

Renew NC

Multi-Family Construction and Repair Program: Non-LIHTC



Hurricane Helene Long-Term Recovery



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Program Overview

The **Renew NC Multi-Family Construction and Repair (MCR) Program: Non-LIHTC** is intended to serve multi-family rental properties with five or more rental units, to include the rehabilitation or development and construction of new rental housing stock. The Non-LIHTC (Low-Income Housing Tax Credits) track addresses potential projects that do not qualify for or receive LIHTC under the North Carolina Housing Finance Agency's (NCHFA) 2026 Qualified Allocation Plan.

GOAL: Provide funding to help increase the availability of safe, sanitary affordable rental housing in areas affected by Hurricane Helene.



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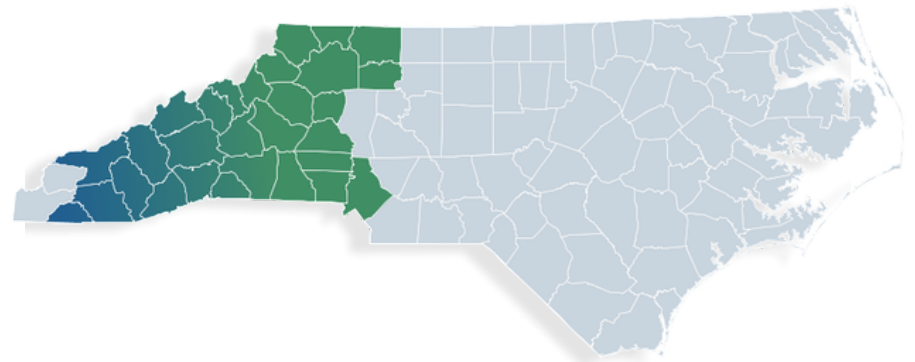
Requirements

Applicants / Developers / Subrecipients:

- Demonstrate site control, financial feasibility, and past similar development experience and capacity;
- Comply with all program requirements and cross-cutting federal laws;
- Undertake construction in accordance with approved plans, codes, and timelines;
- Ensure timely contribution of any leveraged financial resources consistent with approved application;
- Provide all invoice and cost information to DCR to enable timely payment of CDBG-DR funds to cover project expenses;
- Maintain documentation of compliance and submitting required reports to DCR;
- Market available housing to targeted eligibles and maintain a waiting list;
- Ensure income eligibility, tenant selection, and lease-up in compliance with program rules.

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 counties.



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Do You Qualify?

You may qualify if your project:

- Demonstrates direct or indirect tie-back to the impacts of Hurricane Helene or be a mitigation activity funded through the mitigation set-aside.
- Meets national objective as required by CDBG-DR regulations and 2025 Revised Universal Notice.
 - Primary national objective: Low- and Moderate-Income Housing (LMH)

Who is Eligible?

The following list shows examples of those entities eligible to apply for MCR-Non LIHTC Program assistance, but is not meant to be exhaustive:

- For-profit developers;
- Non-profit housing developers, including Community Housing Development Organizations (CHDOs) and Community-Based Development Organizations (CBDOs);
- Public housing authorities and local governments;
- Joint ventures between any of the above, provided they demonstrate adequate development capacity and financial management acumen.

ELIGIBLE ACTIVITIES

- New construction of multifamily rental units;
- Substantial rehabilitation of existing rental units;
- Related site preparation and infrastructure improvements

View the full list at
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Prescreening

The prescreening process — optional but highly recommended — aims to help the Division of Community Revitalization (DCR), under the North Carolina Department of Commerce (NCDOC), evaluate 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.
- Coordinate the funding of assistance to prevent duplication of benefits.
- Assess project readiness, including (design, affordability, feasibility, and community impact).

To sign up for prescreening, please visit the **commercerecovery.nc.gov** website. After signing up, you will receive a confirmation email, and a grant manager will be assigned to you. During prescreening, a potential applicant will work directly with a grant manager and complete four sections and a final assessment of their readiness to apply.

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



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Mitigation Requirement

Mitigation activities are actions that enhance resilience to disasters and aim to decrease or eliminate the long-term risks of death, injury, property damage, and suffering by lessening the impact of future disasters.

Resiliency is defined as the ability of individuals, communities, institutions, businesses, and systems to survive, adapt, and thrive despite ongoing stresses and shocks. For planning purposes, mitigation and resilience measures include, but are not limited to, plans designed to reduce:

- Risks to people and property.
- Disruption of public services for those most vulnerable to natural and climate-related risks.
- Disproportionate effects of economic, social, and climate shocks on protected classes and vulnerable populations, including those with disabilities and the elderly.
- Impacts and interruptions to FEMA Community Lifelines.

All projects should incorporate mitigation and resiliency components.



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Threshold Criteria

Applications must meet all threshold criteria below to advance to scoring:

- Eligible Applicant and Entity Type
- Project must be located in a combined MID area
- Disaster Tie-Back and Unmet Need Project must meet a National Objective. Please refer to the *Renew NC Multi-Family Construction and Repair Large Policies and Procedures Manual* for more information.
- Project must be financially feasible and include a preliminary budget and financing plan demonstrating feasibility and project's consistency with cost reasonableness standards
- Project must be an eligible activity
- Project must be 5 units or more under common ownership and management
- Residential/structural portions of the project must not be located in a regulatory floodway, floodplain, or non-encroachment area
- Applicants must have experience developing and/or managing publicly funded housing projects, and
- Complete and Timely Submission: Application and all required documentation must be submitted in full by the NOFO deadline.

Applications that fail to meet the threshold criteria shall be disqualified and shall receive a disqualification letter/email sent to the point of contact listed in the application.



Steps to Recovery

STEP 1

Prescreening and Application Submission

Applicants submit an optional prescreening or move straight to the application

STEP 2

Application Review, Scoring & Ranking

Threshold review followed by scoring and ranking and environmental review.

STEP 3

Award & Agreement

Applicant receives award determination and signs contract with NCDOT.

STEP 4

Preconstruction & Construction

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

STEP 5

Affordability Period

Completed projects support affordable housing for at least 20 years.

Funding & Allocation

Total Funding: \$70,591,500 has been allocated to the Renew NC Multi-Family Housing Program: Non-LIHTC.

Award Size: Awards generally range from \$500,000 up to \$15 million per project, depending on scope and need.

Competitive Process: Awards will be made through a competitive application process administered by DCR.

See the Program policies and procedures manual at the **commercerecovery.nc.gov** website for more information.



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Submission Requirements

- Completed Application Form
- All supporting materials as identified by the Notice of Funding Opportunity (NOFO).
- Project Narrative – including tie-back to Helene and alignment with program goals
- Development Budget & Sources/Uses
- Pro forma for initial twenty (20) years of operating period
- Preliminary Site Plan and Building Design (if available)
- Organizational Experience and Capacity with Multi-family housing
- Project Schedule, including acquisition through completion
- Zoning and Site Control Documentation
- Environmental and Risk Information

Scoring Criteria

Applications will be evaluated through a competitive scoring process guided by the CDBG-DR Action Plan and DCR's recovery objectives, to include:

- Applicant capacity;
- Community need;
- Soundness of development approach;
- Leverage of other resources; and
- Projected outcomes and long-term results.

Projects will be scored and ranked by total score. Awards will be given to the highest-ranking projects.



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Federal & State Requirements

All projects must comply with all applicable federal and State laws, rules, regulations, and policies regarding 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
- Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)
- Environmental Review



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Resources

Video

Visit the **Division of Community Revitalization channel on YouTube** to view program-related videos with key insights into various topics related to Renew NC and CDBG-DR projects.

- youtube.com/@CommunityRevitalization

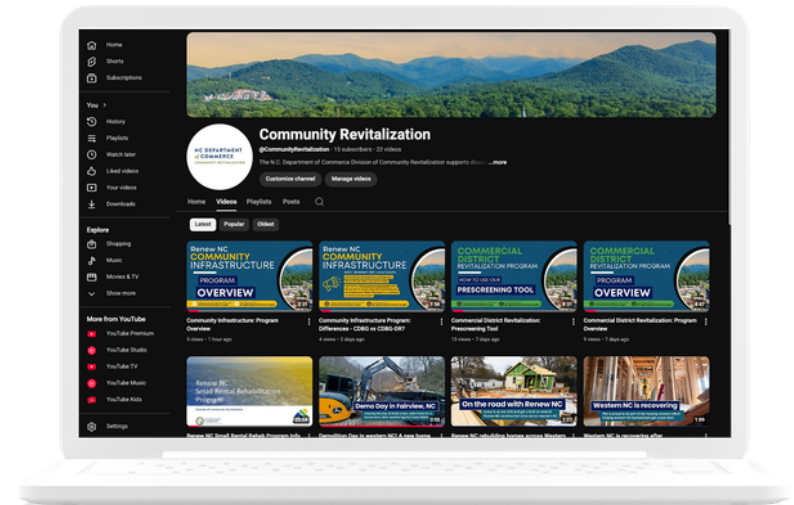
Additional help

Visit the commercerecovery.nc.gov website for a link to a list of online resources with program-related information, including:

- Policies and Procedures Manual
- Notice of Funding Opportunity
- Prescreening Guide
- Glossary of Terms

Questions?

Contact the Renew NC Multi-Family Housing Program at dcr.housing@commerce.nc.gov.



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