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

April 1, 2026

Housing Recovery Board

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Key Takeaways

- The City's CDBG-DR Action Plan allocated $31 Million to Housing Programs, inclusive of $3 Million to the Single Family Rehabilitation & Reconstruction Program and $28 Million to the Multi-Family Housing Construction Program.
- The first Multi-Family Housing Construction funding opportunity closed on February 25.
    - **13 applications were received and 12 eligible applications are being considered**, totaling 1,481 units proposed, **$453.5 Million** in TDC; and **$70.4 Million** in City of Asheville CDBG-DR funds requested.
    - The Housing and Community Development (HCD) Council Committee will consider MFH awards on April 7, 2026, followed by City Council on April 14.
- In February, the City communicated additional prioritization parameters to the State on how to use the $3 million the City of Asheville's CDBG-DR Action Plan allocated to Renew NC. Seven homes (**6 Reconstructions, and 1 MHU replacement**) have been authorized to proceed. Two projects are in active construction.
- Once we determine the initial awards for the City's Multi-Family Housing Program, we can decide how to balance the remaining CDBG-DR funds. This includes potentially reallocating resources to the Single-Family Home Repair and Reconstruction Program. The following slides will walk through staff-proposed options for how to allocate the City's CDBG-DR housing funds.

Overview of CDBG-DR Housing Funds

- State of North Carolina (Renew NC) CDBG-DR Housing funds are comprised of $191 Million for Multi-Family, $53 Million for Workforce Homeownership, and $807 Million for Single-Family home repair and reconstruction.
- 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 City published a Multi-Family Housing Construction notice of funding opportunity for an initial $10 Million.
- These actions support advancing Council's Housing Recovery Priorities while retaining strategic flexibility to make data-informed decisions regarding the allocations across the CDBG-DR Housing Programs.

Additional Affordable Housing Resources

Program Area	Funding
Multi-Family Housing Construction: WNC Affordable Housing Loan Fund	$10 Million
City Affordable Housing Projects (319 Biltmore, Oak Hill)	$3 Million
Housing Trust Fund Allocation (supporting land acquisition, down-payment assistance and homeownership projects)	$6 Million
Home Repair	$1 Million
Total	**$20 Million**

**Note: This total excludes external resources beyond the City of Asheville's control that could be leveraged to further support local housing needs.*

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

Affordable Multi-Family Housing Construction Program

Purpose: To provide gap funding for the construction and rehabilitation of quality, affordable multi-family rental housing units.

Program Goals

Increase the supply of affordable housing for low- and moderate-income (LMI) individuals

Partner to provide multiple avenues of financing to eligible applicants in the development of quality, affordable housing

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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 Alignment:** Ensure these funds provide a lasting impact to Asheville’s overall affordable housing while remaining in compliance with local, state and federal regulations.

Notice Of Funding Opportunity (NOFO) Launch

The NOFO prioritizes $10 million in CDBG-DR funding 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.

January 21, 2026: The NOFO was published, designed to provide detail on the evaluation process and guidance on our expectations for a strong program proposal.

January 30, 2026: Interested developers were invited to a virtual developer forum.

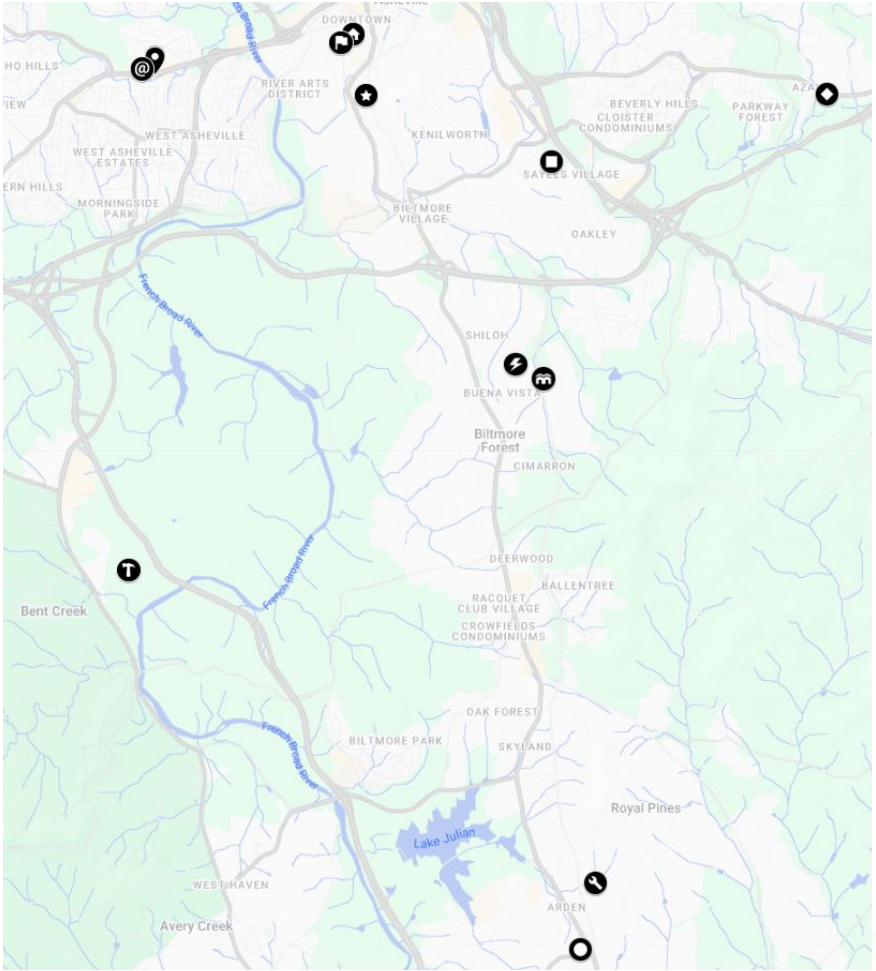
February 10, 2026: Responses to 42 submitted questions were published on AshevilleRecovers.org.

February 25, 2026: The application window closed.

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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



Eligible Applications Summary (1/3)

Project	Type	LIHTC	AMI Populations Served	# Affordable Units	COA CDBG-DR Requested	State CDBG-DR Requested	Buncombe Co. Funds Requested
Orchard Heights	Family	9%	Mixed Units: (5) at 20%, (19) at 30%, (15) at 50%, (30) at 70%, (27) at 80%	96	$ 4,800,000	$3,000,000	N/A
50 Coxe Avenue	Family	4%	Mixed Units: (11) at 20%, (35) at 30%, (113) at 60%, (44) at 80%	203	$ 10,000,000	$10,200,000	$9,800,000
Ferry Road II	Senior	4%	Mixed Units: (14) at 20%, (28) at 60%, (28) at 80%	70	$ 3,500,000	$4,252,975	$5,000,000
Ferry Road I	Family	4%	Mixed Units: (40) at 20%, (80) at 60%, (80) at 80%	200	$ 10,000,000	$4,724,333	$5,000,000
Arden Terrace	Family	4%	Mixed Units: (16) at 30%, (34) at 50%, (42) at 60%, (38) at 80%	130	$ 10,000,000	N/A	N/A

Eligible Applications Summary (2/3)

Project	Type	LIHTC	AMI Populations Served	# Affordable Units	COA CDBG-DR Requested	State CDBG-DR Requested	Buncombe Co. Funds Requested
Vista Trace	Family	4%	Mixed Units: (7) at 20%, (10) at 30%, (92) at 60%, (28) at 80%	136	$ 4,500,000	$15,000,000	N/A
Terrace at River Hills	Family	4%	Mixed Units: (7) at 20%, (7) at 30%, (65) at 50%, (21) at 60%, (26) at 80%	126	$ 9,500,000	N/A	N/A
District East Commons	Senior	9%	Mixed Units: (5) at 20%, (19) at 30%, (34) at 60%, (35) at 80%	93	$ 1,385,000	$3,000,000	$697,500
319-B Biltmore	Family	4%	Mixed Units: (6) at 20%, (25) at 30%, (41) at 60%, (40) at 80%	112	$ 7,000,000	N/A	N/A

Eligible Applications Summary (3/3)

Project	Type	LIHTC	AMI Populations Served	# Affordable Units	COA CDBG-DR Requested	State CDBG-DR Requested	Buncombe Co. $ Requested
Apex on Hazel Mill	Family	4%	Mixed Units: 20%, 30%, 50%, 60%, 70%	89	$ 4,500,000	$3,500,000	N/A
Caribou Commons Apts	Family	4%	(100) at 60%	100	$ 2,600,000	$10,000,000	N/A
Sweeten Creek Apts	Family	4%	(126) at 60%	126	$ 2,626,000	$15,000,000	N/A

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CDBG-DR Single-Family Home Reconstruction and Repair Program Updates

Renew NC Thresholds, Parameters, & Current Status

- In February, the City provided the State with specific prioritization parameters for the $3 million CDBG-DR allocation to Renew NC.
- While these funds remain insufficient to serve all applicants, these criteria ensure that TS Helene survivors with the highest safety and financial risks are served first:
  - Priority for homes requiring full reconstruction or replacement due to unsafe or unsound conditions.
  - An income-based approach prioritizing households at 0-30% AMI first.

- As of March 20, 2026, of 285 total applications submitted to the program, 157 are considered active with 42 under review and 115 deemed eligible for the program. 57 have been deemed as Phase 1/Priority 1 eligible applicants.
  - Seven homes (6 Reconstructions, and 1 MHU replacement) have been authorized to proceed under the initial $3M allocation. Two projects are in active construction.

Renew NC Data Considerations

- 115 applications have been verified eligible, with 55 of those that are phase 1, NCDOC has completed 59 damage assessments and award type determinations (34 reconstructions, 16 rehabilitations, and 2 MHU replacement).
- Estimated costs of repair don't consider elevation and mitigation so we are relying on rough estimates (instead of the estimated cost of repair figures).
    - Using a rough estimate of $360K on average per home, the 55 Phase 1, Priority 1 applications would cost ~$19.8 million.
- We estimate that an additional 2-3 households can be served with every additional $1 Million allocated to Renew NC by the City.

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CDBG-DR Housing Funding Scenarios

The Ask

- Once we determine the initial awards for the City's Multi-Family Housing Program, we can decide how to balance the remaining CDBG-DR funds. This includes potentially reallocating resources to the Single-Family Home Repair and Reconstruction Program.

- The following slides will walk through scenarios for how to allocate the City's CDBG-DR housing funds.

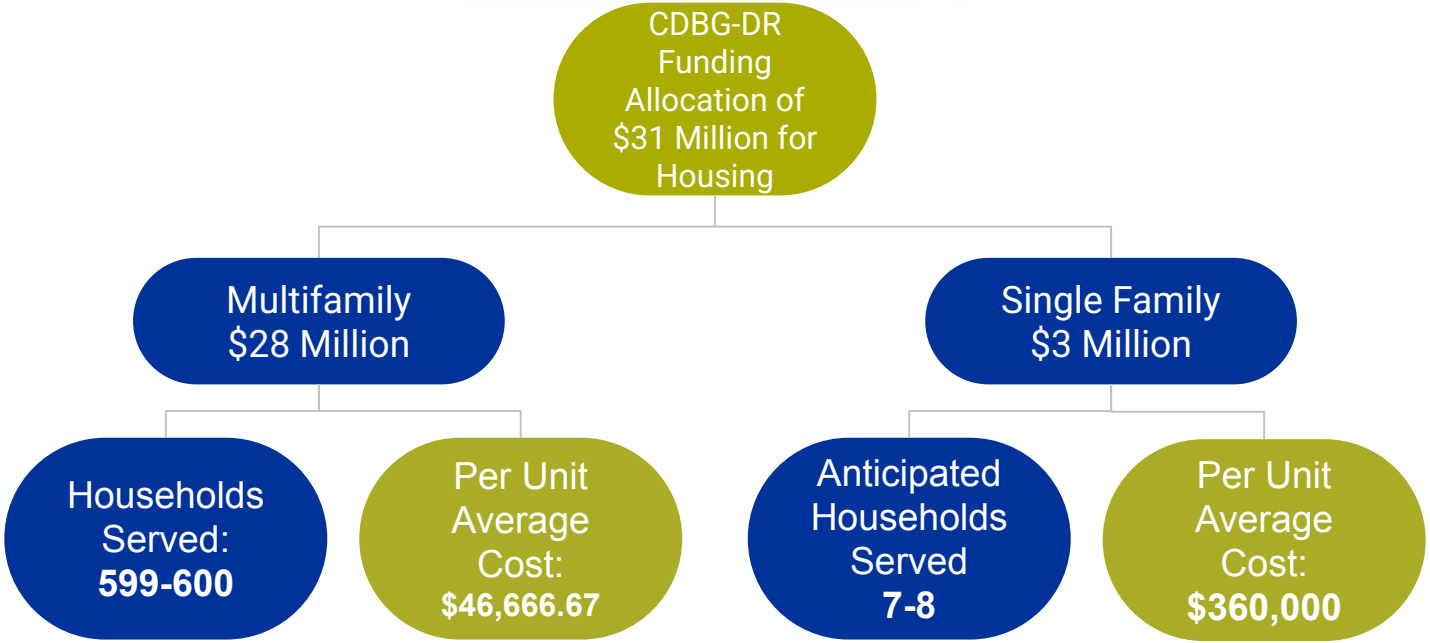
- The purpose of our dialogue today is to hear feedback, in anticipation of advancing funding allocation decisions at the next Housing Recovery Board meeting in June.

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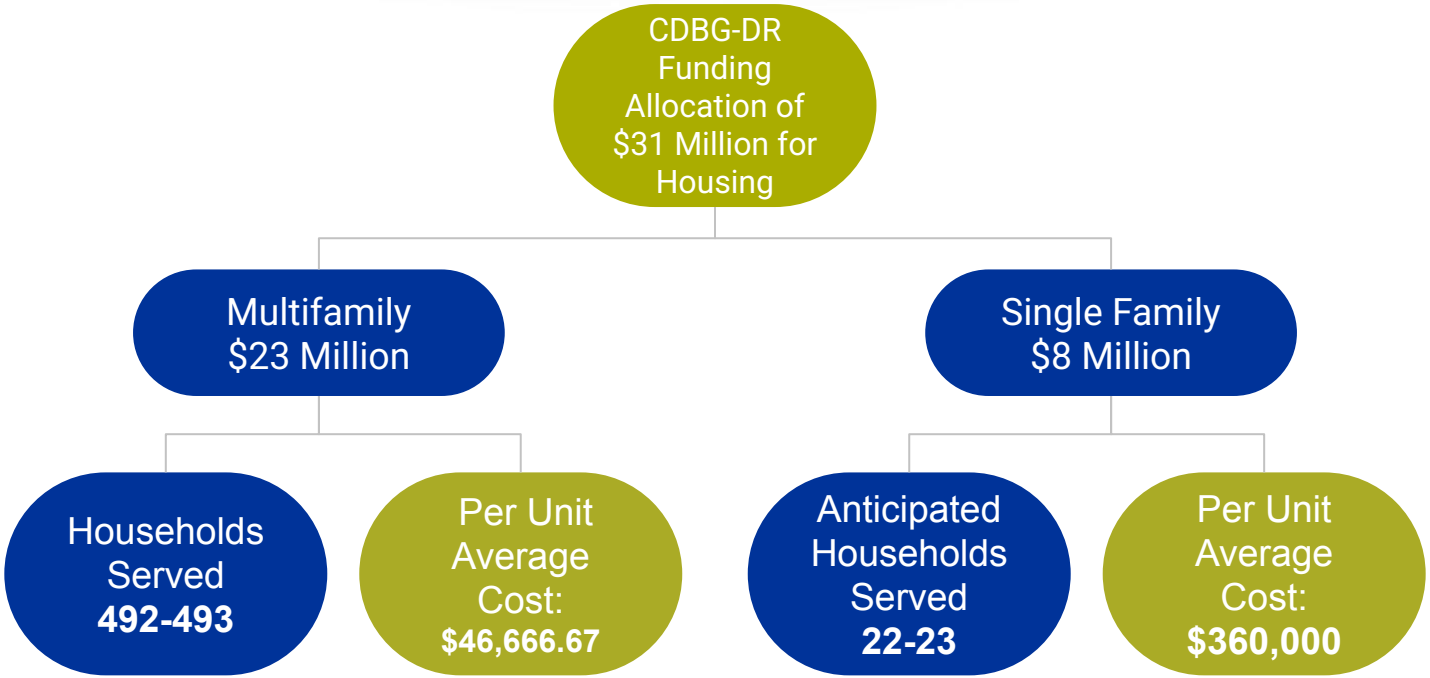
Questions for Discussion

As we consider the potential reallocation of funds between CDBG-DR Single-Family and Multi-Family Housing Programs, **what are the pros and cons of the three different funding scenarios within these two programs?**

Funding Allocation Scenario 1

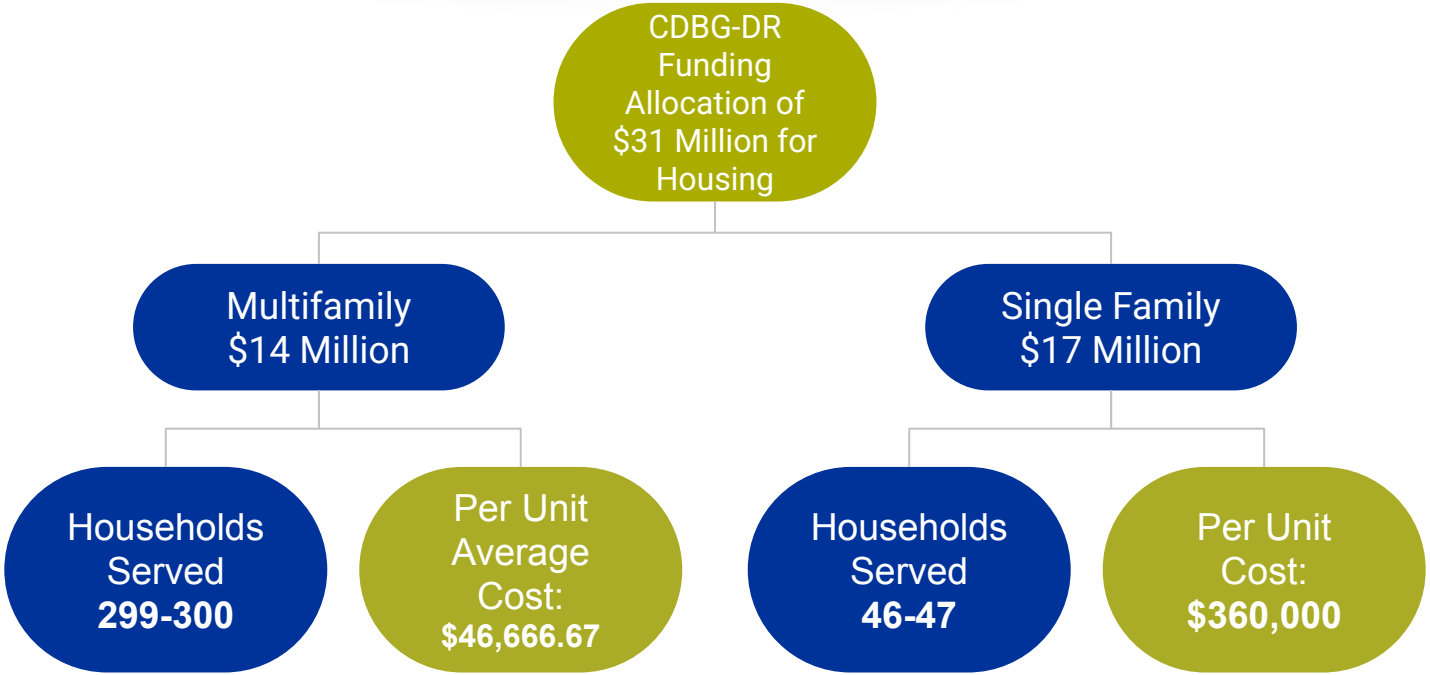


Funding Allocation Scenario 2



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Funding Allocation Scenario 3



Funding Allocation Scenario Overview

Scenario 1

(MFH)
$28 Million

(SFH)
$3 Million

Estimated HH Served: 599-600

Per Unit Cost Average: $46,666.67

HH Served: 6-7

Per Unit Cost Average: $365,000

Scenario 2

(MFH)
$23 Million

(SFH)
$8 Million

Estimated HH Served: 492-493

Per Unit Cost Average: $46,666.67

HH Served: 21-22

Per Unit Cost: $365,000

Scenario 3

(MFH)
$14 Million

(SFH)
$17 Million

HH Served: 299-300

Per Unit Cost: $46,666.67

HH Served: 46-47

Per Unit Cost: $365,000

Questions for Discussion

As we consider the potential reallocation of funds between CDBG-DR Single-Family and Multi-Family Housing Programs, **what are the pros and cons of the three different funding scenarios within these two programs?**

Thank You!

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