



# Renew NC

## Commercial District Revitalization

Hurricane Helene Long-Term Recovery



Last revised: March 12, 2026



## Program Overview

The Renew NC Commercial District Revitalization Program is to help eligible local governments and nonprofit organizations revitalize designated commercial districts damaged by Hurricane Helene. Encouraging economic opportunities, while supporting the recovery of commercial areas, is essential to ensuring that commercial tenants, customers, and jobs are restored. This is funded by HUD Community Development Block Grant-Disaster Recovery (CDBG-DR) funds and administered by the N.C. Department of Commerce, Division of Community Revitalization (DCR).

**GOAL:** Restore economic activity, retain and create jobs, support local businesses, and ensure residents continued access to goods and services in their communities.



# Are you Eligible?

## Eligible entities:

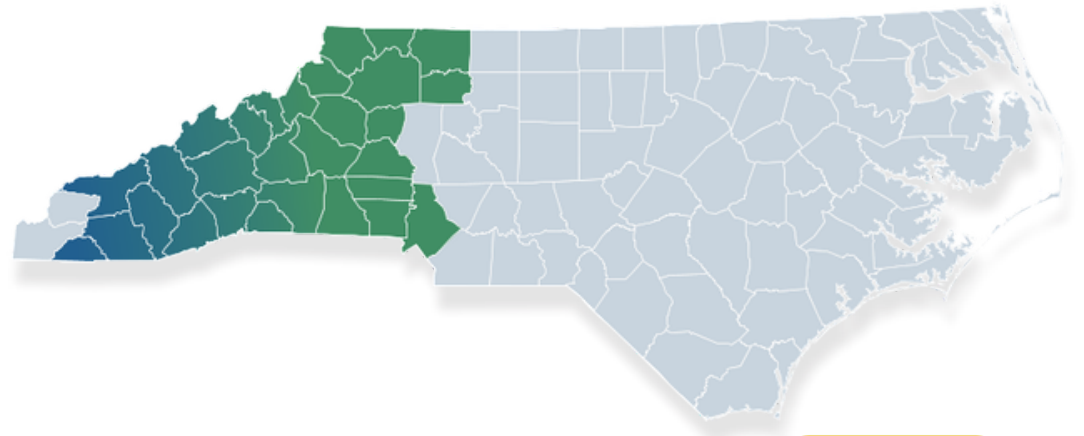
- Local governments (municipalities, counties);
- Nonprofit organizations with demonstrated capacity to carry out revitalization projects & in partnership with local government

## Requirements:

- Must be located in or serving a HUD- or State-identified MID area;
- A nonprofit organization must have an IRS determination letter, articles of incorporation, and an active SAM.gov registration;
- A nonprofit organization must have a signed partnership agreement or Memorandum of Understanding with a local government prior to execution of the subrecipient agreement with DCR; and
- Must not be debarred, suspended, or otherwise excluded from participation in federal programs.

## Eligible Areas

Alexander, Alleghany, Ashe, Avery, Buncombe, Burke, Caldwell, Catawba, Clay, Cleveland, Gaston, Haywood, Henderson, Jackson, Lincoln, Macon, Madison, McDowell, Mecklenburg (zip code 28214), Mitchell, Polk, Rutherford, Surry, Swain, Transylvania, Watauga, Wilkes, Yadkin, and Yancey.



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## Does Your Project Qualify?

### Your project may qualify if:

- It demonstrates a direct or indirect tie-back to the impacts of Hurricane Helene.
- It meets a national objective as required by CDBG-DR regulations and the 2025 Revised Universal Notice.
  - Primary national objectives: Low- and Moderate-Income Job Creation or Retention (LMJ) and Low- and Moderate-Income Area Benefit (LMA)
  - Alternative national objectives: Urgent Need (UN) and Slum/Blight

## Commercial District & Property Improvements

Projects must align with HUD regulations and meet a national objective.

These include:

- Acquisition, demolition, site preparation, or rehabilitation of commercial structures
- Facade and exterior improvements in commercial districts
- Mixed-use projects with commercial and housing elements
- Physical improvements and rehabilitation assistance for small businesses

Please visit the [commercerecovery.nc.gov](https://commercerecovery.nc.gov) website to view a full list of eligible activities and for more information on HUD regulations.

### WHAT IS A COMMERCIAL DISTRICT?

A commercial district is a geographically identifiable area within a community that contains a concentration of commercial activity and functions as an economic driver for a community.



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## Prescreening

The prescreening process – optional but highly recommended – is intended to help DCR assess unmet needs and assist potential applicants in determining whether a proposed project is likely to:

- Meet the HUD threshold requirements.
- Have the organizational capacity and experience to manage funds.
- Order the funding of assistance to avoid duplication of benefits.
- Assess project shovel readiness to include (design, affordability, feasibility, and community impact).

To sign-up for prescreening, please visit the DCR website at [commercerecovery.nc.gov](https://commercerecovery.nc.gov). Once signup is completed, an email confirmation will be sent and a grant manager will be assigned. During prescreening, a potential applicant will work directly with a grant manager and to receive feedback and technical assistance aimed at developing a competitive proposal.

Prescreening will remain open and can also be utilized before, during, and after the application window opens.



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## Mitigation Requirement

All CDR projects funded under this program must incorporate measures that reduce future disaster risk and promote long-term resilience of the commercial corridor.

Such mitigation measures and strategies to reduce natural hazard risks must be integrated into construction, reconstruction, or rehabilitation.

Such measures can include but are not limited to:

- Elevation of structures, equipment, or utilities above base flood elevation;
- Dry or wet floodproofing of structures;
- Relocation of critical equipment above flood levels;
- Installation of permeable pavements; and
- Integration of green infrastructure into sidewalks, plazas, and parking areas.

CDBG-DR investments will be designed and constructed to withstand extreme weather events by identifying and implementing resilience performance measures.



# Steps to Recovery

## STEP 1 Precreening

Potential applicant submits optional prescreening.

## STEP 2 Application

Applicant submits application. DCR conducts threshold review, scoring and ranking, and environmental review.

## STEP 3 Award & Grant Agreement

Applicant receives award determination and signs subrecipient agreement.

## STEP 4 Implementation

Once fully awarded, subrecipient will begin approved project preconstruction and construction activities.

# Funding & Allocation

- **Total Funding:** Approximately \$111 million is allocated for commercial district revitalization.
- **Award Size:** Grants generally range from \$500,000 up to \$10 million per project, depending on scope and need.
- **Competitive Process:** Awards will be made through a competitive application process administered by the Division of Community Revitalization. See the Policies & Procedures manual at the DCR website for more information.



# Application Submission Requirements

- Project Narrative
- Budget & Sources/Uses
- Preliminary Engineering Reports, site plan and design, or other schematics (if available)
- Organizational Experience and Capacity with federal grants
- Project Schedule
- Zoning Documentation
- Site Control Documentation
- Environmental and Risk Information
- Evidence of community input, including publicly noticed meetings and/or resolutions

## Scoring Criteria

- Capacity of Applicant (10 points)
- Community Need (20 points)
- Soundness of Approach (40 points)
- Leverage of Other Resources (20 points)
- Achieving Results (10 points)



## Federal & State Requirements

All projects must comply with all applicable federal and State laws, rules, regulations, and policies governing nondiscrimination, accessibility, labor standards, environmental protections, relocation, and privacy.

This includes adherence to the following:

- Civil Rights Compliance
- Americans with Disabilities Act
- Section 504 Accessibility and Compliance
- Davis-Bacon and Related Acts
- Section 3
- Minority- and/or Women-Owned Businesses
- Force Account Labor
- Residential Anti-Displacement
- Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)
- Environmental Review



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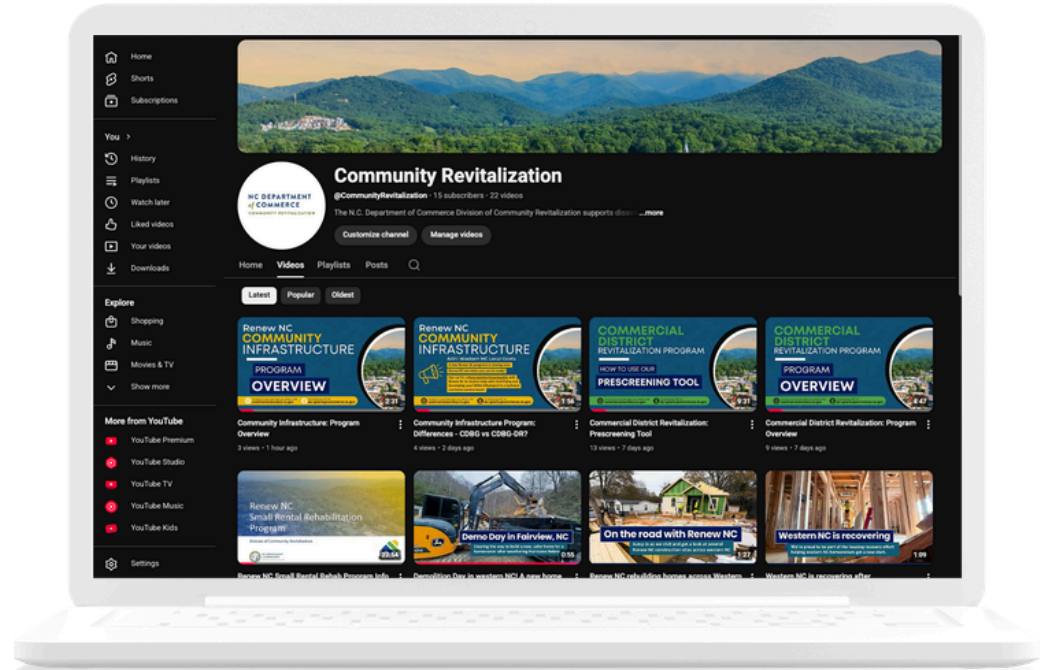
# Additional Resources

Visit the **Division of Community Revitalization channel on YouTube** to view a number of videos on the Renew NC Commercial District Revitalization Program that offer a closer look at the program and provide key insights into submitting an application, the review process, and much more.

- [youtube.com/@CommunityRevitalization](https://www.youtube.com/@CommunityRevitalization)

Email the Renew NC Commercial District Revitalization Program at:

- [dcr.grants@commerce.nc.gov](mailto:dcr.grants@commerce.nc.gov)





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