# Community Development Block Grant - Disaster Recovery (CDBG-DR) - Substantial Action Plan Amendment

**June 9th, 2026**
**Public Hearing**

**James Shelton, Community Development Division Manager**

**Community & Economic Development Department**

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# Key Takeaways

- The City's CDBG-DR Action Plan originally allocated $3 million to the Single Family Rehabilitation & Reconstruction Program and $28 million to the Affordable Multi-Family Housing Construction Program.
- The total cost of the program to address all applicants is estimated to be between $30-$40 million.
- Staff are proposing a Substantial Amendment to the CDBG-DR Action Plan, reallocating $19.2 million in funding to the Single Family Rehabilitation & Reconstruction Program, for a new total of $22.2 million.
- The Housing Recovery Board is being asked to vote on the amendment and comment on the proposed reallocation of funding.

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# CDBG-DR Single Family Rehabilitation & Reconstruction Considerations

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# Renew NC

The Renew NC Single Family Housing Program is a centralized housing rehabilitation, reconstruction or replacement program that will prioritize **low-to-moderate income** families with seniors aged 62 and older, children, and/or disabled household members who were impacted by Hurricane Helene.

- Includes single-family and manufactured homes
- Must be primary residence
- Eligible homeowners who are awarded the grant are expected to remain in the house for 3 years (3-year unsecured, forgivable promissory note).

**Prioritization:**

Application priority is assigned based on income (below 60%, 60-80%, and under 120% of area median income) and at least one of the following:

- Households with seniors age 62 and older.
- Households with children under the age of 18.
- Households with individuals with disabilities.

# Renew NC - Program Status

- Rehabilitation threshold = $100,000 of estimated repairs
  - If a property's costs to repair are greater than $100,000, then it is recategorized as full reconstruction (like-for-like)
    - Costs to meet CDBG-DR home repair requirements include:
      1. Disaster related repairs
      2. Cost to repair or replace all non-code compliant issues
      3. Cost to repair or replace all identified health and safety issues
      4. Mitigation against future disasters (elevation, weatherization, slope stabilization, etc)

# Renew NC - Program Status

- Maximum reconstruction award/cost per property = $450,000
  - Anticipated average cost of reconstruction per home = $360,000
- Meeting all required repair needs identified for *reconstruction* are unlikely to be alleviated by other programs or funding sources
- Temporary Relocation Assistance (TRA) may be available to support families while their homes are being rebuilt.
  - This is new thanks to community input
- Homeowners receive a decent, safe, and resilient replacement home

# Renew NC - Program Status (Updated 5.28.2026)

RenewNC HOUSING

| AMI Range | Household Criteria | Program Phase & Priority | Household Count |
|---|---|---|---|
| 0–60% AMI | Child, Elderly, or Disabled | Phase 1/Priority 1 | 87 |
| 0–60% AMI | Other Eligible Households | Phase 1/Priority 2 | 21 |
| 60–80% AMI | Child, Elderly, or Disabled | Phase 2/Priority 1 | 6 |
| 60–80% AMI | No Child, Elderly, or Disabled | Phase 2/Priority 2 | 3 |
| 81–120% AMI | Child, Elderly, or Disabled | Phase 4/Priority 1 | 30 |
| Under Review | Pending Final Determination | TBD | 5 |

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# Renew NC - Program Status

- The current $3 million allocation will serve 8 households.
  - Many applications are above the reconstruction threshold ($100,000 of repairs + code + health & safety + mitigation) and have costs of around $360,000 to fully reconstruct a home
  - Seven projects are currently authorized under the initial funding allocation.
  - One project was completed in April and a second is in active construction.

# Proposed Reallocation to Single Family

- Staff propose pursuing a Substantial Amendment to the CDBG-DR Action Plan
  - **$9.2 million** from the Affordable Multi-Family Construction Program
    i. New total = $18,800,000
      1. $1,385,000 - District East Commons
      2. $7,000,000 - 319 Biltmore B
      3. $9,505,000 - Unawarded
      4. $ 910,000 - Activity delivery costs
  - **$10 million** from the CDBG-DR Infrastructure Program
    i. New total = $115,000,000
      1. $10M in estimated design costs for the North Fork Reservoir Project identified as funds likely to be reimbursed first through HMGP

# Proposed Re-allocation to Single Family

- **Total reallocation to Single Family = $19.2 million**
  - Total program allocation = $22.2 million
  - Will serve an estimated 53 additional households
  - Focus continues to be on:
    - < 60% AMI
    - Elderly, disabled, or children in the home
    - Reconstruction (repair estimates > $100,000)

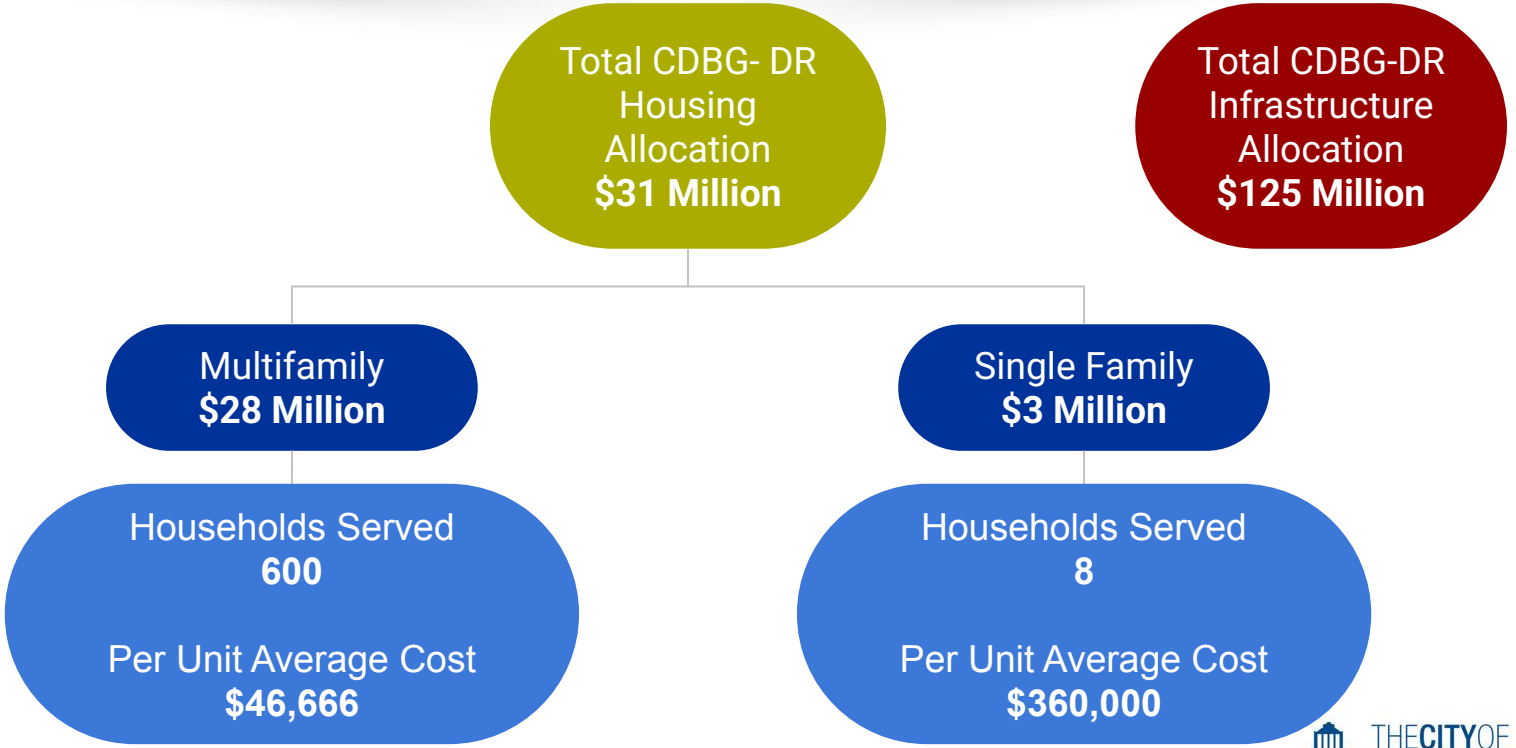
# December 2025 Housing Recovery Board Feedback

- Staff had originally proposed a $17 Million reallocation from the Multifamily Program in December 2025
- Since then, we have gathered data and considered alternative options
- The new recommended reallocation leaves the MFH program with a total of $18.8 Million, as opposed to the December recommended reduction to $11 Million

# April 2026 Housing Recovery Board Feedback

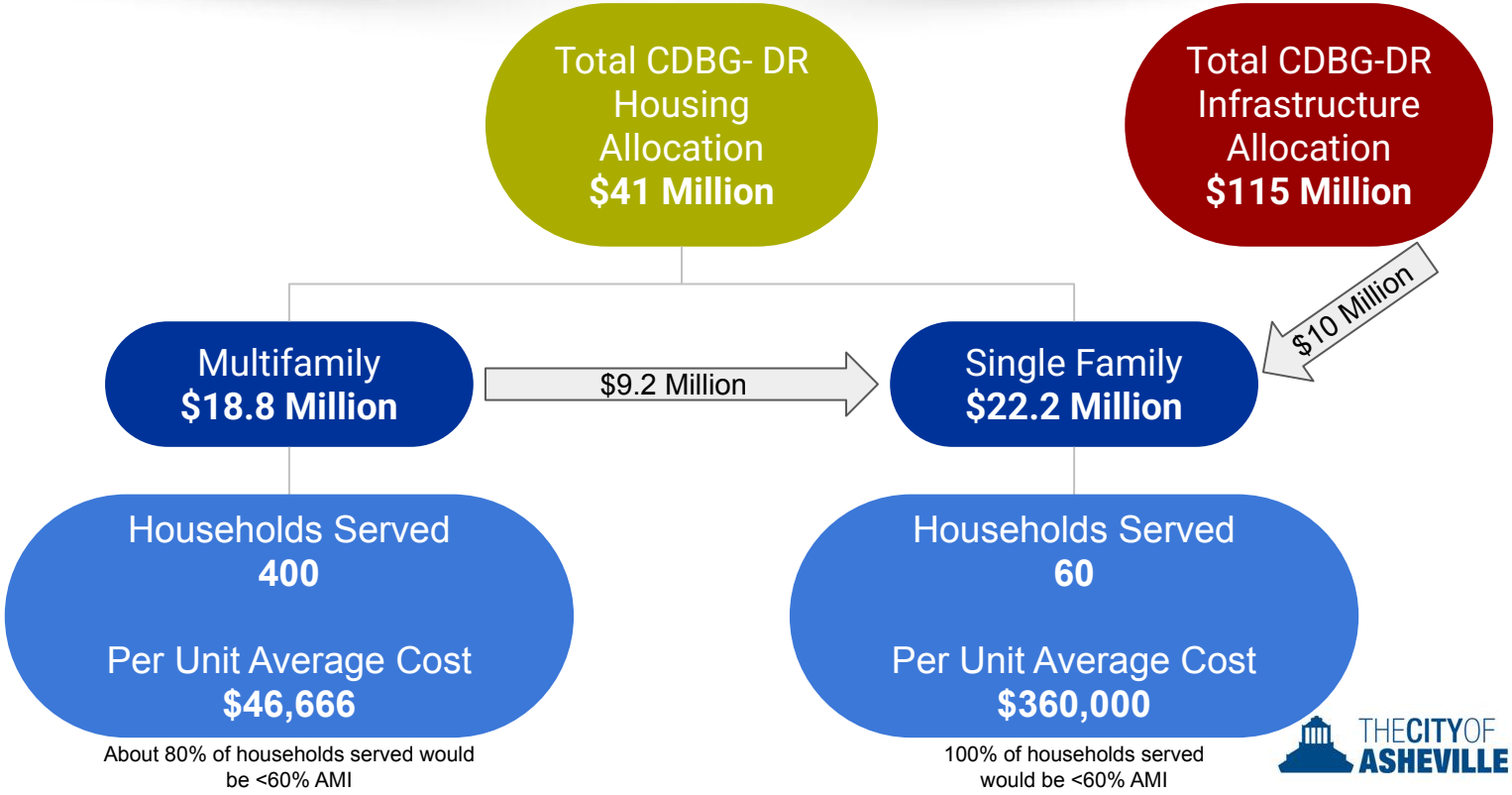
- **Multi-Family:** Maximizes investment per household served and long-term affordability (35+ year deed restrictions) through gap financing and tax credit layering.
- **Single-Family:** Supports residents directly impacted by the disaster, preserves generational wealth, prevents the displacement of residents in existing neighborhoods
- Acknowledged the tensions and need to **rebalance the portfolio** to ensure meaningful impact across both housing types.

# Current Funding Allocations



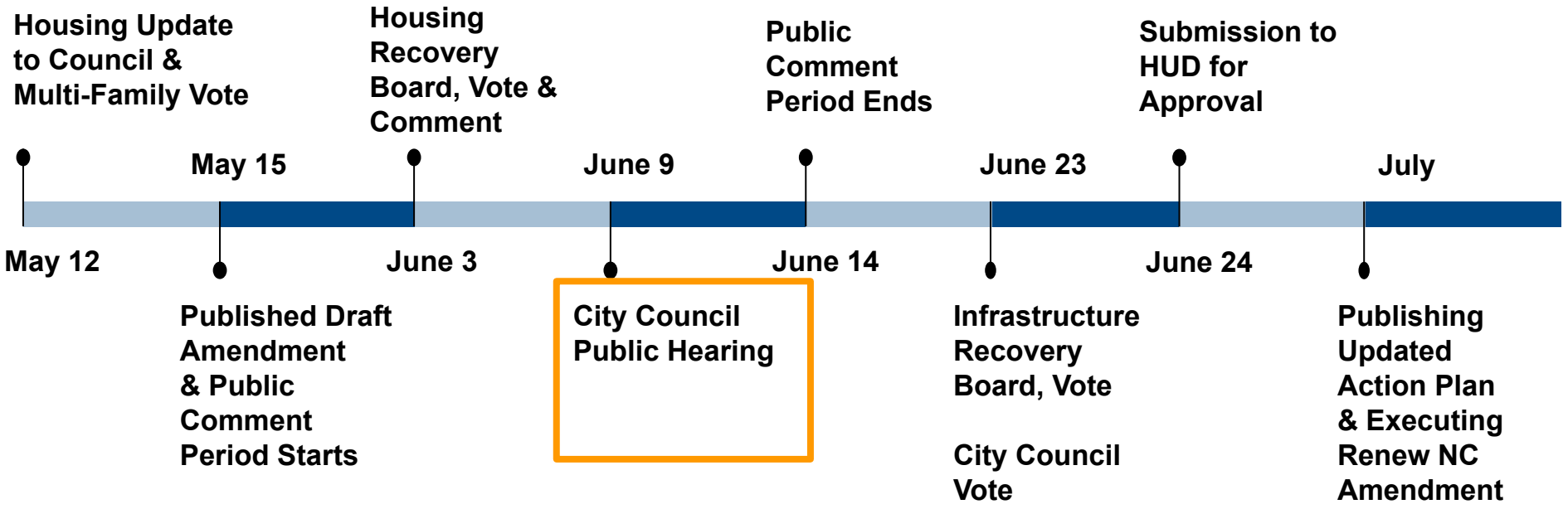

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# Proposed Funding Allocations



# Substantial Action Plan Amendment Process

# Substantial Action Plan Amendment Timeline



# Public Comment Period

- The 30-day public comment period runs May 15–June 14, 2026.
  - Residents may review the amended Action Plan on the Asheville Recovers website under “Action Plan and Amendment” or request a physical copy at Asheville City Hall, 70 Court Plaza.
- Comment taken during today’s public hearing.
- Written comments and questions may be submitted by 5pm June 14 to: cdbg-dr@ashevillenc.gov or on publicinput.com/b82874
- Infrastructure and People & Environment Recovery Boards will review final recommendations on June 23rd
- City Council vote on June 23rd

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# Key Takeaways

- The City's CDBG-DR Action Plan originally allocated $3 million to the Single Family Rehabilitation & Reconstruction Program and $28 million to the Affordable Multi-Family Housing Construction Program.
- The higher-than-anticipated demand and cost for home repair require additional funding resources for the Single-Family Home Repair and Reconstruction Program managed by Renew NC. The final cost is estimated to be between $30-$40 million.
- Staff are proposing a Substantial Amendment to the CDBG-DR Action Plan, reallocating $19.2 million in funding to the Single Family Rehabilitation & Reconstruction Program, for a new total of $22.2 million.
- The Housing Recovery Board is being asked to vote on the amendment and comment on the proposed reallocation of funding.

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# Public Hearing

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