



City of Raleigh

Title:

Notice of Funding Availability (NOFA)

Rental Development Program 2026

Application Due Date and Time: August 14, 2026, at 5:00 pm EST

ADDENDUM NO. 1

Issue Date: June 22, 2026

Issuing Department:
Housing and Community Development

Direct all inquiries concerning this NOFA to:

Jasmine Martin

Multifamily Lending Administrator

Email: rental.development@raleighnc.gov

City of Raleigh

Addendum No 1 to Notice of Funding Availability (NOFA) Rental Development Program 2026

Issue Date: June 22, 2026

To: All Proposers

The City of Raleigh Housing & Community Development Department is issuing this addendum to announce the availability approximately \$4 million in funding under the second round of applications for 2026 Rental Development Program NOFA.

\$4 million funding is available for eligible affordable rental housing developments, subject to funding availability and City Council approval. All eligibility requirements, application requirements, and program terms outlined in the original NOFA remain in effect unless otherwise noted in this addendum.

NOFA Section 2 Application Deadline and Schedule now reads as follows:

Application Schedule		
Item	Timeline*	Description
Application Period Begins	December 17, 2025	NOFA issued
Mandatory Application Pre-Meeting	No later than January 23, 2026 @ 5:00 PM (EST)	All proposers must schedule a mandatory pre-meeting within the application deadline with Jasmine Martin, Multifamily Lending Administrator: rental.development@raleighnc.gov or 919-996-6976.
Application Deadline	January 30, 2026, no later than 5:00 PM (EST)	Applications due for 9% Low-Income Housing Tax Credit (LIHTC), 4% LIHTC (Round 1) and non-LIHTC (Round 1) projects
Evaluation Period	January 30, 2026, to March 31, 2026	Staff evaluates applications. Late and/or incomplete applications will not be considered.
Funding Recommendations	April 2026	Staff submits funding recommendations to City Council. Staff notifies applicants of City Council meeting dates and outcome of City Council funding recommendations.
Preliminary Conditional Commitment Letters	Early May 2026	Awarded developers receive preliminary conditional commitment letters for funding for submission by May 15, 2026, North Carolina Housing Finance Agency (NCHFA) application deadline.

Mandatory Application Pre-Meeting**	No later than August 7, 2026 @ 5:00 PM (EST)	All proposers must schedule a mandatory pre-meeting within the application deadline with Jasmine Martin, Multifamily Lending Administrator: rental.development@raleighnc.gov or 919-996-6976.
Application Deadline**	August 14, 2026, no later than 5:00 PM (EST)	Applications due for 4% LIHTC (Round 2) and non-LIHTC (Round 2) projects.
Evaluation Period**	August 17, 2026, to October 2026	4% LIHTC (Round 2) and non-LIHTC (Round 2) projects.
Funding Recommendations**	Late October 2026	Staff submits funding recommendations to City Council for consideration (e.g., approval, denial). Staff notifies applicants of City Council meeting dates and outcome of final City Council funding recommendations.
Preliminary Conditional Commitment Letters**	Early November 2026	Awarded developers receive preliminary conditional commitment letters for funding for submission by early November 2026.