



Salisbury CDC

Community Development Corporation

Chanaka
Yatawara
*Executive
Director*

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Dear Contractors:

The Salisbury Community Development Corporation (CDC) invites you to join our **Certified Contractors List** to receive bids on future home repair projects. To join, please email the attached application to Chanaka Yatawara at cyata@salisburync.gov or call 704-638-4474 for more information.

The Salisbury CDC is a reputable HUD-certified housing development organization specializing in the administration of federal, state, and local municipal funds for home rehabilitation, emergency repair, and new construction projects within Salisbury and across Rowan County. Funding comes from a variety of programs that include: Community Development Block Grant (CDBG), the North Carolina Housing Finance Agency (NCHFA) Urgent Repair Program, the City of Salisbury, and other sources.

There are a variety of benefits to working with us. The Salisbury CDC receives **guaranteed funds** annually from the U.S. Department of Housing & Urban Development (HUD), the City of Salisbury, Rowan County, and the N.C. Housing Finance Agency. Our contractors appreciate the regular and steady flow of projects that we bid out. Each year, we typically bid, at minimum:

- ✓ **10 emergency repair projects (\$10,000 each)**
- ✓ **10 exterior rehabilitation projects (\$20,000 each)**
- ✓ **2-3 substantial rehabilitation projects (typically around \$80,000 each)**
- ✓ **2-3 new constructions of single-family homes**
- ✓ **Various special projects (including historic restorations)**

Additionally, between 2023 and 2025, the Salisbury CDC is partnering with the Town of Spencer to administer a \$750,000 housing rehabilitation grant. These funds will be used to substantially rehabilitate approximately ten (10) single-family homes in Spencer. This will be another guaranteed source of bidding opportunities for our certified contractors.

As an organization, we take pride in building strong partnerships with the contractors we work with. This is because we rely on you to keep our programs running smoothly. For that reason, contractors on our certified list enjoy priority consideration on all bids.

In other words, there has rarely been a better time to partner with us!

1400 W. Bank St / P.O. Box 4408

Phone: 704-638-4474

Email: cyata@salisburync.gov

Salisbury, NC 28145-4408

Fax: 704-638-8594

www.salisburycdc.org

Chanaka
Yatawara
*Executive
Director*

Since our establishment in 1998, the Salisbury CDC has been involved in the rehabilitation or repair of over one-hundred and fifty (150) homes. In partnership with the City of Salisbury, we have played an important role in the revitalization of key neighborhoods, including demolition of blighted structures and new construction of high-quality single-family homes.

**Board of
Directors**

We invite you to be part of the story of Salisbury's and Rowan County's revitalization. Please do not hesitate to reach out if you have any questions about our programs, contractor requirements, or bid process.

David McCoy
President

We look forward to hearing back soon.

Mae Carroll
Vice-President

Warm regards,

Jim Greene

Chanaka Yatawara

Rev. Nilous
Avery

Executive Director

Salisbury Community Development Corporation (CDC)

David Treme

Ed Muire

Enclosed is our Rehabilitation Contractor Application. If you are interested, please complete and return the application along with the following items:

Scott Maddox

Dorothy Gill
Smith

- ✓ **A copy of your general contractor's license**
- ✓ **Any special certifications you have, including if you are a Section 3 contractor**
- ✓ **Liability and worker's compensation insurance**

Karen
Alexander
Board Liaison

Benefits to Working with Us

- ✓ Guaranteed annual funding = guaranteed and frequent bidding opportunities
- ✓ Certified contractors enjoy priority consideration on all bids
- ✓ CDC is a well-known, reputable organization with strong support from local banks, the City of Salisbury, Rowan County, and North Carolina Housing Finance Agency
- ✓ CDC acts as responsible third-party, protecting contractors and mediating any disputes between contractors and homeowners

Work Profile

Common Exterior Work

- ✓ Accessibility modifications (e.g. construction of handicap ramps)
- ✓ Re-roofing and guttering
- ✓ Repairs to foundations, siding, walls, soffit, and fascia
- ✓ Doors, screen doors, locks
- ✓ Repairs to porches, columns, railings, steps, porch floors, ceilings
- ✓ Electrical (exterior security lighting)
- ✓ Exterior painting
- ✓ Site improvements (landscaping, walkways)
- ✓ Window replacement

Common Interior Work

- ✓ Building systems (electrical, HVAC, plumbing, structural, etc.)
- ✓ Pest control (termite inspections and treatments)
- ✓ Occasional lead abatement (only on select projects)
- ✓ Repairs to floors, walls, ceilings, doors, etc.

New Construction Projects

- ✓ Construction of (on average) 3 bed, 2 bath, 1,350 sq. ft. single-family homes. Our most recent new homes were listed on MLS at \$244,900.

Call us at 704-638-4474