



Call for Applications

**Faith in Housing Charlotte:
An Enterprise Faith-Based
Development Initiative Cohort**

2025

*Applications Due:
September 16, 2025*

Overview

Enterprise is a national nonprofit that exists to make a good home possible for the millions of families without one. We support community development organizations on the ground, aggregate and invest capital for impact, advance housing policy at every level of government, and build and manage communities ourselves. Since 1982, we have invested \$80.9 billion and created 1 million homes across all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands – all to make home and community places of pride, power and belonging. Join us at enterprisecommunity.org.

Faith in Housing Charlotte: An Enterprise Faith-Based Development Initiative Cohort

Enterprise Community Partners is bringing the Faith-Based Development Initiative (FBDI) Technical Assistance Cohort to the City of Charlotte. The Faith in Housing Charlotte: An Enterprise Faith-Based Development Initiative Cohort is a partnership between the City of Charlotte and Enterprise to advance the development of affordable housing and/or community serving facilities through a series of training and peer learning sessions designed to help leaders of Houses of Worship (HOWs), Faith-Based Organizations and or Community Development Organizations (formally affiliated with a HOW) understand and navigate the development process to advance their development projects in their respective communities.

Through this call for applications, Enterprise and the City of Charlotte are accepting applications to form a cohort of participants for the Faith in Housing Charlotte: An Enterprise Faith-Based Development Initiative Cohort. Up to 12 participants will be selected as members of this FBDI Cohort. In addition to the training delivery provided by Enterprise, cohort members will receive targeted, one-on-one technical assistance to support individual development planning and strategies coordinated by the City of Charlotte. The assistance will be tailored to the needs of the house of worship related to their development goals and any other critical supports deemed necessary to advance their development plans.

Training sessions will be held in the evenings on Tuesdays or Thursdays between October 16, 2025, and July of 2026. These sessions are tailored to the FBDI Cohort participants for development of affordable housing and/or community facilities within the City of Charlotte. The FBDI TA Cohort participants will gain a solid understanding of the development process from visioning to partnership, construction, grand opening, and operations. Enterprise will bring in experts and practitioners to provide local insights and additional training sessions.

All training sessions will be held in-person with associated office hours, and direct technical assistance provided virtually.

Training topics include, but are not limited to:

1. Introduction to Real Estate Development
2. Development Decision and Community Engagement
3. Project Design and Construction
4. Structuring the Deal
5. Project Operations

Funding Support

Selected FBDI Cohort participants will be invited to apply for grant funding provided by the City of Charlotte to cover the cost of applicable market studies, feasibility analysis, and other pre-development expenses associated with their potential development projects. Additionally, participants will have access to Enterprise capital products.

Outcomes

The Faith in Housing Charlotte: An Enterprise Faith-Based Development Initiative Cohort has been crafted to help participants understand and navigate the development process to advance their development projects. The expected outcomes to participation include:

- Strengthen the participants understanding of the overall development process,
- Increasing the capacity to pursue the development of affordable housing development on real estate owned by the HOW, Faith-Based Organizations, and/or Community Development Organizations (formally affiliated with a HOW)
- Improved knowledge of funding options for development projects,
- Support and technical assistance from industry and local housing and community development experts,
- Broaden the participants' awareness of, and access, to funding support and options offered by the City of Charlotte, Enterprise Community Partners and other funders supporting affordable housing and community development

Eligibility and Program Requirements

Applicants must meet all requirements specific to this call for applications.

Organizational Eligibility

Organization type: Applicants may be either (a) a House of Worship and/or a Faith-Based Organization that owns land/property located within the City of Charlotte and are pursuing development, or contemplating the development, of affordable housing and/or community serving facilities on the real estate the house of worship currently owns in the City of Charlotte, or (b) a non-profit community development organization (CDO) formally affiliated with a HOW that owns land/property in the City of Charlotte upon which they are pursuing development or contemplating the development of affordable housing and/or community serving facilities on the real estate the organization owns in the City of Charlotte.

Geographic Focus: Applications may only be considered for a FBDI-eligible organization that desires to develop affordable housing and/or community serving facilities on property that they own in the City of Charlotte.

Project Type Preference: Priority will be given to applicants who are pursuing *affordable housing* development.

Participant Commitment: Staff time dedicated from the senior Faith Leader, senior CDO leader, and up to two lay leaders or CDO staff.

1. Participation in all FBDI Technical Assistance Cohort training sessions (over a 7– 8-month timeframe beginning October 16, 2025).
2. Participate in at least one participant peer exchange held during the term of the FBDI cohort.
3. Consistent coordination and communication with Enterprise and the City of Charlotte throughout the cohort for access to direct technical assistance.
4. Presenting a post cohort presentation which summarizes the participants analysis of their property and their development concept for the real estate owned.

Program Terms

- Program Period of Performance – The training portion of the FBDI Technical Assistance Cohort will occur over a seven to eight-month period beginning October 16, 2025. TA cohort members **must commit to attending all sessions**.
- Cohort participants are expected to stay engaged with the City of Charlotte and Enterprise Community Partners as they are pursuing their development projects in order to access the funding support (Market Study & Feasibility Analysis grants and pre- development grants) that would be made available to cohort participants by the City of Charlotte and/or Enterprise.
- Reporting – Participants will be required to provide information that supports Enterprise’s evaluation of the impact of the FBDI Technical Assistance Cohort. The bulk of this participation will take the format of training evaluations, post-training surveys, etc. Every effort will be made to minimize the time and effort required by participants.
- Work Products – Any work products (i.e., reports, RFPs, etc.) developed through the provided Technical Assistance will remain the property of the cohort participant but must be shared with the City of Charlotte and Enterprise Community Partners.

Submission Requirements and Evaluation Criteria

Submission Materials

Responses should include the following materials:

1. FBDI-Program Participant Initial Assessment. This is a form in Slideroom with the following questions:
 1. Organization Name
 2. Address (street, city, state, zipcode)
 3. Mailing Address, if different from above

4. Clergy Leader, include title and position
5. Telephone
6. Email Address
7. Website
8. Key Contact Person (add contact information (email, phone)
9. Is there a board within the house of worship responsible for a development project?
10. Board Chair (add email and phone)
11. Is there a non-profit organization affiliated with the house of worship?
12. If yes to the above question, does organization possess 501c3 tax exempt status or is in the process of securing it?
13. Name of non-profit
14. Address of non-profit
15. Executive Director (add phone and email)
16. Number of full time staff
17. Number of part time staff
18. Number of volunteers
19. Total operating budget
20. Years providing service
21. Date of last Board meeting
22. Please attach a current Board of Directors list
23. Please describe in detail your housing and community development goals
24. How much land does the organization own?
25. What is the size of the proposed development site?
26. Please provide the property address or addresses for the proposed development project.
27. Provide the name/entity of the legal property owner
28. Is property currently vacant? If not, what is currently located on the site?
29. Is the property current Raw Land?
30. Do you have legal counsel for this project?
31. Do you have a development consultant or development partner?
32. Do you have a market analysis?
33. Do you have a development budget and pro forma for project?
34. What assistance would help your project move forward? (check all that apply)
 - Development Training
 - Pro Bono Legal Services
 - Organizational Capacity Building
 - Property Profile
 - Development Consultant/Developer Referrals
 - Acquisition
 - Predevelopment Financing
 - Construction Financing
 - Permanent Financing
35. I acknowledge that the senior pastor/organization leader will be a full participant in the FBDI TA Cohort Program and all that it entails.
36. I acknowledge that at least 1 person from the organization will be in attendance for all

curriculum sessions and that failure to do so could result in the organization's removal from the FBDI TA Cohort Program and a loss of any future grant resources.

2. Organizational Narrative (no more than 2 pages) that includes the following uploaded into Slideroom:
 - What your HOW, Faith-Based Organization or CDO hopes to gain from participating in the Faith in Housing Charlotte: An Enterprise Faith-Based Development Initiative Cohort
 - A statement acknowledging the HOW, Faith Based Organization or CDO's commitment to participation of the Senior Faith Leader, lay persons and organizational staff throughout the term of the FBDI Cohort
 - Bios of the clergy leader and organizational leadership
 - Capacity to dedicate staff time to the Cohort and to the development process of affordable housing and/or community serving facilities
 - Name and email addresses of clergy leader and staff that will attend each session
 - Ways that your organization is culturally responsive to the communities it serves
3. Complete [FBDI Enterprise Organizational Assessment document](#). Please complete the form, print, and then upload in Slideroom with your documents. *We understand that you may not be able to fully answer all of the questions in the document. The FBDI TA Cohort is designed to help you better answer these questions. However, please answer as much as you can and provide details as it will help us establish a baseline of where each HOW is in the development process.*

Selection Criteria

A maximum of 12 organizations will be selected to participate in the Faith in Housing Charlotte: An Enterprise Faith-Based Development Initiative Cohort. Priority will be given to applicants pursuing *affordable housing* developments.

Organizations will be evaluated on the following characteristics:

- Organizational capacity to pursue an affordable housing and/or community serving facility development project including staff capacity to successfully complete training and dedicate time to working with TA provider/development consultant (40 points)
- Organizational Narrative (35 points)
- Completed FBDI Enterprise Organizational Assessment (20 points)
- Property/Land Ownership and/or Site Control (5)

Submission Instructions

Proposals are due by **11:59 pm ET on September 16, 2025**. Applications must be submitted in SlideRoom by clicking here: <https://enterprise.slideroom.com/#/permalink/program/85450>

Inquiries concerning this RFA should be directed to Timothy Block at tblock@enterprisecommunity.org.

All costs incurred in the preparation of a response to this RFA are the responsibility of the applicant and will not be reimbursed by the City of Charlotte or Enterprise Community Partners. By submitting a proposal, applicant commits to the program terms and requirements outlined in this RFA. We cannot accept late or incomplete applications.

Learn More

A Pre-Submission Webinar was held on August 19, 2025. Watch a [recording of the webinar](#). View [accompanying slides](#). See [tentative meeting schedule](#).

Any questions on the call for applications process can be directed to: Timothy Block, Senior Director, Southeast, at tblock@enterprisecommunity.org

Notification of Selected Applicants

All applicants will be notified of selection via email the week of October 7, 2025. Please note that the first training session will tentatively be held on October 16, 2025.

This program and RFA is contingent on funding. In the event funding is lost or terminated for any reason or circumstance, Enterprise may discontinue the RFA and terminate this program.