

Notes from Statewide Multifamily Housing Industry on Hurricane Helene Relief Tuesday, March 11, 2025

House Bill 47

- Allows for the \$1,000,000 in rental assistance that was allocated in 2024 disaster bill to provide for up to two payments (was limited to just one payment).
- New funding of \$534,991,704 for:
 - o \$140 million for Home reconstruction and repair
 - o \$192.5 million for Agricultural Disaster Crop Loss program
 - o \$100 million for private road and bridge repairs
 - o \$55 million for Small Business Infrastructure Grants
 - o \$10 million for state fire marshal to disburse grants to small and volunteer fire departments
 - o \$10 million for 501c3 nonprofits for ongoing repair and reconstruction projects
 - o \$3 million for targeted media campaigns to encourage in-state and out-of-state tourists to return to the area
 - o \$4.5 million for School Extension Learning Recovery Program

Department of Public Safety Dashboard (FEMA data)

- o 3,699 receiving rental assistance
- o \$10.27 million allocated for rental assistance
- o 285,227 Individual Assistance applicants
- o \$396 million approved for Individual Assistance

NC Auditor's Dashboard (as of March 6)

- o Total households displaced: 6,345
- o Total housed: 2,319
- o Seeking assistance: 440
- o Not utilizing assistance: 3,586

2025 Community Development Block Grant - Disaster Recovery (CDBG-DR)- Action Plan

Link - [City of Asheville Action Plan Draft \(3.4.25\).pdf - Google Drive](#)

1. Overview of the Report

- **Purpose:**
 - o The report is Asheville's draft action plan for the Community Development Block Grant – Disaster Recovery (CDBG-DR) funds, totaling **\$225 million**.
 - o It was developed to direct federal disaster recovery funds following Hurricane Helene, addressing urgent local needs.
 - o 125 pages long – I can drop the link in the Chat.
 - o At least 70% of CDBG funds must directly benefit low- to moderate-income individuals or areas, ensuring that the money targets communities in greatest need.

2. Breakdown of Where the Money Will Be Spent

- **Total Allocation:** \$225 million
- **Key Spending Categories:**
 - o **Infrastructure:**

- **\$130 million** is earmarked for repairing and modernizing roads, utilities, public facilities, and other critical infrastructure damaged by the disaster.
- **Economic Revitalization:**
 - **\$50 million** will go toward revitalizing local businesses and stimulating economic activity in areas impacted by the storm.
- **Planning/Administration:**
 - **\$14 million** (combining planning and administrative costs) to manage and oversee the implementation of the projects.
- **Housing:**
 - **Approximately \$29 million total**, divided as follows:
 - **Affordable Multi-Family Housing Construction:** About **\$26 million**
 - **Reconstruction and Rehabilitation for Owner-Occupied Units:** Around **\$3 million**

3. Analysis of the Multifamily Aspects

Key Takeaways

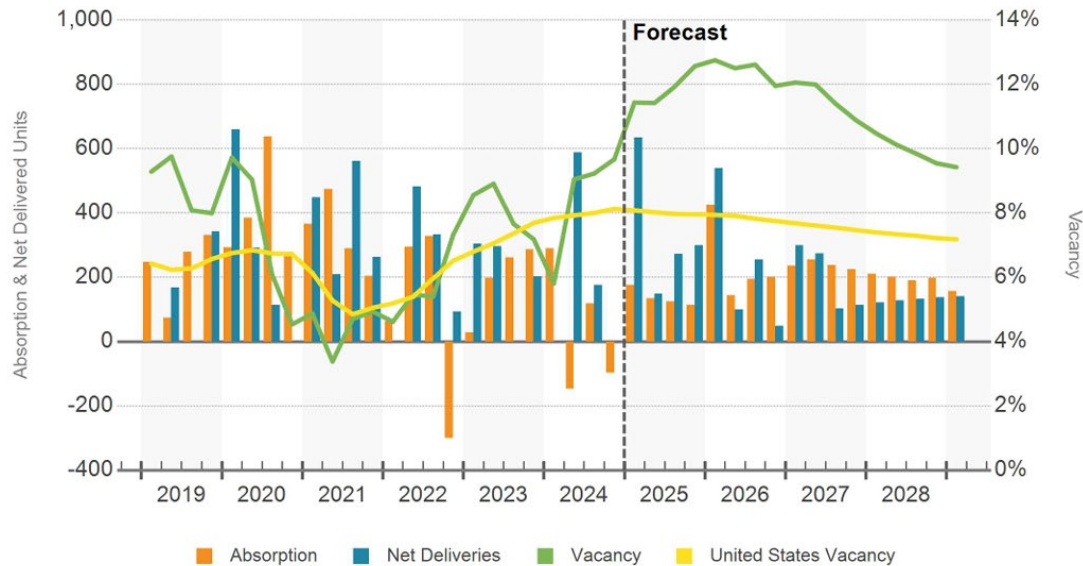
Of the estimated 49,130 dwelling units within city limits, the percentage across types shows 61.26% single family, 35.10% multi-family, and 3.65% mobile homes.

Buncombe County as of February 10, 2025:

- Repair / Replacement Assistance: \$36,143,166
 - Rental Assistance: \$3,229,912
 - Checked in to TSA: 529 households
 - Approved for Direct Housing: 86 households
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- In Asheville, a total of 32,600 households registered for FEMA IA assistance, including 14,924 owner-occupied households and 17,676 rental households.
 - 2024 Point-in-Time Count, which is an annual census of people experiencing homelessness, the City identified 739 individuals without housing. Most people (520) were in emergency shelter or transitional housing programs, but 219 were unsheltered, meaning they were camping, sleeping in cars, or otherwise on the street. When compiling data for the 2024 Point-in-Time count, the City found that 52% of people experiencing homelessness were Asheville residents when they lost their housing.⁵⁰
 - Renters in Asheville experience cost burden at a much higher rate than owners. Approximately 29.36% of Asheville renters are considered housing cost burdened, and an additional 18.97% of renters are considered severe housing cost burdened, totaling 48.33% between the two categories.
 - Tropical Storm Helene has intensified the housing crisis within Asheville, highlighting the need for affordable housing, particularly for the city's most vulnerable residents.
 - The Affordable Multi-Family Housing Construction Program will fund multi-family development projects with a requirement that 51% of units must be occupied by households at or below 80% AMI. The Infrastructure Program will prioritize projects that primarily serve LMI populations or support affordable housing development.

- March 19 – Housing – Harrah’s Cherokee Center Asheville, Banquet Hall, 6-8 p.m.
- FEMA’s Transitional Sheltering Program TSA - largely comes to an end on Friday, March 7.
- FEMA said 1,884 households in Western North Carolina are in hotel rooms provided by FEMA's TSA program as of Wednesday, March 5.
- FEMA also detailed how many households are receiving rental assistance. For owning households it's 2,040 and for renting households it's 1,658.
- Rockett said FEMA rejected her application beyond seven days because her landlord wouldn’t confirm there was damage to her apartment. News 13

ABSORPTION, NET DELIVERIES & VACANCY



Before the storm, unemployment in the area was very low—for example, Buncombe County had an unemployment rate of about 2.5%. However, following Helene’s arrival in late September, many businesses, particularly in tourism and related services, were disrupted, leading to a steep rise in job losses. In the immediate aftermath, unemployment in Buncombe County spiked to over 10% in Oct, 7% in Nov and 6% in Dec. Jan numbers will come out March 17th. We really need them to be at 5% or below the fear is that they are trending up to 7%. Also you have glitch in the number – those who are looking.

Charlotte’s increased homelessness from Asheville.

2007 - Asheville’s back luck.

NEXT STEPS

- Bryan to coordinate with Hannah Boyd and Amanda Williams regarding the meeting with Chuck Edwards in DC to discuss the storm impact.
- Jon and Bryan to discuss Western North Carolina storm impact during side conversations at the National Apartment Association meeting in DC.
- Jon and Bryan to evaluate the need for the next meeting after the DC trip and schedule accordingly.