



City of Raleigh

Title:

Notice of Funding Availability (NOFA)

Small-Scale Rental Development Program 2025

Application Due Date and Time: *August 1, 2025, at 5:00 pm EST*

ADDENDUM NO. 1

Issue Date: *July 3, 2025*

Issuing Department:

Housing and Neighborhoods

Direct all inquiries concerning this RFP to:

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Housing Programs Manager

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City of Raleigh
Addendum No 1 to Notice of Funding Availability (NOFA) Small-Scale Rental Development
Program 2025

Issue Date: July 3, 2025

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of NOFA applications and does hereby become part of the original NOFA documents and supersedes the original NOFA documents in case of conflict.

NOFA **Section 1: Statement of Purpose** now indicates that the City of Raleigh's Housing and Neighborhoods Departments makes available approximately \$3,440,000 for gap financing from Affordable Housing Bond (Bond) proceeds to support the creation and preservation of affordable rental units. The remainder of this section is the same as the original publication on May 2, 2025.

Two sites, 1000 Gregg St (PIN: 1713046514) and 2000 Hawkins St (PIN: 1713584278) were removed from **Appendix III Available City-Owned Building Sites** and the appendix is now replaced with the following information.

Appendix III Available

City-Owned Building Sites

The City is making available the following City-owned building sites. The lot configuration as it currently exists may be subject to recombination if an Applicant offers an alternative layout that allows for the highest and best use of the site.

South Park								
# of Lots	Street #	Street Address	Pin #	Lot size & Acreage	Frontage (ft)	Zoning	Deed of Trust	Tax Value
1	414	Bragg St	1703838715	0.07	30	R-10	Judgement Deed	\$ 225,000.00
1	503	Bragg St	1703930940	0.12	40	R-10	NC General Warranty Deed	\$ 170,000.00
1	507	Bragg St	1703930971	0.13	40	R-10	NC General Warranty Deed	\$ 300,000.00
1	608	McMakin	1703935161	0.13	40	R-10	NC General Warranty Deed	\$ 200,000.00
1	612	McMakin	1703936131	0.13	40	R-10	NC General Warranty Deed	\$ 200,000.00
1	620	McMakin	1703937110	0.13	75	R-10	NC General Warranty Deed	\$ 200,000.00
1	1425	Garner Rd.	1703924448	0.15	40	R-10	Commissioner's Deed	\$ 180,000.00
1	326	Martin Luther King	1703855051	0.08	43	R-10	Commissioner's Deed	\$ 225,000.00
1	328	Martin Luther King	1703845987	0.34	64	R-10	NC General Warranty Deed	\$ 231,000.00
1	400	Martin Luther King	1703846967	0.16	71	NX-3	NC General Warranty Deed	\$ 83,640.00
1	528	Martin Luther King	1713041578	0.15	148	R-10	NC General Warranty Deed	\$ 160,000.00
1	124	Bledsoe Ave	1703744741	0.12	50	R-10	NC General Warranty Deed	\$ 270,000.00
1	218	E Lee St	1703749118	0.19	40	R-10	Quitclaim Deed	\$ 299,250.00
1	1106	S Bloodworth St	1703845104	0.18	50	R-10	Commissioner's Deed	\$ 315,000.00
1	1204	S East St	1703837588	0.16	50	R-10	NC General Warranty Deed	\$ 300,000.00
1	1206	S East St	1703837583	0.16	50	R-10	NC General Warranty Deed	\$ 300,000.00
1	1300	S East St	1703837381	0.32	100	R-10	NC General Warranty Deed	\$ 330,000.00
1	310	Branch St	1703833300	0.37	80	R-10	NC General Warranty Deed	\$ 345,000.00
18	Lot Total							

Census Tract / Other								
# of Lots	Street #	Street Address	Pin #	Lot size & Acreage	Frontage (ft)	Zoning	Deed of Trust	Tax Value
1	2713	Springhill Ave	1702271307	0.28	53	R-4	Commissioner's Deed	\$ 145,000.00
1	2800	Seclusion Ct	797222717	0.66	215	R-6	NC General Warranty Deed	\$ 170,000.00
1	2812	Seclusion Ct	797128727	0.67	64	R-6	NC General Warranty Deed	\$ 170,000.00
3	Lot Total							

Downtown East / Thompson-Hunter

# of Lots	Street #	Street Address	Pin #	Lot size & Acreage	Frontage (ft)	Zoning	Deed of Trust	Tax Value
1	405	Camden St	1713078124	0.08	50	R-10	Quitclaim Deed	\$ 247,500.00
1	309	Freeman St	1713173513	0.09	60	R-10	Commissioner's Deed	\$ 290,000.00
1	311	Haywood	1713073696	0.10	45	NX-3	NC General Warranty Deed	\$ 300,000.00
1	712	E Martin St	1713075650	0.25	51	NX-3	Quitclaim Deed	\$ 392,040.00
1	714	S Bloodworth St	1703855873	0.01	34	R-10	NC General Warranty Deed	\$ 325,000.00
1	309	S State St	1713176428	0.10	40	R-10	Commissioner's Deed	\$ 290,000.00
1	805	Walser Pl	1713078005	0.11	55	R-10	Quitclaim Deed	\$ 247,500.00
1	807	Walser Pl	1713075055	0.05	33	R-10	Quitclaim Deed	\$ 137,500.00
8	Lot Total							

East College Park

# of Lots	Street #	Street Address	Pin #	Lot size & Acreage	Frontage (ft)	Zoning	Deed of Trust	Tax Value
1	1214	Boyer St	1713299306	0.09	40	R-10	NC General Warranty Deed	\$ 225,000.00
1	1606	Boyer St	1713490364	0.10	40	RX-3	NC General Warranty Deed	\$ 225,000.00
2	Lot Total							