# CDBG-DR Commercial District Revitalization

## Public Hearing

# Commercial District Revitalization Overview

- **Total Funding Available**: $111M
- **Funding in First Round:** $40M
- **Max Award**: $10M
- **Eligible Applicants**
  - Local Governments
  - Non-profits (with local government support)
- No grant match required
- All “Most Impacted and Distressed” areas (MIDs) are eligible

- **Program Focus**
- **Commercial Areas** with significant physical damage from Tropical Storm Helene
- Projects related to **physical repair and improvements in commercial areas**: new construction, repair, hazard and safety mitigation, etc.
- **Ineligible** project examples:
  - Workforce development programming
  - Working capital grant program
- “Restore jobs, commercial tenants, and customers in commercial areas affected by Hurricane Helene”

# Commercial District Revitalization – Project Eligibility

*To be eligible, projects must meet three criteria:*

| Tie-Back to the Storm | HUD National Objective | Eligible Activity Under Action Plan |
|---|---|---|
| *Clear and documented connection between the proposed activity and the impacts of the disaster*:<br>- Physical damage<br>- Economic damage<br>- Vulnerability revealed or exacerbated by TS Helene<br>- Mitigation needs | - Low- to moderate-income benefit (primary)<br>- Urgent Need (secondary)<br>- Eliminating slum and blight (secondary) | *Identified HUD-eligible activities in the Action Plan. The Commercial District Revitalization program prioritizes:*<br>- Physical recovery from storm damage in commercial areas<br>- Mitigation activities |

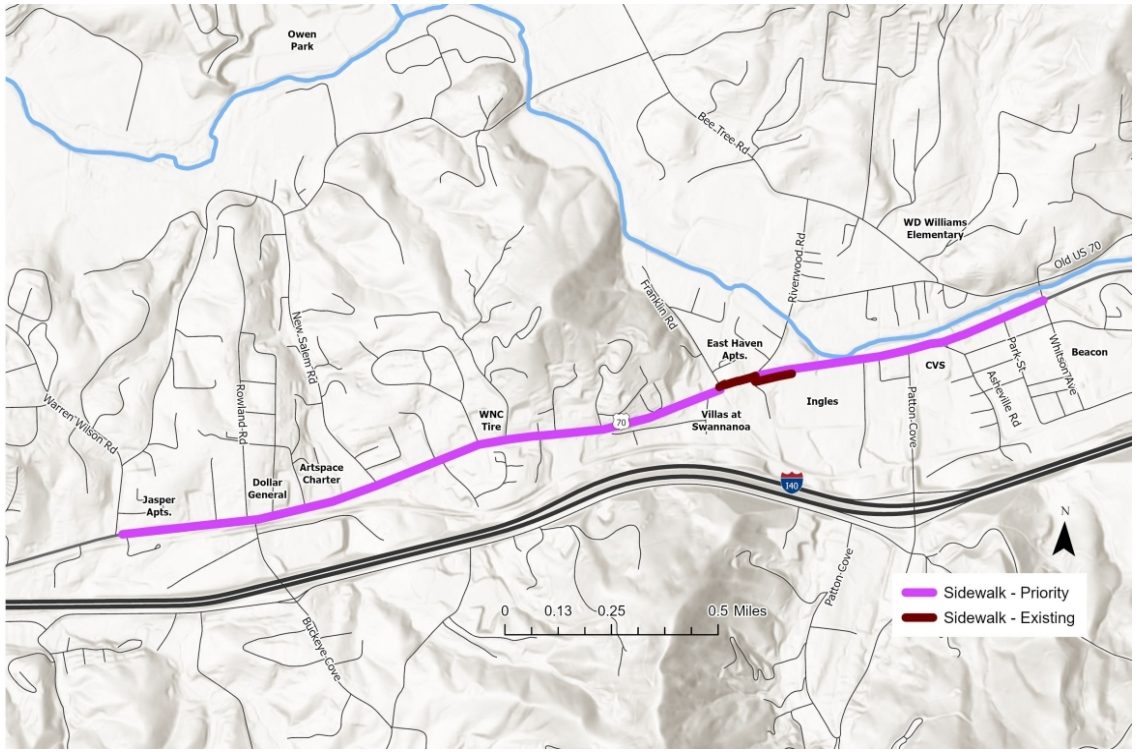
Staff will consider alignment with Helene Recovery Plan and community feedback for other planning processes (Swannanoa SAP, Ped Plan, etc.) while developing potential projects.

# Potential Projects

# Commercial Corridor HMGP Property Activation

- Goal: Improve properties acquired through the Hazard Mitigation Grant Program (as allowed by HMGP guidelines)
- Unmet Needs
  - HMGP will result in property acquisition with constrained uses
  - Eligible uses of property include activities that could yield positive economic outcomes (greenways, space for livestock, etc.)
- Deliverables
  - Improve (to the extent possible) properties acquired through HMGP
  - Examples:
    - Passive recreation and greenway development
    - Agricultural use
    - Flood storage
- Project Status
  - Pre-screening submitted to the State

# Swannanoa Commercial Corridor Revitalizaiton




- Goal: Increase pedestrian access in Swannanoa commercial corridor by partnering with NCDOT to construct sidewalks along Hwy 70
- Unmet Needs
  - Place-making: pedestrian access and connectivity, outdoor recreation, and public facilities
  - Commercial space: preventing vacancies and increasing access
  - Infrastructure mitigation
- Deliverables
  - Increased connectivity throughout Swannanoa, improved resiliency, and increased access to commercial areas
  - Sidewalk needs identified along Hwy 70, in corridor from Warren Wilson Rd to Whitson Ave
- Project Status
  - Moving forward to full application

# Commercial Corridor Remediation and Revitalization

- Goal: Address storm-related damage in unincorporated commercial areas/corridors
- Unmet Needs
  - Insufficient resources to administer and enforce building code with regards to Helene damaged property in commercial corridors
  - Community morale impacted by visual damage
- Deliverables
  - Address code enforcement needs in commercial corridors with properties that remain impacted by damage from T.S. Helene
  - Examples:
    - Remediation of damaged properties
    - Removal of damaged structures
    - Debris abatement
- Project Status
  - Pre-screening submitted to the State

# Other Potential Projects

- Swannanoa Commercial Corridor Mitigation
  - Goal: stabilize streambanks in the Swannanoa Commercial Corridor, mitigating future flood risks by increasing flood storage and reducing erosion of unstable banks.

# Buncombe County Commercial District Revitalization Project Ideas Summary

| Project Concept | Tie-Back to the Storm | National Objective | Eligible Activity |
|---|---|---|---|
| **Swannanoa Commercial Corridor Revitalization:** pedestrian access on Hwy 70 | Economic damage, storm-exacerbated vulnerability, mitigation | Benefit to low- to moderate-income area | Yes, physical improvement in a Helene-damaged commercial area |
| **Commercial Corridor Remediation and Revitalization:** address storm damage | Physical damage, economic damage | Immediate need, eliminate slum/blight, benefit to low- to moderate-income area | Yes, remediation of physical damage in a Helene-impacted commercial area |
| **Commercial Corridor HMGP Property Activation**: improve HMGP-acquired properties | Physical damage, economic damage | Eliminate slum/blight, benefit to low- to moderate-income area | Yes, improvement to HMGP-acquired property in a Helene-impacted commercial area |

# Timeline and Next Steps

April 6th, NOFO opened

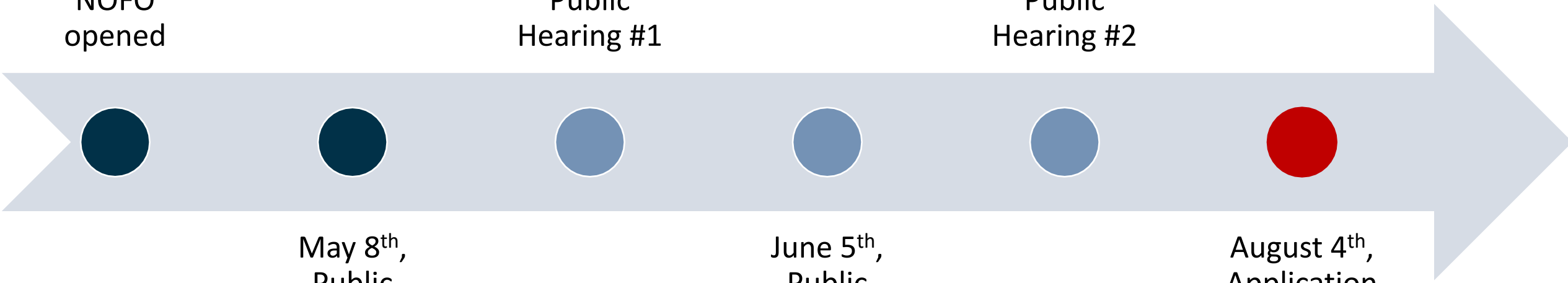
May 8th, Public Comment Opened

May 19th, Public Hearing #1

June 5th, Public Comment Closes

July 21st, Public Hearing #2

August 4th, Application Deadline



# Citizen Participation Plan

***5/19/2026: first public hearing.***

**5/8/ – 6/5/2026: Public comment period now open**

- Grant Requirement: 10-day comment period
- Buncombe County Helene Recovery Office opting for four weeks of public comment to ensure opportunity for engagement and to account for widespread impact of T.S. Helene
- Public Comments are part of public record and will be included in the Application

**7/21/2026* - second public hearing.**

- Public notice of the hearing must be published at least 10 days prior.

**Dates are tentative and subject to change.*

# Public Comment Details

Options for Submitting Public Comment:

- Written Comments, direct to:
  Buncombe County Helene Recovery Office
  200 College St, Asheville NC 28801

- Email Comments to:
  HeleneRecovery@BuncombeNC.gov

- Call the Recovery Office at:
  828-250-6100

Please include “Commercial District Revitalization Comment” when submitting comment through any of the above methods.

**Public Comment will conclude on Friday June 5th.**

# Request for Board Action

Requested Board Action:

Hold a public hearing in accordance with the Citizen Participation Plan for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Commercial District Revitalization grant application process.

# Questions?

# 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 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 |
|---|---|---|---|---|
| **Multi-Family Housing Large Construction** | Completed | Completed | *N/A* | N/A* |
| **Community Infrastructure** | Completed | Completed | *Open* | Anticipated this summer |
| **Commercial District Revitalization** | Completed | Completed | *Open* | Opened on April 6th |

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

# Future CDBG-DR Opportunities

- Upcoming CDBG-DR State Competitive Grants
  - **Community Infrastructure**: first round anticipated this summer
  - **Workforce Housing for Ownership:** no timeline
    - not anticipated to be a good fit for county projects
  - **Commercial District Revitalization:** second round to be announced at a future date

# Buncombe County Recovery Projects

## with Economic Revitalization Impact

- Affordable Housing Development
  - **Ferry Road**
  - **Coxe Ave**
- Commercial District Revitalization
  - **Pedestrian Access**
  - **Remediation (safety and hazard mitigation)**
  - **HMGP Activation**
- Cultural Asset Restoration
  - **Restore county parks, libraries, and community centers**
  - **Owen Park**
  - **Riverfront Parks**
- Public Art
  - **Commission and install public art pieces across key public spaces**
- Resilience Hubs
  - **Add features to public facilities for resilience before, during, and after emergencies**
- Sewer Extension & Septic Mitigation
  - **Work with partners to develop and implement plans for sewer system expansions**
- More than a Job NC
  - Increase "More Than a Job NC" enrollment and program graduation rates
- Small Business Grants
  - Seek additional opportunities for working capital grants
- Swannanoa Small Area & Resilience Plan
  - Engage the Swannanoa community in needs/priority assessment and development of a framework to guide future development

Projects that Align with State CDBG-DR Programs:

**XXX** = Commercial District Revitalization

**XXX** = Community Infrastructure

**XXX** = Multi-Family Large Construction