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

Affordable Multi-Family Housing Construction Program

Housing and Community Development Committee

March 17, 2026

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Key Takeaways

- The City's CDBG-DR Action Plan allocated $31,000,000 to Housing Programs, inclusive of $3,000,000 to the Single Family Rehabilitation & Reconstruction Program and $28,000,000 to the City of Asheville's Multi-Family Housing Construction Program.

- The application window for the first funding opportunity was for an initial $10,000,000 and closed on February 25; the volume of submissions signals significant demand for multifamily housing construction.

- If $10,000,000 is awarded in this funding round, a balance of $18,000,000 will remain in the CDBG-DR Multi-Family Housing allocation for future Multi-Family Housing Construction awards, or for the reallocation of funds to the Single Family Home Repair and Reconstruction Program.

- Eligible projects are for new multifamily construction within Asheville city limits of at least 40 units, leveraging LIHTC equity (either 4% or 9%).

- 13 applications were received and 12 eligible applications are being considered, totaling 1,481 units proposed, $453.5M in TDC; and $70.4M in City of Asheville CDBG-DR funds requested.

- The Housing and Community Development (HCD) Council Committee will consider awards on April 7, 2026, followed by City Council on April 14.

Program Priorities

The Multi-Family Housing Construction Program must comply with federal regulations, and the notice of funding opportunity was refined to reflect additional priorities:

- **Disaster-Resilience Characteristics:** Integrating Enterprise Green Communities (EGC) standards to mitigate multi-hazard risks, including the implementation of Adaptive Planning and Resilient Site Design for advanced flood protection.
- **Mixed Income Housing:** Properties developed under this program will have units available at a range of incomes and will operate as ‘mixed-income’ properties in compliance with LIHTC Income Averaging.
- **Deep Affordability:** Eligible projects must set-aside at least 5% percent of units at rents affordable at 20% AMI, and for occupancy by households with incomes at or below 30% AMI. These units may be overlaid with project-based rental assistance offering housing to even the most financially vulnerable.
- **Strategic:** Ensure these funds provide a lasting impact to Asheville’s overall affordable housing while remaining in compliance with local, state and federal regulations.

NOFO Launch

- We have prioritized $10 million specifically for shovel-ready multi-family projects.
- This initial rollout allows us to initiate construction and align with the spring LIHTC cycle while we continue to refine the strategy for the remaining CDBG-DR housing funds.
- The NOFO was published on January 21.
    - It was designed to provide detail on the evaluation process and guidance on our expectations for a strong program proposal.
- Interested developers were invited to a virtual developer forum on January 30.
- Questions were collected via email. Responses to 42 written questions were published on AshevilleRecovers.org on February 10.
- The application window closed on February 25.

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Evaluation Criteria

The evaluation criteria articulated in the NOFO (summarized below) assesses how well the applicant can provide quality outcomes that relate to community needs and priorities, and federal requirements.

Category	Description
Applicant Capacity	Considers evidence of capacity and readiness with previous experience submitting a LIHTC application within 5 years, and a current 2026 LIHTC application submitted to support achieving results on time and on budget.
Need/Extend of Problem	Calculates the difference between market and restricted rents relative to the amount of CDBG-DR requested. Less CDBG for more affordability receives a higher score.
Soundness of Approach	Rewards greater likelihood of long-term physical viability, as represented by commitments to reserve funding for capital replacements.
Leveraging Resources	This criterion rewards project applications that request a smaller percentage of CDBG-DR funds relative to total developmental costs.
Achieving Results	This criterion rewards applications which commit to Enterprise Green Certification, with a specific focus on disaster resliency.

Evaluation and Recommendation Process

- The NOFO provided detail on the evaluation process and guidance on expectations for a strong program proposal.
- Applications were first reviewed for eligibility. **12 out of 13 applications received were eligible.**
- Applications and initial calculated scores were reviewed and letters requesting clarification were sent to each applicant.
- All applicant scores will be finalized and a cross-departmental steering committee shall develop the funding recommendations for award in March.
- Awards shall be recommended based on the evaluation criteria and then voted on by the HCD Committee on April 7 and City Council on April 14.

Eligible Applications Summary

Project Name	Type	LIHTC	# of Aff Units	Total Development Cost (TDC)	CDBG-DR Requested
Orchard Heights+	Family	9%	96	$28.1M	$4.8M
**50 Coxe Avenue+	Family	4%	203	$81.9M	$10M
**Ferry Road II+	Senior	4%	70	$21.4M	$3.5M
Ferry Road I+	Family	4%	200	$54.2M	$10M
Arden Terrace	Family	4%	130	$39.2M	$10M
Vista Trace+	Family	4%	136	$47.1M	$4.5M
Terrace at River Hills	Family	4%	126	$42.5M	$9.5M

*** Project has also applied for funding from Buncombe County*

+ Project has also applied for funding from State CDBG-DR

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Eligible Applications Summary (Continued)

Project Name	Type	LIHTC	# of Aff Units	Total Development Cost (TDC)	CDBG-DR Requested
**District East Commons+	Senior	9%	93	$264M	$ 1.4M
319-B Biltmore	Family	4%	112	$34.9M	$ 7M
Apex on Hazel Mill+	Family	4%	89	$30.3M	$ 4.5M
Caribou Commons Apts+	Family	4%	100	$33.9M	$ 2.6M
Sweeten Creek Apts+	Family	4%	126	$44M	$ 2.6M

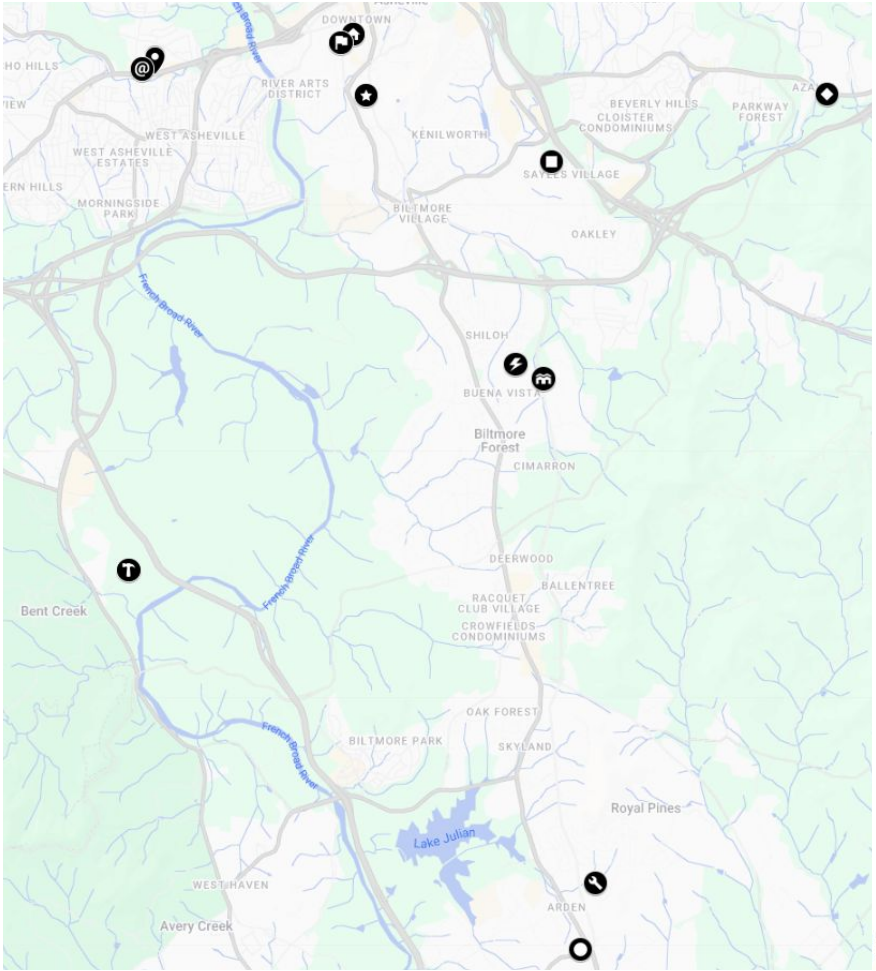
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Map of Application Sites

- 50 Coxe Ave
- 111 Ferry Rd
- 3862 Sweeten Creek Rd
- 986 Patton Ave
- 110 River Hills Rd
- 1311 Tunnel Rd
- 12 Airport Rd
- 4 John Walker Avenue
- 383 N Louisiana Ave
- 217 Hilliard Ave
- 548 Caribou Rd
- 1116 Sweeten Creek Rd



Affordable Multi-Family Housing Unit Applications

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Orchard Heights - 12 Airport Rd, Asheville, NC

- Developer: Woda Cooper Companies
- CDBG-DR Request: $4.8 Million
- Location: Site currently used as a trailer sales dealership, Jim Campen and Trailer Sales.
- Housing Type: Family
- 9% LIHTC, 96 units at 20-80% AMI
- 35 years affordability
- Total Development Cost (TDC): $28,131,378
- 1, 2, and 3 bedroom units

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50 Coxe Avenue, Asheville, NC 28801

- Developer: Harmony Housing Affordable Development, Inc.
- CDBG-DR Request: $10 Million
- Location: Located in Downtown Asheville
- Housing Type: Family
- 4% LIHTC, 203 units at 20-80% AMI
- 35 years affordability
- Total Development Cost (TDC): $81,879,502
- 1, 2, and 3 bedroom units

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Ferry Road 1: Ferry Rd, Asheville, NC 28806

- Developer: A Partnership of Mountain Housing Opportunities and Urban Atlantic
- CDBG-DR Request: $10 Million
- Location: Situated on a 137-acre parcel, the development will conserve over 50% of the natural resources along the French Broad River
- Housing Type: Family
- 4% LIHTC, 200 units at 20%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $54,156,898
- 1, 2 , and 3 bedroom units

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Ferry Road 2: 111 Ferry Road, Asheville, NC

- Developer: Partnership of Mountain Housing Opportunities and Urban Atlantic
- CDBG-DR Request: $3.5 Million
- Location: Situated on a 137-acre site, only 65 acres will be developed, conserving over 50% of natural resources.
- Housing Type: Senior (62+ yrs)
- 4% LIHTC, 70 units at 20%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $21,385,393
- 1 and 2 bedroom units

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Arden Terrace - 3862 Sweeten Creek Road, Arden, NC

- Developer: Atlantic Housing Foundation
- CDBG-DR Request: $10 Million
- Location: Direct access to Sweeten Creek Road, a paved public road, with available water and sewer connections.
- Housing Type: Family
- 4% LIHTC, 130 units at 30%, 50%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $39,207,100
- 1, 2, and 3 bedroom units

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Vista Trace - 986 Patton Avenue, Asheville, NC

- Developer: Taft-Mills Group, LLC.
- CDBG-DR Request: $4.5 Million
- Location: Site encompasses approximately 4.25 acres along Patton Avenue, a primary transportation corridor.
- Housing Type: Family
- 4% LIHTC, 136 units at 20%, 30%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $47,122,868
- 1, 2, and 3 bedroom units

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Terrace at River Hills - 110 River Hills Road, Asheville, NC

- Developer: A Partnership of Mountain Housing Opportunities and South Creek Development
- CDBG-DR Request: $9.5 Million
- Location: Site is under developed, and has no existing building improvements on premises
- Housing Type: Family
- 4% LIHTC, 126 units at 20%, 30%, 50%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $42,538,741
- 1, 2, and 3 bedroom units

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District East Commons - 1311 Tunnel Road, Asheville, NC

- Developer: Commonwealth Development Corporation of America
- CDBG-DR Request: $1.385 Million
- Location: Site is an infill redevelopment of an abandoned, former commercial parcel that runs south from Tunnel Road to the Swannanoa River.
- Housing Type: Senior
- 9% LIHTC, 93 units at 20%, 30%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $26,381,426
- 1, 2, and 3 bedroom units

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319-B Biltmore - 4 John Walker Ave, Asheville, NC

- Developer: Laurel Street
- CDBG-DR Request: $7 Million
- Location: The vacant site will feature a 120,238-square-foot building with amenities including a community room, exercise facilities, a playground, and 2,800 square feet of commercial space
- Housing Type: Family
- 4% LIHTC, 112 units at 20%, 30%, 60% & 80% AMI
- 35 years affordability
- Total Development Cost (TDC): $34,852,156
- 1, 2, and 3 bedroom units

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Apex on Hazel Mill-383 N. Louisiana Avenue, Asheville, NC

- Developer: Blue Ridge Cascade and the Housing Authority of the City of Asheville (HACA)
- CDBG-DR Request: $4.5 Million
- Location: The project site is currently a vacant, largely wooded parcel with no existing structures or known deed restrictions.
- Housing Type: Family
- 9% LIHTC, 89 units at 20%, 30%, 50%, 60% & 70% AMI
- 35 years affordability
- Total Development Cost (TDC): $30,263,741
- 1, 2, and 3 bedroom units

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Caribou Commons Apts - 548 Caribou Rd, Asheville, NC

- Developer: Penrose, LLC
- CDBG-DR Request: $2.6 Million
- Location: The project site consists of vacant land at 548 Caribou Road.
- Housing Type: Family
- 4% LIHTC, 100 units at 60% AMI
- 35 years affordability
- Total Development Cost (TDC): $33,914,534
- 1, 2, and 3 bedroom units

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Sweeten Creek Apts-1116 Sweeten Creek Rd, Asheville,NC

- Developer: Penrose, LLC
- CDBG-DR Request: $2.626 Million
- Location: The project site consists of vacant land at 1116 Sweeten Creek Road. Site control has been secured and will transfer to the single-asset LIHTC ownership entity at closing.
- Housing Type: Family
- 4% LIHTC, 126 units at 60% AMI
- 35 years affordability
- Total Development Cost (TDC): $43,963,514
- 1, 2, and 3 bedroom units

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