Funding of last resort": projects require duplication of benefit analysis
  - Funds can benefit FEMA-PA or HMGP projects OR "stand alone" unmet needs

Overview: CDBG-DR Process

- Funding Recipients must publish detailed documents and engage communities in order to justify expenditure of funds:
  1. Action Plan
  2. Programs & Policies
  3. Notice of Funding Opportunity
- Recipients can manage funds by:
  1. **Managing programs** (ex: DCR's RenewNC Single Family program)
  2. Awarding funds to **subrecipients** to manage activities (ex: the city of Asheville's Small Business Support Program)
  3. Awarding through **competitive NOFOs** (ex: COA's Multi-Family NOFO, the upcoming State CI and CDR opportunities)

North Carolina Competitive Grant Program Timeline

	Action Plan	Policies and Procedures	*Pre-Screening*	Notice of Funding Opportunity #1	Notice of Funding Opportunity #2
Multi-Family Housing Large Construction (LIHTC)	Completed	Completed	*N/A*	N/A*	N/A
Multi-Family Housing Large Construction (non-LIHTC)	Completed	Completed	*Open*	Opened June 25th	N/A
Community Infrastructure	Completed	Completed	*Open*	Opened July 6th	Anticipated Fall 2026
Commercial District Revitalization	Completed	Completed	*Open*	Opened on April 6th	Anticipated Fall 2026

*The State is working with NCHFA to manage the funding for “Large” projects (LIHTC).

Buncombe County Community Infrastructure Project Summary

Project Concept	Tie-Back to the Storm	National Objective	Eligible Activity
Buncombe County Parks Recovery & Resilience	Physical damage to Parks	Urgent Need	Yes, restores access to services and meets priority for repair of public parks
Ferry Road Infrastructure to Enable Affordable Housing	Damaged and destroyed renter-occupied units	Benefit to low- to moderate-income clientele	Yes, physical improvement and road infrastructure to enable affordable housing
Sustainability Project	Improvements to essential facilities and mitigation for future events	Urgent Need	Yes, physical improvements to critical infrastructure and mitigation for future events