2025 Housing North Carolina Awards Guidelines

Don’t miss the opportunity to showcase your work in affordable housing or to nominate another property for its excellence in affordable housing. The 36th annual Housing North Carolina Awards will celebrate the best affordable housing in the state—housing that improves the lives of residents and their communities.

# New This Year

Recognition will be given in the following categories: **Innovation in Housing**, **Excellence in Sustainability**, **Creative Partnerships** and **Community Impact**. Any property type can be entered for consideration in any of the categories.

**Innovation in Housing** will award properties for innovation in design, construction or funding sources.

**Excellence in Sustainability** will recognize properties that demonstrate sustainability through financial resilience, energy efficiency or addressing aging demographics.

**Creative Partnerships** will award properties that leverage unique partnerships, i.e., strong community involvement or uncommon investors.

**Community Impact** will award properties that have a substantial impact on their surrounding communities.

Winners will be awarded plaques, and are invited to participate in a special panel at the NC Affordable Housing Conference in Raleigh, NC. In addition, the winning developments will be announced to the local news media.

# Who Should Enter?

* Private developers
* Nonprofit housing sponsors
* City and county governments
* Lead regional agencies

# How to Enter

Those interested in entering a property for consideration for the 2025 Housing North Carolina Awards can utilize the online submission portal, available April 1.

# Threshold Qualifications for Entering

Properties do not need to use financing from the North Carolina Housing Finance Agency to be eligible. For properties with Agency funding, all loans must be closed and fully disbursed.

The threshold qualifications for all award categories (by type of housing) are:

*Home Ownership*

* Subdivisions and scattered-site developments of new construction or substantial rehab (at least $20,000 per home), stick-built or modular, single-family or condominiums
* At least four (4) homes or 75% of planned units with eligible sales prices not exceeding $195,000 that are completed, sold and occupied
* For new builds, certificate of occupancy issued between January 1, 2022 and January 1, 2025
* For rehab projects, scope of work must have been completed by January 1, 2025

*Rental Housing*

* Affordable developments produced by new construction or substantial rehab (at least $25,000 per unit)
* Twenty-four (24) or more units affordable to households at or below 80% of county median income, or 80% of the median for the state’s non-metropolitan counties, whichever is greater
* Certificate of occupancy issued between January 1, 2022 and January 1, 2025
* Form 8609 issued for all properties financed with federal Housing Credits

*Supportive Housing Production*

* Emergency, transitional or permanent housing that provides services (project-based or program-based) for persons with special needs. These include people experiencing homelessness or imminently at risk of homelessness; survivors of domestic violence; people with mental, physical or developmental disabilities; people living with substance abuse disorder; youth aging out of foster care; or adults re-entering the community after being released from correctional facilities
* At least four (4) units (or bedrooms) for individuals at or below 50% of area median income
* Certificate of occupancy issued between January 1, 2021 and January 1, 2025