



NC DEPARTMENT  
of COMMERCE  
COMMUNITY REVITALIZATION

# Helene Recovery Update

## Division of Community Revitalization, NC Commerce

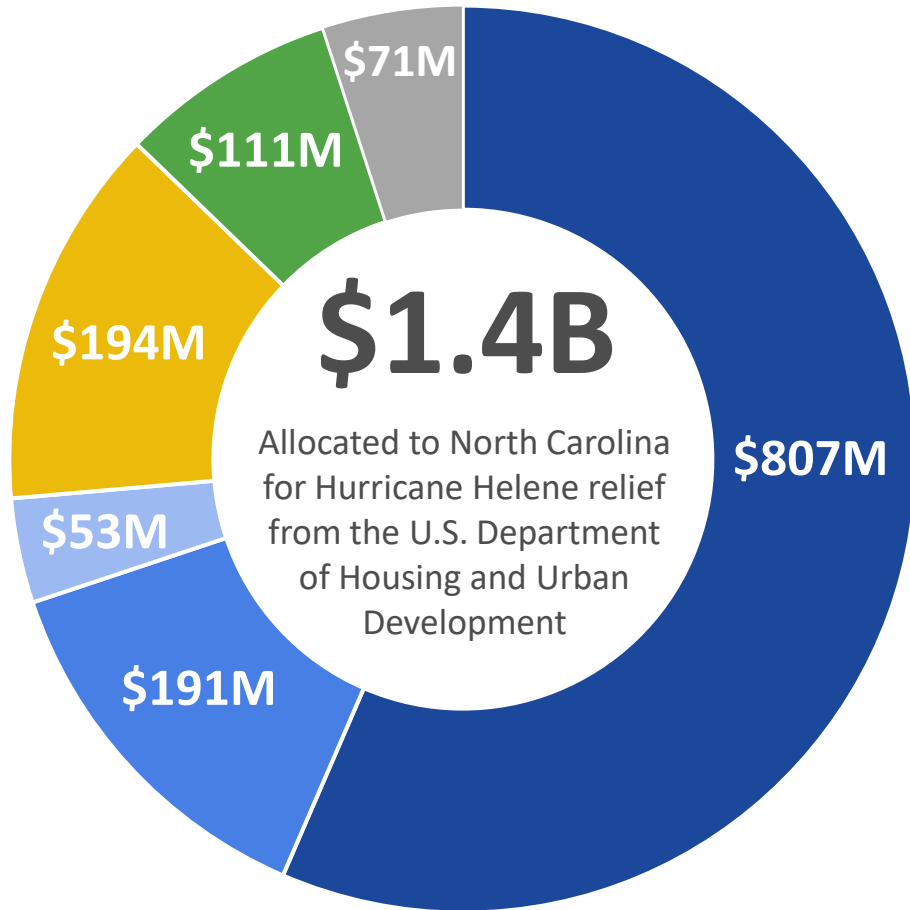
**Stephanie McGarrah, Deputy Secretary**

*NCGA Joint Legislative Commission on Governmental Operations:  
Subcommittee on Hurricane Response and Recovery*

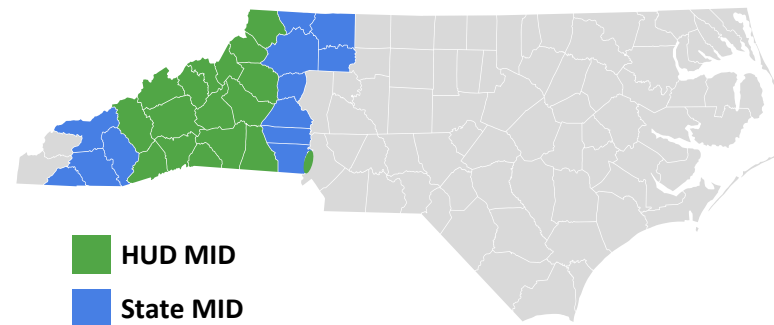
April 2, 2026



# CDBG-DR Allocation Breakdown



- **\$807M:** Single-Family Housing Program
- **\$191M:** Multi-Family Housing Program
  - 3 segments: small; large LIHTC; large, non-LIHTC
- **\$53M:** Workforce Housing for Ownership
- **\$194M:** Community Infrastructure Program
- **\$111M:** Commercial District Revitalization Program
- **\$71M:** Administration



# Funding by Program as of February 28, 2026

Program	Budget	Obligated/ Encumbered	Expenditures	Obligations Remaining (Obligated- Expenditures)	Balance Remaining to be Expended (Budget- Expenditures)	Available Funding (Budget-Expenditures- Obligations Remaining)
Administration	71,406,000.00	10,323,604.19	2,708,097.81	7,615,506.38	68,697,902.19	61,082,395.81
Single-Family Housing	807,354,000.00	103,476,754.09	3,022,821.01	100,453,933.08	804,331,178.99	703,877,245.91
Multifamily Housing - Small	57,400,000.00	42,944.12	42,944.12		57,357,055.88	57,357,055.88
Multifamily Housing - Large	133,940,000.00	64,935.17	64,935.17		133,875,064.83	133,875,064.83
Workforce Housing for Ownership	53,380,000.00	187.63	187.63		53,379,812.37	53,379,812.37
Commercial District Revitalization	111,140,000.00	181,562.08	181,562.08		110,958,437.92	110,958,437.92
Community Infrastructure	193,500,000.00	139,653.13	139,653.13		193,360,346.87	193,360,346.87
<b>Total</b>	<b>1,428,120,000.00</b>	<b>114,229,640.41</b>	<b>6,160,200.95</b>	<b>108,069,439.46</b>	<b>1,421,959,799.05</b>	<b>1,313,890,359.59</b>

\*Per February 1, 2026 HUD CDBG-DR Grant Expenditure Report, DCR is currently designated as "on pace" within the spending status and is ahead of all other CDBG-DR programs that have been active for the same time period.

# DCR Financial Controls

- Establish accounting structure to track and monitor budgets, obligations, and spending
- Establish budget based on action plan
  - Monitor budget versus actual, adjusting for changes as needed
  - Communicate budget status with leadership
- Establish budgets for different categories within each program
  - Monitor budgets and obligations in real time via financial dashboards to prevent obligations from exceeding available funds
- Track expenditures weekly to ensure timely payment and accuracy of coding
- Reconcile financial data (NCFS) to Federal DRGR system monthly
  - Reconcile Grant management system (GMS) to NCFS monthly (after implementation)
  - Resolve discrepancies if identified

Applications in Progress But Not Submitted	Total Applications Submitted	Total Active Applications	Inactive or Ineligible Applications
2,176	7,924	3,704 <span>i</span>	4,220 <span>i</span>

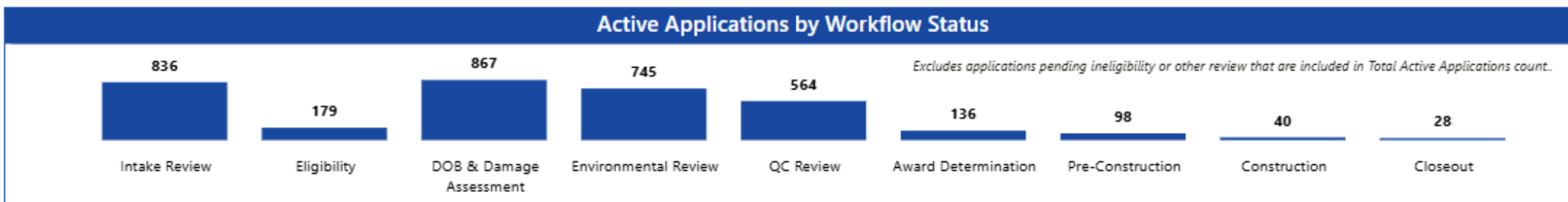
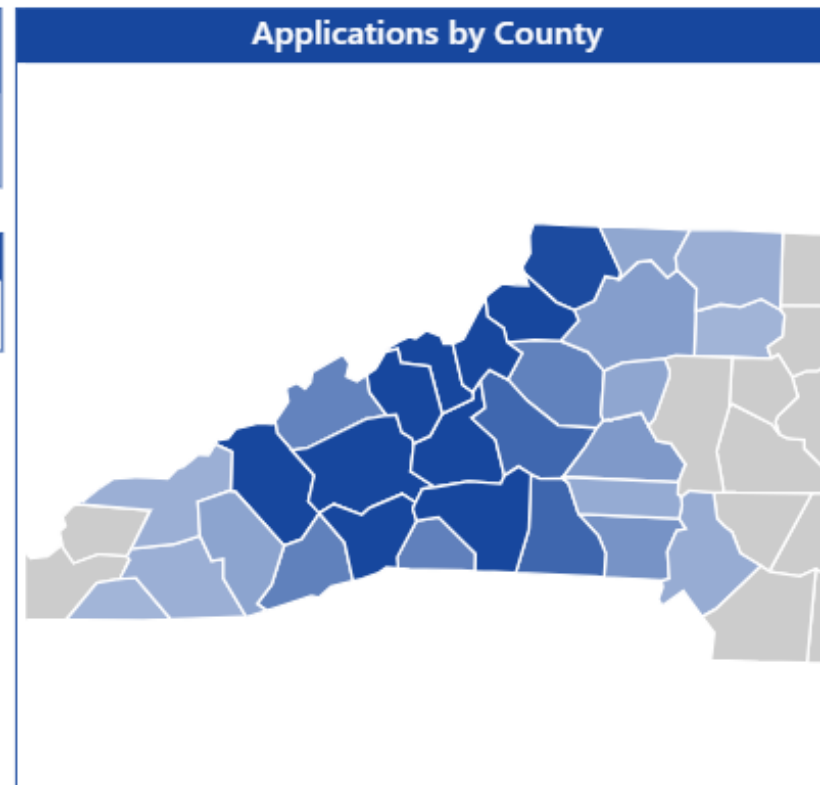
**Application Submission Deadline**  
January 31, 2026

**Verified Eligible Phase and Priority** i

Phase	Priority 1	Priority 2	Priority 3	Priority 4	Total
Phase 1	1,384	231	103	12	1,730
Phase 2	206	72	12	6	296
Phase 3	111	5	N/A	N/A	116
Phase 4	418	14	N/A	N/A	432

*Hover over the information bubble for Phase and Priority definitions.*

*Applications will be processed beginning with Phase 1, followed by Phase 2, etc.*



# Financial Projections for Single-Family Housing

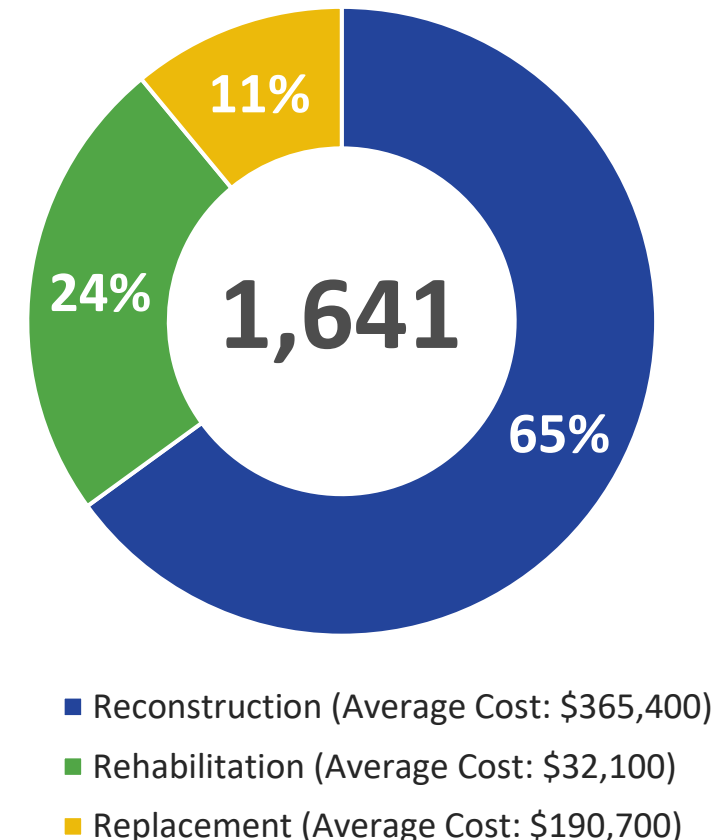
Initial projections indicate insufficient funding to serve every eligible applicant.

Current weighted average cost (**\$276,285**) for each home times number of current active applications (**3,676**) would require **\$1.02 billion** in funding, which exceeds the construction budget of **\$722 million**.

Multiple variables will determine outcome:

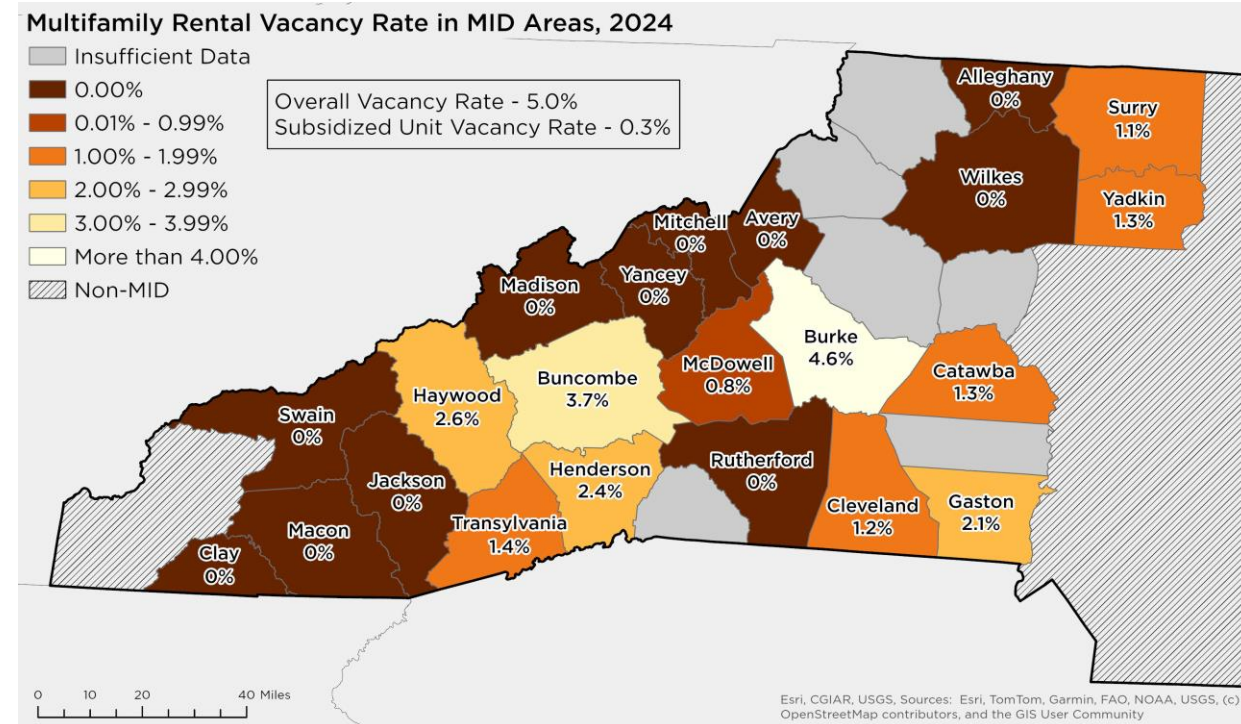
- Award types
- Applicant funds
- Inflation/rising construction costs
- Eligibility determinations/withdrawals at each stage of process

Award Types Determined



# Temporary Relocation Assistance (TRA)

- Lack of temporary housing options for Renew NC Single Family applicants is a significant chokepoint from "Pre-Construction" to "Construction."
- \$60 million TRA program would provide short term housing for an estimated 2,200 applicants <80% AMI with a demonstrated hardship.
  - Applicants don't move out until they have a notice-to-proceed for construction.
  - Builders handle funds and work with their assigned applicants to find appropriate housing.
  - DCR will pay builders state hotel nightly rate plus taxes and overhead for a maximum number of nights based on the project type. Builders are responsible for overages.
- DCR is actively developing partnerships for additional funding and housing assistance with multiple non-profits.



\*Data map from Bowen National Research

# Successes to Date

- 28 single-family homes completed to date with 138 more in the construction pipeline
  - To get to this stage, DCR and BDO attended over 62 community events with an estimated 63k attendees, knocked on 56k doors, made 23k phone calls, closed the application window after 7 months, completed over 3k intake and eligibility reviews, and visited nearly 2k sites.
- Launched Small Rental Rehabilitation Program
- Launched prescreening for Commercial District Revitalization Program
- Launched prescreening for Community Infrastructure Program
- Working with NCHFA to co-fund large LIHTC projects in WNC

