Charlotte City Council
Housing and Neighborhood Development Committee
Summary
April 25, 2012

COMMITTEE AGENDA TOPICS

I. Neighborhood Symposium Update (No Action Requested)

II. FY2012 Housing Trust Fund Recommendations (Action Requested)

III. FY2013 Housing Trust Fund Budget Retreat Referral

COMMITTEE INFORMATION

Council Members Present: Patsy Kinsey, John Autry, Michael Barnes, LaWana Mayfield

Staff Resources: Julie Burch, Assistant City Manager
Aisha Alexander, Neighborhood & Business Services
Pat Mumford, Neighborhood & Business Services
Tom Warshauer, Neighborhood & Business Services
Pamela Wideman, Neighborhood & Business Services

Meeting Duration: 12:07 PM – 1:44 PM

ATTACHMENTS

1. Agenda Packet – April 25, 2012
2. Presentation – Housing Trust Fund Recommendations
3. FY2012 Housing Trust Fund Financial Status Report

DISCUSSION HIGHLIGHTS

Meeting began: 12:07

Burch: We have three items on the agenda. First is a follow up to the redesign of the Neighborhood Symposium. Second, if the Committee is ready we would like to send the FY2012 Housing Trust Fund (HTF) recommendations to City Council. Third, the referral from the April Budget Retreat regarding the uncommitted HTF money for a different

purpose, begin conversations of the unallocated funds and how you might want to take that forward.

Neighborhood Symposium Update

Warshauer: We believe in the importance of neighborhoods learning from each other and coming together annually to celebrate their successes. Inspired by the Foundation for the Carolinas' annual meeting, we think a planning retreat is a good way for neighborhoods to discuss how to work, plan, and think outside the box. We have asked the Foundation for the Carolinas to partner with us and they have offered to open up their offices for this event. July 28, 2012 is the date we have chosen and we want to reach out to our neighborhood associations to find 17 who are willing to participate. We are also reaching out to local merchant organizations.

Alexander: We need to engage our neighborhoods in partnership for change and to do that we need to plan effectively. We will offer them an opportunity to be paired with a certified facilitator, who will lead them through their board retreat. The facilitator will contact the neighborhood ahead of time to discuss issues in order to frame the discussion. The associations will walk out of the retreat with measurable action plans. At the 2013 Symposium we would like them to discuss their implementation of that plan. We have more than 17 facilitators so if there is more interest we can schedule additional meetings. The registration will be on a first come first serve basis, with a minimum of four representatives per service area. They will need to be an organized neighborhood with a board to participate.

Mayfield: How do you balance merchant and neighborhood participation?

Warshauer: There are only a couple merchant associations so there would be only one merchant association per area.

Alexander: We have talked about that fact that if there were numerous merchant associations wanting to attend, we would work with Economic Development to mirror our program and have something at a separate location.

Barnes: Regarding how we identify participants, some of our more distressed areas may need to be reached out to personally. An example would be the Hidden Valley neighborhood in my district. With a limited number of spots, we need to pay attention to reaching out to those needing leadership improvements. We should also make sure parking is not a problem for our older citizens who are not able walk far to ensure people can participate.

Mayfield: Is there a way that you could work with us to help identify some of the areas? A lot of my communities are not email based.

Warshauer: Yes, please let us know who you would like us to reach out to and we will be happy to make phone calls to them. We will validate parking and have arrangements with decks nearby.

FY2012 Housing Trust Fund Recommendations

Wideman: In your packet is updated and more detailed information. We will look at the background of the HTF, Council's approval of the FY12 allocations, the HTF request for proposal process, funding recommendation, and as a follow up to the Budget Retreat look at the current status of the HTF and recommendations that came out of the Retreat.

Presentation

Kinsey: Is 11 projects greater or smaller number of submissions than usual?

Wideman: I would say average to what we saw last time in terms of submission. They only award two of the eleven submitted per NSA, so we will not use the full $2 million recommended on multi-family. These noted are the ones with the highest site score by the financing agency, so you will most likely see two of these three.

Presentation

Kinsey: On senior projects, what is the cut off age?

Wideman: HUD's restriction is 55 or older, specifically for the Greenway Development.

Mayfield: If one of three is not awarded, would we still more forward and approve?

Wideman: No, the project cannot move forward without the tax credit allocation. The applications have to be submitted to the State by June 8 and the State makes their awards in August.

Presentation

On the supportive housing projects you do not realize as much leverage from your local dollars. We wanted to make sure that they had both capital and operating dollars to sustain the individuals in these developments. That is why you don't see as much leverage as with the tax credit allocations.

In the rapid acquisition category a lot of people have not come forward to use these funds. We had one request from Hope Haven.

Barnes: I hadn't heard about these projects until they were mentioned and if people are trying to partner with us it would be courteous to get prior notice on projects in our district. Is Summit House a 10 bedroom house?

Wideman: It is an existing property and was used as a group home before. We can ask Alice Harrison to comment on this project.

Harrison: This was built as a fraternity house near UNC-Charlotte and purchased and renovated by Summit House. It has an elevator and ramps for the disabled. They were able to house 20 women and their children for 3-4 years, but lost their funding. The house does have

a mortgage and they are willing to sell it at a lower than tax value price to another agency doing the same sort of ministry.

Wideman: It would be great for you to see how the women will transition from North Tryon to be self-sufficient at this location. I hear your point and we will continue to encourage the developers to contact the district representatives and the local community. You should know what is going on in your district.

Mayfield: I need additional information regarding Mother Teresa Villa. I am concerned about the income level and the need to bring market rate in this area for balance.

Widelski: I am the director of the Catholic Diocese Housing Corporation. This project will have thirteen total units, with 12 units for intellectually and physically disabled adults. The award comes from the HUD 811 program for disabled affordable housing. The sponsorship for the application was submitted by the Catholic Diocese of Charlotte Housing Corporation and cosponsored by Inreach, a community support agency for the developmentally disabled (Inreach used to be called Residential and Support Services). They are the premier provider of community support service for the developmentally disabled, with 30 years of experience and a $9 million budget. We are in the ministry to develop affordable housing for seniors and the special needs population. This is our third project that has been awarded and is on the campus next to Good Shepard Methodist Church. The rezoning of that campus was approved last year. I would like to stress the attractiveness of the building. We are upgrading the building with balconies, patios, and stonework. The campus was rezoned and approved for 240 affordable senior units (that could be in a future tax credit or HUD senior project), a chapel, the Mother Teresa Villas, and an adult daycare center on campus.

Cannon: How are you determining the ratio and the amount of participation for these submissions?

Wideman: As far as tax credit allocations, to receive the maximum score they need to receive $10,000 per unit from the local government (that is about half of what was previously required). For the supportive housing recommendations it is based on their other funding sources.

Presentation

The rapid acquisition request is for Summit House. Request is for us to buy the property, with just acquisition, no operational responsibility.

Barnes: How will the operating cost be covered and talk about the programing itself?

Harrison: Hope Haven is set up as a corporation and a foundation. Our foundation solely holds the assets of the corporation. The corporation leases from the foundation. We request funding from the Foundation for a grant to pay for operating expenses of the facility after the first year. The first year we will use the funds from a federal home bank forgivable loan that we received. In regards to the program, we have transitional housing at the Villages of Hope Haven for 160-170 people on any given day. With the

mental and physical impairments or previous incarceration challenges they have some who are not able to get into other housing or can't afford it. Our aim is for them to move into permanent housing. Regarding onsite management, we may initially have 24/7 onsite management, but we don't foresee having that permanently. There will be counselors and we will provide ongoing case management.

Barnes: In light of the challenges these women have, will there be a component of structure? If you have people with addiction issues and limited onsite management, what happens when there is an issue?

Harrison: There is a lot of structure in their current program. This house is for independent living with more freedom than their current program. There will be random drug testing and case management. Some are working; some are not able to work. An example is the location in Dilworth which opened 10-12 years ago and they have had no problems. We have staff that is on call 24 hours, so there will always be someone available to handle any issues.

Wideman: If you decide to move forward today, we would bring these items forward to City Council on May 14th for approval. The tax credit recommendations will need letters of support to the Housing Finance Agency with the applications due on June 8th.

Council member Autry made a motion to send item to Council at the May 14th meeting. Council member Mayfield seconded the motion. Received unanimous approval from Committee members present.

FY2012 Housing Trust Fund Budget Retreat Referral

Wideman: The Housing Trust Fund has received $86 million since 2001. We used $79 million of those funds and that includes what we presented to you today. The balance of uncommitted funds for the Housing Trust Fund as of today is $6.7 million.

Barnes: When Council gave direction to staff regarding the $10 million of uncommitted funds there was $28 million available. The presentation today takes $3.3 million out of the $10 million we were previously told was available.

Mumford: You heard at the Budget Retreat there was money available. The $28 million wasn't to be represented as available capacity; it speaks to the bonds we purchased to repay some developments. We are reconciling all spent, committed and available money in the free and clear capacity.

Barnes: Are you saying that you can do what the Council directed you to do or not? It was very specific there was $10 million and no one told Council that it couldn't be done. Please clarify.

Mumford: You have $6.7 million dollars of unallocated capacity. If we needed $10 million in capacity to do something, then no it couldn't be done.

Gaskins: The information you received didn't have the level of detail that Mr. Mumford is talking about. What we did say was that there might be additional issues, but we did not know at that time the level of commitment.

Kinsey: This is also including the $28 million that we thought was there?

Wideman: What was presented in the Budget Retreat was unissued debt. That is the confusion. Projects are funded before the bonds are sold and that was presented to you. That is why we presented this detail today so you would know exactly what was available.

Kinsey: If we freeze the money we have now and don't commit them, at some point some of these projects may not go through and there may be some money that will come back.

Wideman: Only two of the three will be awarded tax credits and we will know in August.

Mumford: We understand this information is confusing and it left you in a position of making a motion that can be substantiated by the real dollars. Practically going forward we have had the rapid acquisition dollars for the purposes you have identified, less than stellar apartment complexes that need up-fitting and some attention given to the management. We have not had anyone come to us with a deal that would work. The practicality of using $10 million in the short term for that purpose might be tough because the majority of the people want to sell their properties.

Barnes: The deal was that $5 million would be multifamily and $5 million would be single-family. Today we were going to discuss how to structure the RFP and what I envisioned was a multifamily property needing $1 million to get it up to decent standards and serve those at 80% AMI. I don't want us to buy and manage a property.

Kinsey: We are concerned with working families. I was at the dedication of Habitat/Goodwill house, that the City gave them and they refurbished. That was the idea we were hoping for.

Mumford: For the parameters of this program, we would use the $6.7 million. There may be some money that comes available next year that was allocated but legally we are obligated to hold the money. We agree there is value in the program. We want to make sure we are proceeding in the direction you want us to go. There is policy written to support 60% AMI and below, with a focus on 30% AMI. Often times that is met with substantial political and neighborhood opposition. The dynamics have changed substantially since the policy was put in place and we want to make sure we are carrying out your objectives. Give us clarity and allow us to bring projects to you that are more appealing to both you and your constituents.

Barnes: I would rather take a multifamily community or a single-family house that is in need of repair and fix it up for working families rather than you bringing another 500 units serving 30% AMI. The specific instruction from Council was to work on ways to eliminate some of the blight. If there is an opportunity to take something, fix it up and put in families that are working and trying to improve their lives, then I am interested. I

have no interest in trying to fixing problems that are unfixable; it is unfair to those in my district that are paying taxes.

Mumford: If we could begin the conversation on how to structure the program, we will then have clear marching orders. This is critical for us and the Housing Coalition, who have been working to address publicly stated policy. That is a little different from where we are going here and we all need to be on the same page moving forward.

Barnes: The Housing Coalition is not part of this because their stated mission is to deal with homelessness although I thought their goal was to deal with homelessness and affordable housing. The motion we made and what we are instructing staff to do is not to deal with the Coalition, but to repair these properties and to get working families in there.

Mumford: The Coalition is your Advisory Board for the Housing Trust Fund along with our 10-year plan to end and prevent homelessness. If a working family can't afford a place to live they are potentially on a downhill slide. There is a large component that is all about what you are discussing. It is not all about shelters and single occupancy facilities, that is the elimination component. The prevention component is what you are suggesting, providing for working families so that they don't find themselves economically in dire straits and without housing. The Coalition since its inception has discussed both components. That is the uniqueness of Charlotte versus other communities whose 10-year plan is strictly about ending homelessness.

Mayfield: Regarding the HTF financial status report and looking at special needs housing, what is the difference between the two sets of information on special needs housing? I am concerned that just in District 3 there are more than 15 properties that fall into that category with fourteen in District 1, 13 in District 2, and none in District 7. I recognize we need affordable housing, but business developers are using that as a shield for why not to develop in certain areas. It is not helping us to balance the community as a tax base, so I am concerned about how we are moving forward.

Wideman: The first sheet represents completed projects and the other are developments under construction.

This Committee and City Council went through a robust discussion on the Housing Locational Policy. The Housing Location Policy caps those areas that exceed 15% of subsidized housing. We didn't just look at HTF dollars, but at Section 8 properties and tax credit awards. No NSA can exceed 15% of subsidized housing, so your district according to the location policy can't receive new subsidized housing, except for seniors because they are exempt. We did hear the concern regarding businesses and we are doing research on businesses and their criteria for coming into areas.

Wideman: Presentation

Barnes: Depending on how you define significant foreclosures, we are generally on the same page. For example, Tom Hunter Road has old apartment complexes that need rehab work and if we are able to put requirements on what happens once it is done, we could

actually change the area and make it more inviting. The $6.7 million is a good amount of money to make a difference. Maybe we can allocate money, respond to the other piece about using Neighborhood Improvement (NIP) money.

Wideman: There is an issue with what we can legally do with the $6.7 million already approved for affordable housing. Mr. Gaskin can help us write bond language that will enable us to do exactly what you want to do with the new money. That is all part of the discussion we want to have today.

Gaskins: We spoke with both the Bond Counsel and the City Manager and we could have a different type of money that allows us to combine neighborhood and housing money into one. When the citizens approve that they allow the flexibility for us to spend it in a way that is currently not in the way we spend it. Currently, housing money is limited to only housing. We believe it is possible to develop language within the law that will give us greater flexibility.

Barnes: I am comfortable with the lines on the ballot that says affordable housing and neighborhood improvement projects. The issue out of the $60 million that is currently proposed, a higher number would be allocated to NIP than affordable housing. I think you are on the issue and the four of us know where some of the biggest challenges are in regards to single-family housing and CMPD knows the rest. It would be helpful to have some level of discussion with us and James Mitchell, about the issues in neighborhoods that would warrant this type of assistance.

Mumford: We will do this. The housing issues in this community are wide and deep and this will have a net positive impact. There are some practical issues: how much subsidy for capital is enough to cover the reduced rent you would require and requiring owner to rent to segment that can't make a market rent. We need to balance that out. There may be more subsidies associated with this to cover the long term lack in revenue flow.

Barnes: If you have a complex 50% occupied and the rehab work will make it attractive to renters and then are 95% occupied. Won't the increase in the number of renters offset the costs?

Mayfield: Under significant foreclosures, does that look at areas with a lot of demolition? What is the time period? In my district we have had a lot of single family homes that have been demolished and we are left with empty lots. Would that fall into the category of rehabbing instead of constructing a new building?

Wideman No, this does not include demolitions. Peachtree Hills or Windy Ridge were houses that experienced a significant amount of foreclosures. The City went in to rehab those existing houses so that people would again occupy them.

Mumford: The vacant lots are private property. Typically when a demolition takes place, we put a lien on the property for 10 years to pay for the cost of the demolition. We can't force owner to sell or rebuild and have tried to entice affordable housing developers to go into those neighborhoods.

Wideman: Presentation

Barnes: There is room for Option A, where there are several apartment projects for owners to rehab and agree to the AMI for 20 years as opposed to CMHP. How do you raise income numbers in an area? It won't happen if there is only 30% or less happening, but with 60-80% it is possible.

Wideman: If a developer like Mr. Proctor would agree to keep those units affordable, 80%-60% or whatever you specify for a certain affordability period, we could certainly develop something. Staff was struggling with how you put money in a development that is not going to be used for a public purpose.

Mumford: One word of caution, we are not adding incremental units so individuals moving out of the units are going to go somewhere in the community. We need to be cautious of the consequences, but the by-product of this would be an improved development.

Wideman: If people are displaced because of government action we have to provide housing somewhere during that period. We will bring you options.

Burch: Once we develop these options, that will help you form the recommendation you may want to take to full Council on reallocating this $6.7 million.

Meeting adjourned.

City Council
Housing and Neighborhood Development Committee

Wednesday, April 25, 2012
12:00 p.m.
Charlotte-Mecklenburg Government Center
Room – 280

Committee Members: Patsy Kinsey, Chair
LaWana Mayfield, Vice-Chair
John Autry
Michael Barnes
Warren Cooksey

Staff Resource: Julie Burch, Assistant City Manager

AGENDA

I. **Neighborhood Symposium Update** ***(No Action Requested)***

II. **FY2012 Housing Trust Fund Recommendations** ***(Action Requested)***

III. **FY2013 Housing Trust Fund Budget Retreat Referral**

Next Meeting: Wednesday, May 9, 2012

Future Topics:
- Charlotte-Mecklenburg Coalition For Housing Update
- Impacts of Regulatory Policies on Affordable Housing

Distribution:

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City Leadership Team
Corporate Communications
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Charlotte-Mecklenburg Police Department
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Community Relations
Willie Ratchford
Ledger Morrissette
Neighborhood & Business Services
Patrick Mumford
Walter Abernethy
Steve Allen
Jamie Banks
Brad Richardson
Pamela Wideman
Tom Warshauer

Neighborhood Symposium Update
Housing and Neighborhood Development Committee Meeting
April 25, 2012

Committee Action:
Receive an update on the 2012 Neighborhood Symposium (Neighborhood Organization Board Retreats) and the 2013 Community Summit.

Explanation:
2012 Neighborhood Symposium (Neighborhood Organization Board Retreats)

- After considering the concerns raised by the H&ND Committee; Neighborhood & Business Services (N&BS) will engage the community this summer by hosting neighborhood and merchant organization planning sessions with a return to a full symposium format in the spring of 2013.
- To help neighborhoods and merchants associations organize and plan their activities more effectively, N&BS will offer an organization planning retreat in collaboration with Foundation for the Carolinas (FFTC) on Saturday, July 28, 2012.
- The organizations will be able to utilize FFTC's inspiring meeting space and conference rooms for their board retreats, facilitated by trained facilitators from N&BS staff and the community. Continental breakfast and a box lunch will be provided. Council and staff will be invited to attend the breakfast for networking. Parking will be validated.
- This opportunity will be open to neighborhood-based organizations and merchant associations across the city.
    - Recruitment will be from an email blast to 1,600 neighborhood and merchant associations, and representatives. The lists include 770 associations in Charlotte registered with the Planning Commission's Neighborhood Organization list.
    - Associations must complete an application with commitments from the board to participate (minimum 5 and maximum 10). Since this is a retreat for neighborhood leadership, not a neighborhood meeting, commitment from the board is critical.
    - Associations will be accepted on a first come, first served basis, with a minimum of four per Neighborhood & Business Service Area.
- Neighborhood and merchant organizations will be able to:
    - Hold meaningful conversations on improving the quality of life in their neighborhoods
    - Develop visions and strategies for their neighborhoods
    - Set clear goals, priorities, and action plans for the upcoming year
- Each organization will be assigned an individual conference room and facilitator. Prior to the retreat, the board will be interviewed by the facilitator to tailor the retreat to their specific goals and needs.
- A retreat is critical for organizations to effectively plan, mobilize toward their goals, and sustain long-term community engagement. Having a meeting professionally facilitated is a rare opportunity for a neighborhood or merchant organization, offering them an objective outside perspective to help build consensus on the critical issues they face.
- FFTC and N&BS can accommodate approx 17 associations. If more want to participate, their retreats will be scheduled as space and staffing are available. Some options include:
    - Offering a space only option, without facilitation
    - Scheduling retreats on other dates in the neighborhoods, as staffing allows
    - Partnering with other organizations to expand the number served

2013 Community Summit (Date TBD)

- The Community Summit will focus on updating citizens on the City's workplan in their Service Area and learning about and celebrating neighborhood-based projects and activities. The Summit will take place from 8:00am – 2:00pm, with the first part of the day focusing on the "State of the Service Area", with short Technology, Entertainment, Design (TED) like presentations from City, County and service provider staff; providing updates on projects, plans, and services in the prospective Service Areas. The second half of the day will focus on neighborhood achievements with recognitions that celebrate the success of neighborhood groups in improving their quality of life.
- N&BS staff will provide additional detail to the Committee as the Summit is developed.

FY2012 Housing Trust Fund Recommendations
Housing and Neighborhood Development Committee Meeting
April 25, 2012

Committee Action:
Approve the Charlotte-Mecklenburg Coalition for Housing Board's recommended FY2012 Housing Trust Fund Allocations to multi-family rental housing developments that support the North Carolina Housing Finance Agency tax credit awards, and Supportive Housing Developments that include supportive services.

Policy:
- The FY2012 U. S. Department of Housing and Urban Development Annual Action Plan adopted by City Council on May 9, 2011.
- The Annual Action Plan for Housing and Community Development identifies the need for affordable, safe and decent housing for low and moderate-income families.
- The Plan reaffirms the three basic goals of the City's Housing Policy: preserve the existing housing stock, expand the supply of affordable housing, and support family self-sufficiency initiatives.
- On November 26, 2001, City Council established a Housing Trust Fund to provide financing for affordable housing in the Charlotte community.
- On May 24, 2010, City Council approved a community-based advisory board structure to oversee implementation of the Ten Year Plan to End and Prevent Homelessness. One of the Board's charges is to recommend annual funding priorities for the Housing Trust Fund to City Council.

Explanation:
- On March 24, 2011, City Council approved the Charlotte-Mecklenburg Coalition for Housing's recommended allocation of the City's Housing Trust Fund dollars in the following funding categories: Tax Credit Set-Aside, Rapid Acquisition, and Supportive Housing. This recommendation represents a balanced approach to meeting affordable housing needs, serving populations with the greatest need, and leveraging City funds.
- On April 19, 2012, the Charlotte-Mecklenburg Coalition for Housing recommended the following FY2012 Housing Trust Fund allocations. One member, David Furman, was recused from voting, on the Centre Terrace Development, due his company being the developer.

Supportive Housing Recommendation ($3,720,900):

HTF Score	Project Name	Developer	Units	Recommended Funding
105	Mother Teresa Villa	The Catholic Diocese and InReach	14	$225,000
99	Centre Terrace	Centro Bono Foundation	15	$1,400,000
78	Tyvola Crossing Phase II	Charlotte-Mecklenburg Housing Partnership	20	$1,720,900
	Total		59	$3,345,900

- The supportive housing population includes elderly, homeless, and persons with disabilities.
- On February 15, 2012, staff issued a Joint (City of Charlotte, Mecklenburg County & The Charlotte Housing Authority). Request for Proposals (RFP) to developers with a proposal due date of March 2, 2012 for Supportive Housing.

- Staff received five supportive housing proposals. One proposal was incomplete; the second proposal from the Domestic Violence Shelter was for 19 – Section Nine operating vouchers from the Charlotte Housing Authority. This project already has a City and County commitment in place.
- Three proposals were reviewed, evaluated and ranked based on the Housing Trust Fund Loan and Grant Guidelines and Evaluation Criteria, approved by City Council. Projects were scored based on development strengths, development team experience, financial strength, population served, housing efficiencies, and proximity to amenities.

Multi-Family Tax Credit Recommendation ($2,000,000):

NCHFA Site Scores	Project Name	Developer	Units	Recommended Funding
60	Westerly Oaks Apts.-Seniors	Greenway Residential Development, LLC	84	$840,000
54	Catawba Senior Housing	Charlotte-Mecklenburg Housing Partnership	62	$760,000
52	Wesley Heights Senior	Charlotte-Mecklenburg Housing Partnership	40	$400,000
	Total		186	$2,000,000

- Neighborhood & Business Services Staff received three qualified applications for Housing Trust Fund dollars to support North Carolina Housing Tax Credit Applications for the construction of new multi-family housing serving households earning 60% ($41,100) or below the area median income. Each application is in compliance with the City's Housing Locational Policy.
- Sardis Senior Apartments withdraw application on Monday April 23, 2012 , Westerly Heights is recommended for funding as the next ranking qualified application
- This allocation provides local alignment with state supported projects and allows for greater local leverage of tax credit awards.

Acquisition Recommendation ($375,000):

HTF Score	Project Name	Developer	Units	Funding Request
82	Summit House	Hope Haven	10	$375,000
	Total		10	$375,000

- The Summit House application from Hope Haven was submitted for Rapid Acquisition of an existing structure as Supportive Housing for Women.

Next Steps:

- On May 14, 2012, City Council will be requested to approve the recommended FY2012 Housing Trust Fund Allocations.

Supportive Housing – New Construction

Project Name: Mother Teresa Villa

Address: S. Tryon Street (Parcels 20135176 and 20135177)

Council District: District 3

Housing Locational Policy: Exempt - Special Needs Project

Acreage: 2.05 +/- acres

Zoning/Density: R-3 and R-12 (CD)

Developer: Catholic Diocese & InReach

Number of Units: 14

Targeted Incomes:

Units	Average Monthly Rents	Income Levels Served	Annual Income*
14	30% of Income	≤ 30 AMI	$20,550

*Based on 2011 Area Median Income of $67,500

Total Cost: $2,458,200

Sources of Funds: $225,000 - Housing Trust Fund
$225,000 - North Carolina Finance Agency
$2,008,200 - HUD Section 811

City Loan Terms: Grant

SBE Requirement: 2% SBE Goal

Affordability Period: 40 years

Supportive Services: Staff will visit regularly and a staff apartment will be on-site. Most of the residents will work in the community, access public transportation, and carry on activities of daily living with some staff support. The estimated service hours per week will vary depending on the needs of the individual

Green Building: Green Building techniques/Housing Efficiencies will be incorporated in design and construction of the building.

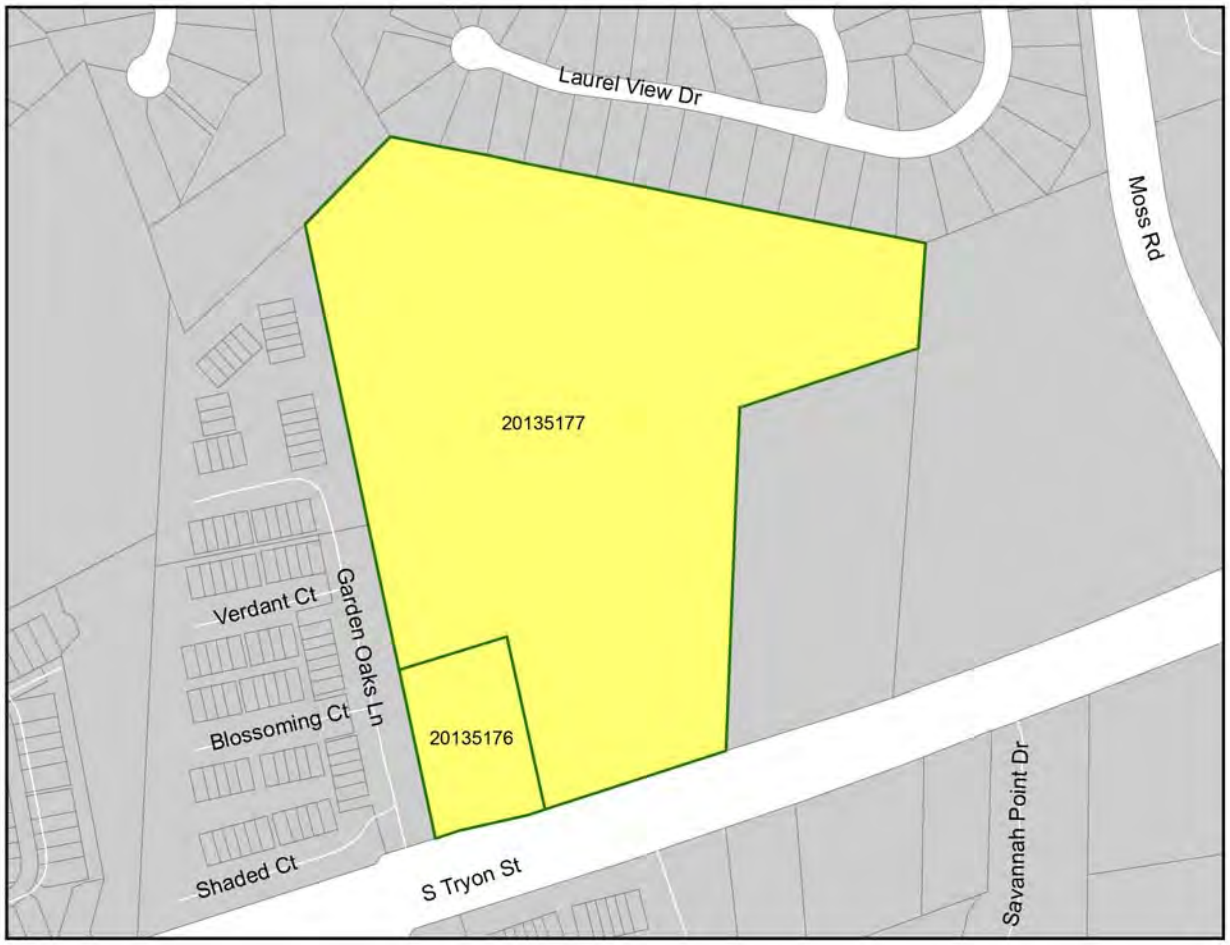
Project Amenities: Community kitchen, library/media/computer room, laundry facilities, community room, parlor, porch, courtyard, patio, outdoor seating area and walking paths.

Neighborhood Profile – (NSA) – 103- Brown Road

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification:	Stable	Stable
Population:	4,515	4,847
Elderly Population:	4.0%	4.4%
Number of Housing Units:	2,179	2,263
Median Household Income:	$59,371	$57,725
Average House Value:	$157,112	$161,338
Housing Condition:	0.7% Substandard Housing	0.1% Substandard Housing
Violent Crime Rate*:	1.0	0.5
Property Crime Rate*:	0.5	0.5

* As measured against the City benchmark of 1.0

Address: S. Tryon
Council District: 3
NSA: 103 – Brown Road



Supportive Housing - Expansion

Project Name: Centre Terrace Expansion

Address: 4442 Central Avenue

Council District: District 5

Housing Locational Policy: Exempt - Special Needs Project

Acreage: 1.57 +/- acres

Zoning/Density: R-22MF

Developer: Centro Bono Foundation

Number of Units: 15 units / 57 beds

Targeted Incomes:

Units	Average Monthly Rents	Income Levels Served	Annual Income*
15	30% of Income	≤ 30% AMI	$20,550

*Based on 2012 Area Median Income of $68,500

Total Cost: $2,100,000

Sources of Funds: $1,400,000 - Housing Trust Fund
$100,000 - In Kind Services
$600,000 - Equity

City Loan Terms: Grant

SBE Requirement: 6% SBE Goal

Affordability Period: 50 years

Supportive Services: Substance Abuse Education and Recovery (SABRE) Treatment Program. Nine months of therapy and life changing skills with the guarantee of free housing, as long as the person stays drug and alcohol free.

Green Building: Green Building techniques/Housing Efficiencies will be incorporated in design and construction of the building.

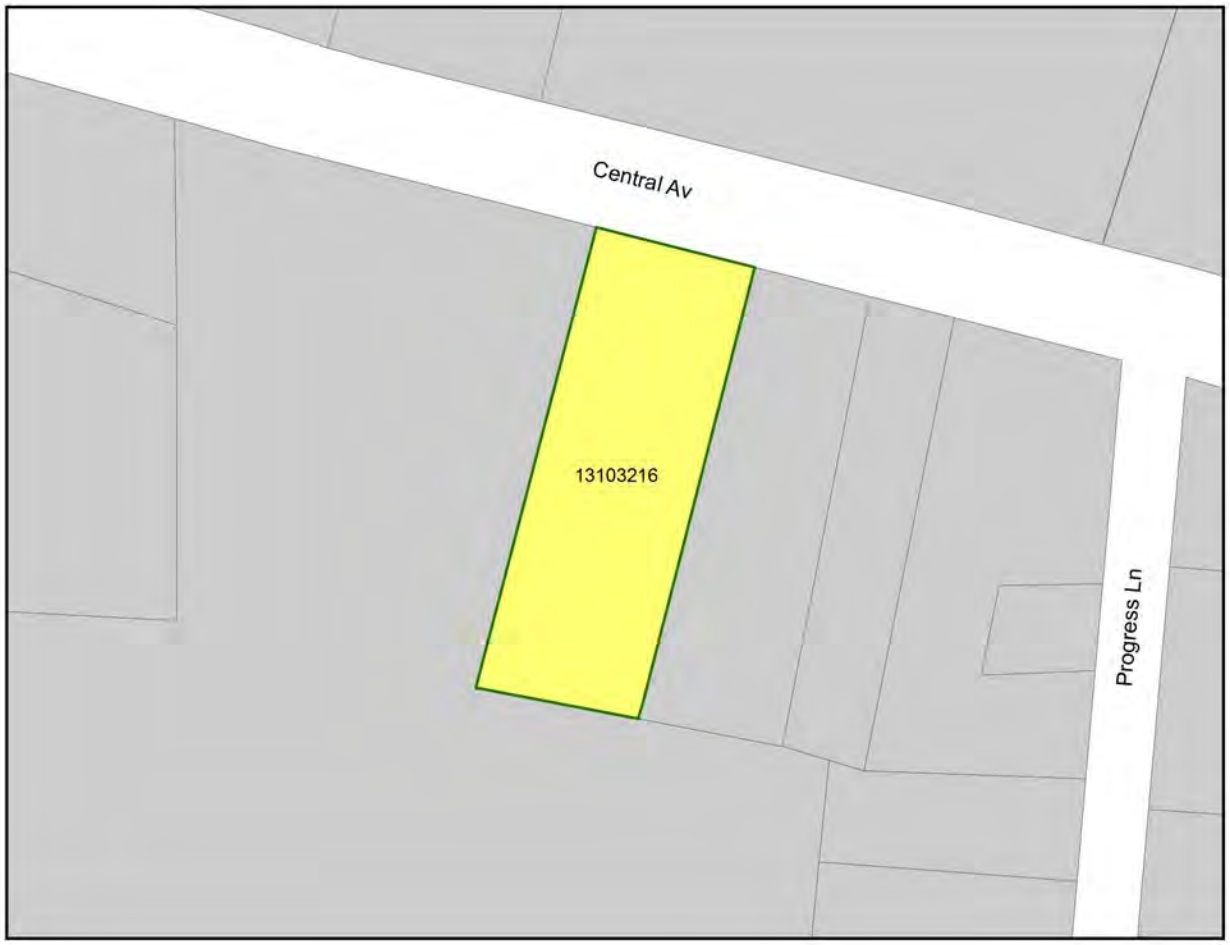
Project Amenities: Community garden, furnished room, supportive services, and close proximity to business and amenities

Neighborhood Profile – (NSA) – 151- Eastway/Sheffield Park

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification:	Transitioning	Transitioning
Population:	5,277	5,399
Elderly Population:	8.2%	7.2%
Number of Housing Units:	2,647	2,649
Median Household Income:	$40,300	$40,104
Average House Value:	$120,176	$143,111
Housing Condition:	1.6% Substandard Housing	2.5% Substandard Housing
Violent Crime Rate*:	2.3	3.0
Property Crime Rate*:	1.5	1.5

* As measured against the City benchmark of 1.0

Address: 4442 Central Ave
Council District: 5
NSA: 151 – Eastway/Sheffield



Supportive Housing – New Construction

Project Name: Tyvola Crossing Phase II

Address: 2918 and 2924 Richard Street

Council District: District 3

Housing Locational Policy: Exempt - Special Needs Project

Acreage: 1.3 +/- acres

Zoning/Density: R-22

Developer: Charlotte-Mecklenburg Housing Partnership

Number of Units: 20

Targeted Incomes:

Units	Average Monthly Rents	Income Levels Served	Annual Income*
20	30% of Income	≤ 50 AMI	$34,250

*Based on 2012 Area Median Income of $68,500

Total Cost: $2,320,900

Sources of Funds: $1,720,900 - City Housing Trust Fund
$600,000 - North Carolina Finance Agency Supportive Housing

City Loan Terms: Grant

SBE Requirement: 6% SBE Goal

Affordability Period: 30 years

Supportive Services: Charlotte Family Housing will be the service provider. The goal of this development is to provide affordable housing and to encourage independent living paired with effective supportive services. Each resident will be required to have a case manager to address immediate needs, gain employment and strive for self sufficiency

Green Building: Green Building techniques/Housing Efficiencies will be incorporated in design and construction of the building.

Project Amenities: Close to transportation, library and shopping centers, across the street from Tyvola Crossing Phase I, 80 units multi-family development completed in 2005

Neighborhood Profile – (NSA) – 7- Reid Park

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification:	Challenged	Challenged
Population:	932	1,102
Elderly Population:	13.0%	12.5%
Number of Housing Units:	399	479
Median Household Income:	$26,836	$26,546
Average House Value:	$62,604	$46,637
Housing Condition:	12.0%	4.4%
Violent Crime Rate*:	3.1	3.2
Property Crime Rate*:	3.2	1.8

* As measured against the City benchmark of 1.0

Address: 2918 and 2924 Richard Street
Council District: 2
NSA: 7 - Reid Park

Multi-Family New - Tax Credit Development

Project Name: Westerly Oaks Senior Apartments

Address: 3100 Wilkinson Blvd.

Council District: District 3

Housing Locational Policy: Exempt - Elderly

Acreage: 7.3 +/- acres

Zoning/Density: UR-2 (CD)

Developer: Greenway Residential Development LLC

Number of Units: 84 units

Targeted Incomes:

Units	Average Monthly Rents	Income Levels Served	Annual Income*
21	$275 - $330	≤ 30%	$20,550
63	$535 - $675	51 ≤ 60%	$41,110

*Based on 2012 Area Median Income of $68,500

Total Cost: $10,982,839

Sources of Funds:
$840,000 - Housing Trust Fund
$699,864 - Rental Production Program (RPP)
1,325,000 - Permanent Loan
1,325,000 - State Tax Credit Loan
7,034,255 – Tax Credit Equity

City Loan Terms: Loan

SBE Requirement: 4% SBE Goal

Affordability Period: 30 years

Green Building: Green Building techniques/Housing Efficiencies will be incorporated in design and construction of the building.

Project Amenities: Clubhouse with a community room, kitchen, 24 hour fitness and business center, laundry room and high speed internet access, tenant storage and sitting areas.

Neighborhood Profile – (NSA) – 13 Ashley Park

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification:	Challenged	Challenged
Population:	4,015	3,360
Elderly Population:	8.9%	8.2%
Number of Housing Units:	1,632	1,486
Median Household Income:	$28,395	$28,435
Average House Value:	$66,561	$79,607
Housing Condition:	17.0%	2.8%
Violent Crime Rate*:	3.0	3.4
Property Crime Rate*:	3.0	4.3

* As measured against the City benchmark of 1.0

Address: 3100 Wilkinson Blvd.
Council District: 3
NSA: 13 Ashley Park

Multi-Family New - Tax Credit Development

Project Name: Catawba Senior Housing

Address: 324, 330 and 318 Mt. Holly Huntersville Road

Council District: District 2

Housing Locational Policy: Exempt - Elderly

Acreage: 4.08 +/- acres

Zoning/Density: R-17 MF

Developer: Charlotte-Mecklenburg Housing Partnership

Number of Units: 62 units

Targeted Incomes:

Units	Average Monthly Rents	Income Levels Served	Annual Income*
16	$305 - $363	≤ 30%	$20,550
46	$500 - $585	51 ≤ 60%	$41,110

*Based on 2012 Area Median Income of $68,500

Total Cost: $7,749,968

Sources of Funds:
$ 520,000 - Housing Trust Fund
$ 934,622 - Rental Production Program (RPP)
$ 310,914 - Permanent Loan
$ 762,853 - State Tax Credit Loan
$ 5,221,579 - Tax Credit Equity

City Loan Terms: Loan

SBE Requirement: 4% SBE Goal

Affordability Period: 30 years

Green Building: Green Building techniques/Housing Efficiencies will be incorporated in design and construction of the building.

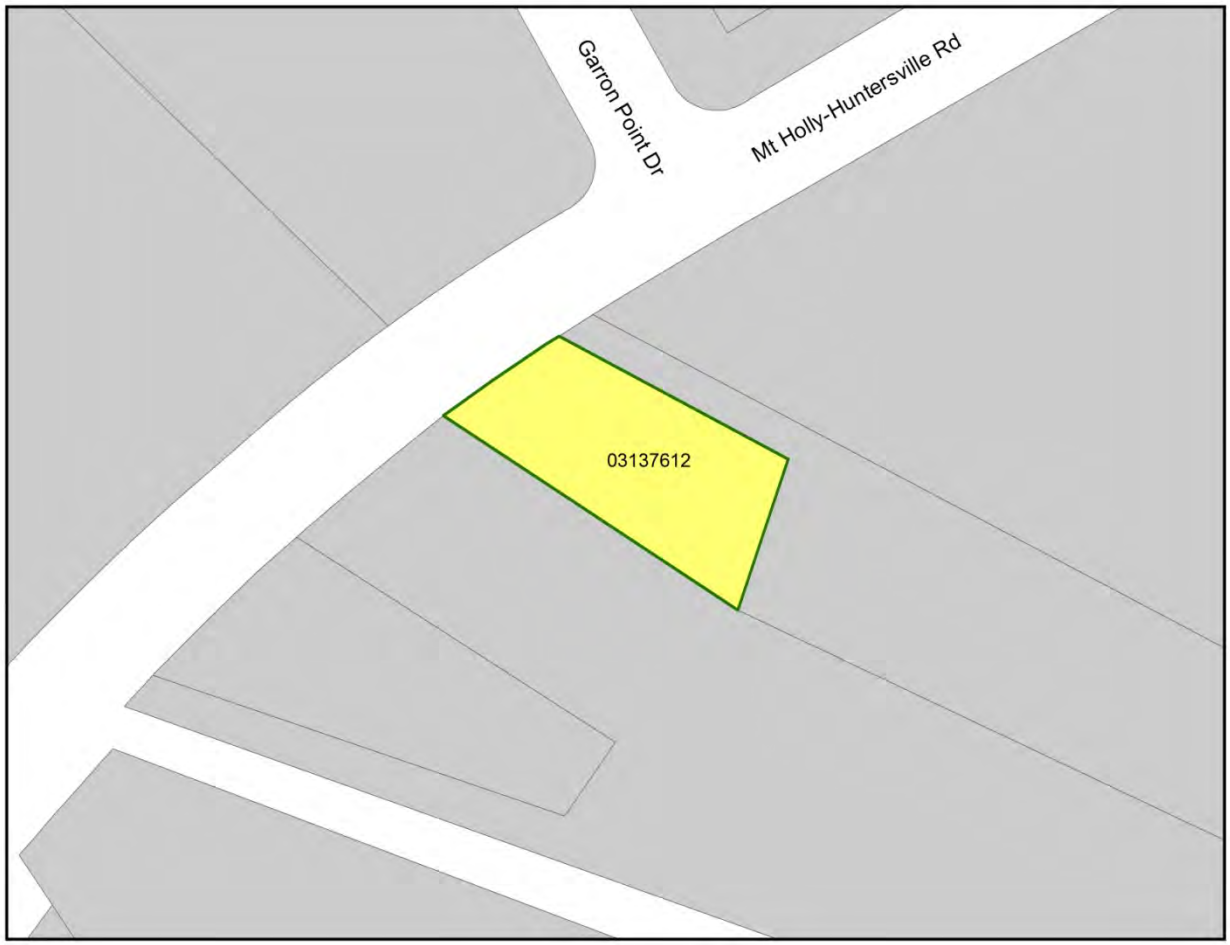
Project Amenities: Community garden, furnished room and close proximity to business and amenities

Neighborhood Profile – (NSA) – 116 Harwood Lane

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification:	Stable	Stable
Population:	5,714	6,299
Elderly Population:	10.1%	8.9%
Number of Housing Units:	2,396	2,532
Median Household Income:	$64,390	$70,094
Average House Value:	$175,908	$159,762
Housing Condition:	0.2%	0.4%
Violent Crime Rate*:	02%	0.4%
Property Crime Rate*:	0.6%	0.5%

* As measured against the City benchmark of 1.0

Address: 324, 330 and 318 Mt. Holly Huntersville Road
Council District: 2
NSA: 116 Harwood Lane



Multi-Family – Tax Credit Development

Project Name: Wesley Heights Senior Apartments

Address: 200 Wesley Heights Way, Charlotte, NC

Council District: District 2

Housing Locational: Policy: Exempt - Senior Development

Acreage: 1.52 +/- acres

Zoning/Density: UR-3 (CD)

Developer: Charlotte-Mecklenburg Housing Partnership, Inc.

Number of Units: 40 units (27 one-bedroom units; 13 two-bedroom units)

Targeted Incomes:

Units	Avg. Monthly Rents	Income Levels Served	Annual Income*
10	$300-$360	≤ 30% AMI	≤ $20,550
30	$515-$580	≤ 60% AMI	≤ $41,110

*Based on 2012 Area Median Income of $68,500

Total Cost: $5,629,618

Sources of Funds: $400,000 - City of Charlotte Housing Trust Fund (HTF)
$4,051,866 - Low Income Housing Tax Credit (LIHTC)
$572,635 - Permanent Loan
$605,117 - State Tax Credit Loan (STC)

City Loan Terms: Loan

SBE Requirement: 4% SBE goal

Affordability Period: 30 years

Green Building: Green Building techniques/housing efficiencies will be incorporated in design and construction of the building. The building will be Energy Star certified.

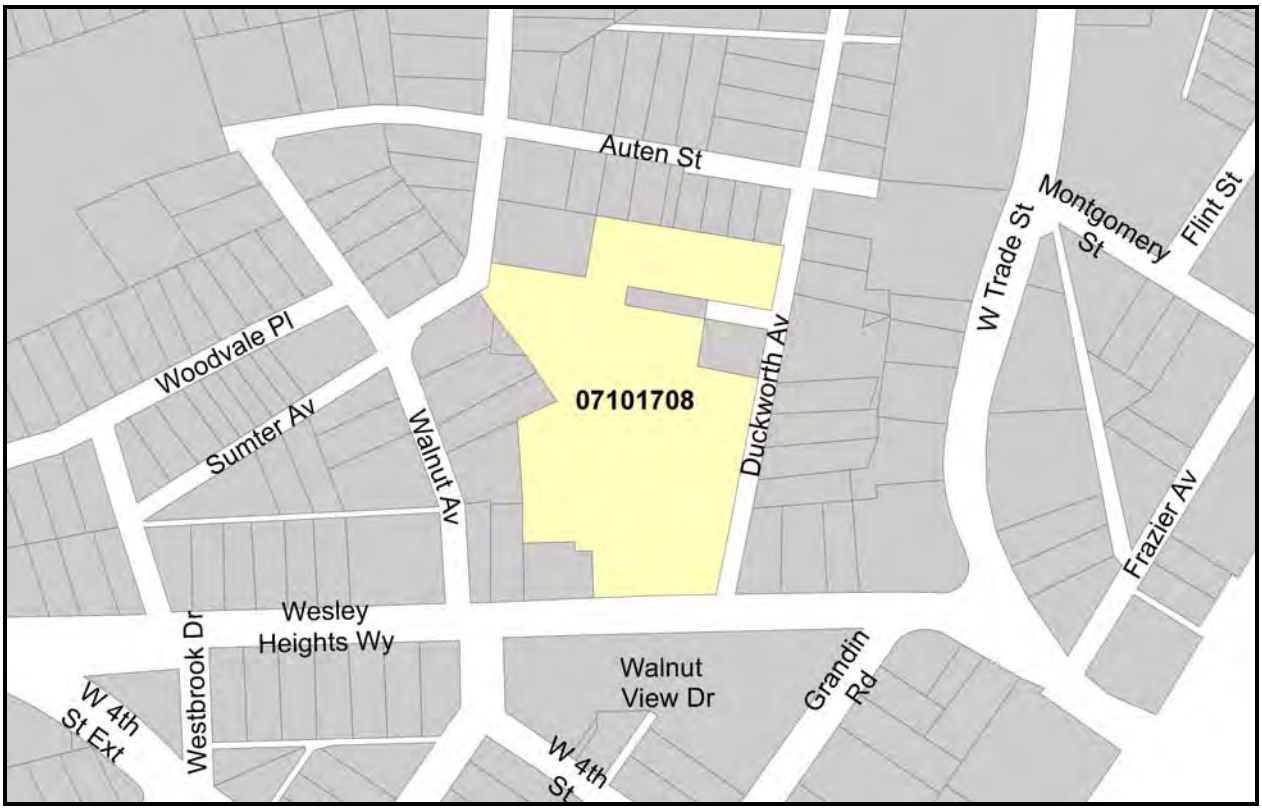
Project Amenities: Raised garden plots, seating areas walking trails and a covered drop-off at the building entry.

Neighborhood Profile – NSA#24 - Seversville

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification	Stable	Stable
Population:	830	727
Elderly Population:	6.4%	6.1%
Number of Housing Units:	292	283
Median Household Income:	$27,885	$26,848
Average House Value:	$118,863	$340,305
Housing Condition:	1.4% substandard	2.5% substandard
Violent Crime Rate:	1.9%	2.3%
Property Crime Rate:	1.7%	1.5%

* As measured against the City benchmark of 1.0

Address: 200 Wesley Heights Way
Council District: 2
NSA: 24 - Seversville



Supportive Housing – Acquisition

Project Name: Summit House

Address: 10928 Bonnie Cone Ln

Council District: District 4

Housing Locational Policy: Exempt - Special Needs Project

Acreage: .6 +/- acres

Zoning/Density: Institutional

Developer: Hope Haven Inc.

Number of Units: 10

Targeted Incomes:

Units	Average Monthly Rents	Income Levels Served	Annual Income*
10	30% of Income	≤ 30 AMI	$20,550

*Based on 2012 Area Median Income of $68,500

Total Cost: $375,000

Sources of Funds: $375,000 - City Housing Trust Fund

City Loan Terms: Grant

SBE Requirement: N/A

Affordability Period: 20 years

Supportive Services: Supportive Services and Management of the property will be provided by Hope Haven. The program will provide 10 women who are currently waiting in transitional housing the opportunity to live in service-enriched community housing, and free-up beds for women in early recovery from addictions (and additional challenges) to move from shelters & the streets into supportive transitional housing.

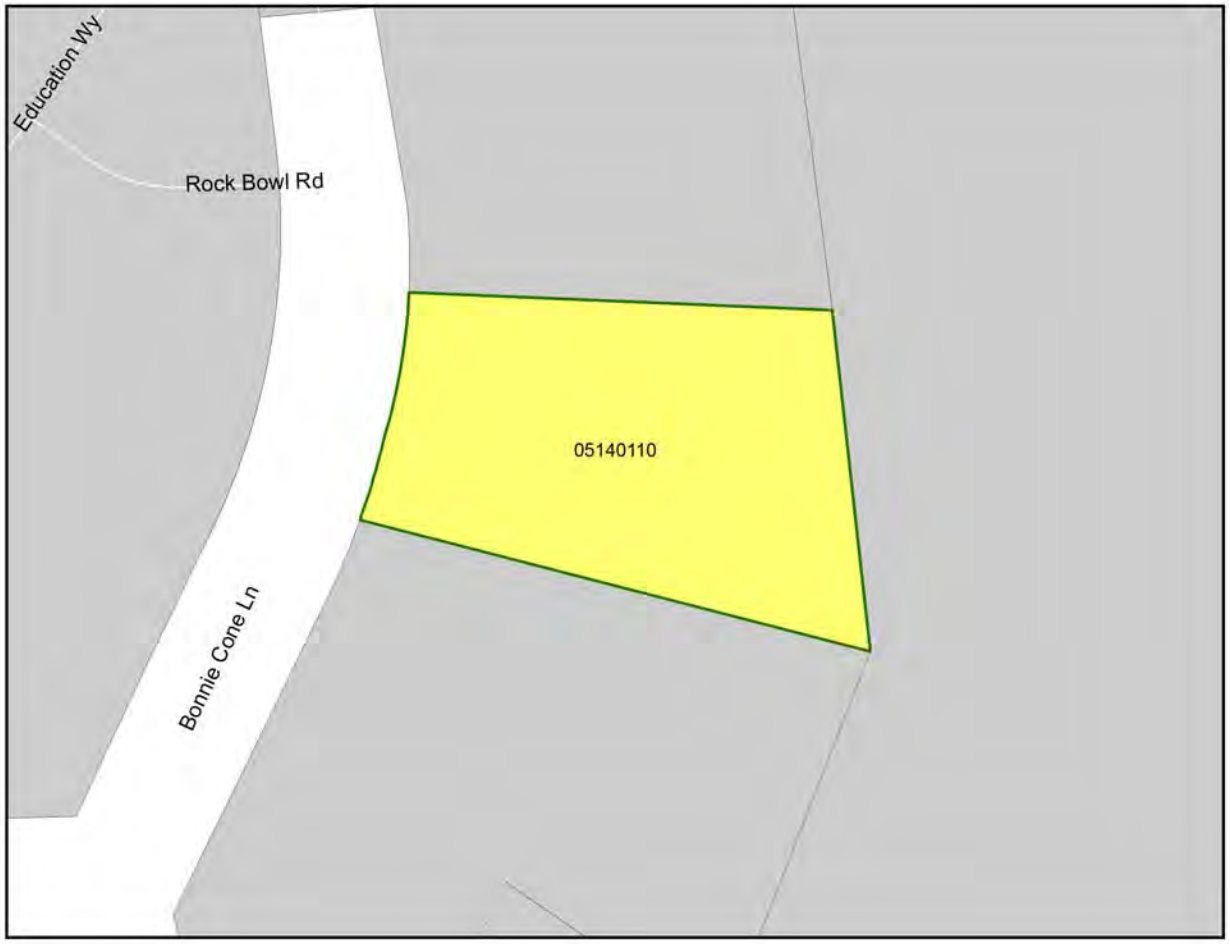
Project Amenities: Newly renovated and completely furnished home with alarms and sprinkler system. Within 100 yards of a bus stop and close to the proposed light rail transit system in well-lit community. Contains upstairs & downstairs community rooms, as well as an elevator & ramps for disabled.

Neighborhood Profile – (NSA) – 135 Harris Houston

	QLI Index (2008)	QLI Index (2010)
Neighborhood Classification:	Stable	Stable
Population:	7,610	9,430
Elderly Population:	2.3%	2.5%
Number of Housing Units:	2,751	3,234
Median Household Income:	$50,776	$48,902
Average House Value:	$120,998	$115,156
Housing Condition:	0.2	0.2
Violent Crime Rate*:	0.6	0.7
Property Crime Rate*:	0.8	0.8

* As measured against the City benchmark of 1.0

Address: 10928 Bonnie Cone Ln
Council District: 4
NSA: 135 – Harris Houston



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NEIGHBORHOOD & BUSINESS SERVICES

FY2012 Housing Trust Fund Recommendations

Housing & Neighborhood Development Committee

April 25, 2012

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CITY OF CHARLOTTE

Briefing Objectives

- Housing Trust Fund (HTF) Background
- FY2012 Council-Approved Funding Allocation
- HTF Request for Proposal Process
- FY2012 Funding Recommendation
- HTF Status
- April 11, 2012, Budget Retreat Referral

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Housing Trust Fund Background

- Established in November 2001 to finance affordable housing through a competitive Request for Proposal Process.

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HTF Funded Developments

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FY2012 Council Approved Funding Allocation

Approved by City Council on March 24, 2011

Category	Funds Allocated	% of Funds
Tax Credits	$4,700,000	29%
Supportive Services	$8,300,000	51%
Rapid Acquisition	$3,200,000	20%
Total	**$16,200,000**	**100%**

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HTF Request for Proposal Process Overview

Tax Credit Allocation

- Allocation provides alignment with State supported developments and allows for greater leverage of local housing trust fund dollars.
- Eleven developers have requested tax credits from the North Carolina Housing Finance Agency (NCHFA). Of the eleven projects applying for tax credits from NCHFA, three have requested local funding.

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Multi-Family Recommendations

Development	Developer	Units	% of AMI Served	Funding
Westerly Oaks Seniors	Greenway Residential Development, LLC	84	21 for 30 and below 63 for 51 to 60% of AMI	$840,000 (1:13)
Catawba Seniors	Charlotte-Mecklenburg Housing Partnership	62	16 for 30 and below 46 for 51 to 60% of AMI	$760,000 (1:12)
Westerly Heights Seniors	Charlotte-Mecklenburg Housing Partnership	40	10 for 30 and below 30 for 51 to 60% of AMI	$400,000 (1:14)
Total		**186**		**$2,000,000**

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HTF Request for Proposal Process Overview

Supportive Housing Recommendation

- The supportive housing population includes elderly, homeless, and persons with disabilities.
- On February 15, 2012, staff issued a joint RFP (City, County and CHA) for supportive housing developments.
- Staff received five proposals. One proposal was incomplete, one only requested assistance from CHA.

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Supportive Housing Recommendations

Development	Developer	Units	% of AMI Served	Funding
Mother Teresa Villa	The Catholic Diocese and InReach	14	14 for 30% and below	$225,000 (1:10)
Centre Terrace	Centro Bono Foundation	15	15 for 30% and below	$1,400,000 (1: .50)
Tyvola Crossing Phase II	Charlotte-Mecklenburg Housing Partnership	20	20 for 50% and below	$1,720,900 (1: .10)
Total		**49**		**$3,345,900**

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Rapid Acquisition Request

Rapid Acquisition Recommendation

- Allocation allows development partners to acquire land and multi-family housing developments.
- Staff received one request from Hope Haven.

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Supportive Housing Recommendations

Development	Developer	Units	% of AMI Served	Funding
Summit House	Hope Haven	10	10 for 30% and below	$375,000 (1: .0)
Total		**10**		**$375,000**

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Request for Council Action

On May 14, 2012, Request Approval of:

A. Tax Credit recommendations

B. Supportive Services recommendations

C. Rapid Acquisition recommendation

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Housing Trust Fund Financial Status

Sources of Funds	**$86,211,295**
Use of Funds:	
Committed	$79,472,361
Uncommitted	$6,738,934
Total	**$86,211,295**

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April 11, 2012
Budget Retreat Referral

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Discussion

Committee's Goal (multi-family and single family):

Identify problem properties and locations:

- Areas with high crime
- Address Physical Blight
- Significant Foreclosures (multi-family and single-family)
- Business Corridors

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Discussion

Strategies to accomplish the Committee's Goal (multi-family and single family):

- Potential Options:

A. Issue a Request for Proposals to Private Sector owners of multi-family developments

B. Develop a program that encourages experienced affordable multi-family and single-family developers to purchase and rehabilitate existing properties.

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FY2013 Housing Trust Fund Budget Retreat Referral
Housing and Neighborhood Development Committee Meeting
April 25, 2012

Committee Action:
Discuss the April 11, 2012, Housing Trust Fund Budget Retreat Referral.

Explanation:

- During the April 11, 2012 Budget Retreat, City Council approved the following referral to the Housing & Neighborhood Development Committee:
    - Review the $28M of unissued Affordable Housing Bonds and consider issuing a $5M Request for Proposals (RFP) to rehab existing multi-family developments and to issue a $5M RFP to rehab foreclosed single-family homes.
- Staff will update the Committee on the current Housing Trust Fund Balance and begin discussions on the Single and Multi-Family Request for Proposals.

FY2012 Housing Trust Fund
Financial Status Report

April 2012

Sources of Funds

2001 2/3 Housing Bonds Revenue	$10,000,000.00
2002 Housing Bonds Revenue	$20,000,000.00
2004 Housing Bonds Revenue	$15,000,000.00
2006 Housing Bonds Revenue	$10,000,000.00
2008 Housing Bonds Revenue	$10,000,000.00
2010 Housing Bonds Revenue	$15,000,000.00
2005 Sale of 7th McDowell Street Property	$2,142,630.00
YTD Program Income (Repayments, refunds, etc.)	$4,068,665.00
Total Sources of Funds	**$86,211,295.00**

Uses of Funds

Ownership	$3,059,031.00
Multi-Family Rental-New	$27,839,451.00
Multi-Family Rental-Rehab	13,660,505.00
Special Needs	$23,192,474.00
Scaleybark Transit	$2,000,000.00
Hope VI Set-Aside	$4,000,000.00
FY2012 Tax Credit Set-Aside pending approval 5/14/12	$2,000,000.00
FY2012 Supportive Housing RFP pending approval 5/14/12	$3,345,900.00
FY2012 Rapid Acquisition pending approval 5/14/12	$375,000.00
Sub-Total Projects	**$79,472,361.00**

Allocation

FY2013 Supportive Housing	$3,913,934.00
Rapid Acquisition	$2,825,000.00
Sub-Total Uncommitted Housing Allocation:	**$6,738,934.00**
Total Uses of Funds	**$86,211,295.00**

Housing Trust Fund
Development Summary - April 2012

Completed Developments

	Ownership:	Year	Loan or Grant	Type	Aff. Units	≤30% Units	Neighborhood	Dist.	Developer	Total Development ($)	City Funding Amount
1	Davant Glen	FY02	Grant	New	16	0	Westerly Hills	3	Habitat	$ 888,730	$ 166,981
2	Wilmore Walk	FY02	Grant	New	23	0	Wilmore	3	Boulevard Centro	$ 5,583,000	$ 272,000
3	Polaris Group (I & II)	FY04	Grant	New	2	0	Biddleville	2	Polaris Group	$ 198,000	$ 98,701
4	Habitat 36	FY04	Grant	New	36	0	Targeted	V	Habitat	$ 3,052,800	$ 540,000
5	Habitat 32	FY07	Grant	New	32	0	Targeted	V	Habitat	$ 2,665,600	$ 480,000
6	Habitat 37(32) Single Family	FY09	Grant	New	40	0	Various	V	Habitat	$ 3,541,977	$ 555,000
	Subtotal - Ownership				**149**	**0**				**$ 15,930,107**	**$ 2,112,682**
	Multi-Family Rental-New:										
7	Pleasant View	FY02	Loan	New	40	20	Hickory Ridge	5	CMHP	$ 3,222,812	$ 2,222,812
8	Arbor Glen III**	FY03	Loan	New	23	8	Arbor Glen	1	Crosland/Bradsher	$ 1,953,121	$ 230,000
9	Rivermere/Rocky Branch II	FY03	Loan	New	100	20	Mountain Island	2	CMHP	$ 16,154,028	$ 2,800,000
10	Tyvola Crossing**	FY03	Loan	New	80	20	Reid Park	3	CMHP	$ 7,003,636	$ 800,000
11	Nia Point/Mayfield Terrace **	FY04	Loan	New	81	29	Wash. Heights	2	Crosland/Bradsher	$ 7,505,692	$ 1,215,000
12	Montgomery Gardens**	FY04	Loan	New	76	20	Beatties Ford/Trinity	2	CHA/Crosland/Brad	$ 7,359,934	$ 1,140,000
13	McAden Park / Seigle 60	FY05	Loan	New	60	30	Belmont	1	TCG / CHA	$ 6,361,075	$ 3,180,421
14	South Oak /Arrowood Road	FY05	Loan	New	100	20	Montclaire South	3	CMHP	$ 17,856,952	$ 4,281,639
15	Ashley Park /Live Oak Senior	FY05	Loan	New	50	16	Foxcroft	6	CHA	$ 6,134,367	$ 600,000
16	Springfield Gardens	FY06	Loan	New	86	22	Marshbrooke	5	CHA/Crosland	$ 10,523,423	$ 135,000
17	Seigle Point Apartment Homes	FY07	Loan	New	204	102	Belmont	1	TCG / CHA	$ 21,362,482	$ 1,819,579
18	Ashley Square/Live Oaks MF	FY07	Loan	New	36	36	Foxcroft	6	Bof A/CHA	$ 28,631,700	$ 1,100,000
19	Cherry Gardens Seniors **	FY07	Loan	New	42	11	Cherry	1	TAHG	$ 5,338,476	$ 1,050,000
20	Kohler Avenue **(McNeel Apt	FY07	Loan	New	48	12	Double Oaks	2	CMHP	$ 5,959,588	$ 1,338,317
21	Statesville Ave. Apts.	FY08	Loan	New	96	24	Double Oaks	2	CMHP	$ 12,295,056	$ 2,400,000
	Subtotal M-F Rental-New				**1,122**	**390**				**$ 157,662,342**	**$ 24,312,768**
	Multi-Family Rental-Rehab:										
22	Druid Hills Rental	FY03	Loan	Rehab	10	3	Druid Hills	2	CMHP	$ 888,474	$ 285,380
23	Southside Homes II	FY03	Grant	Rehab	114	114	Southside Park	3	CHA	$ 4,820,841	$ 2,000,000
24	Southside Homes III	FY04	Grant	Rehab	38	38	Southside Park	3	CHA	$ 1,747,908	$ 818,573
25	Mallard Ridge	FY04	Grant	Rehab	35	35	Starmount Forest	6	CHA	$ 1,070,300	$ 528,630
26	Cedar Knoll	FY04	Grant	Rehab	49	49	Yorkmount	3	CHA	$ 1,628,378	$ 801,378
27	Leafcrest	FY04	Grant	Rehab	48	48	Starmount	6	CHA	$ 1,611,466	$ 805,466
28	Southside Homes IV	FY05	Grant	Rehab	84	84	Southside Park	3	CHA	$ 3,600,004	$ 1,800,000
29	Southside Homes V	FY06	Grant	Rehab	72	72	Southside Park	3	CHA	$ 4,471,474	$ 2,235,737
30	Stonehaven East	FY05	Loan	Rehab	120	24	Wendover/Sedgewoo	6	FAH	$ 11,905,000	$ 1,200,000
31	Glen Cove	FY07	Loan	Rehab	50	10	Stonehaven	6	CHA	$ 2,670,756	$ 1,335,375
32	Seneca Woods	FY08	Loan	Rehab	49	17	Madison Park	6	CHA	$ 3,481,880	$ 750,000
33	West Down Apartments	FY08	Grant	Rehab	28	3	Biddleville	2	CMHP	$ 1,561,600	$ 551,600
	Subtotal M-F Rental-Rehab				**697**	**497**				**$ 39,458,081**	**$ 13,112,139**
	Special Needs Housing:										
34	McCreesh Pl./St Peters SRO	FY02	Loan	New	64	64	Villa Heights	1	St. Peter's Home	$ 1,860,902	$ 1,025,542
35	The Village of Rosedale II	FY02	Loan	New	32	22	ugaw Creek/Ritch Av	1	CMHP	$ 3,193,218	$ 500,000
36	Honeycreek**	FY03	Loan	New	78	7	Marlwood	5	First Centrum, LLC	$ 6,580,807	$ 850,000
37	YWCA/Families in Transition	FY03	Grant	Rehab	66	17	hbrook/Clawson Vill	1	YWCA	$ 1,358,333	$ 320,000
38	University Square	FY04	Loan	New	90	9	Harris-Huston	4	First Centrum, LLC	$ 8,938,475	$ 1,600,000
39	Strawn Apartments - Phase I	FY04	Grant	Rehab	170	170	Dilworth	1	CHA	$ 547,021	$ 273,510
40	Charlottetown Phase I	FY04	Grant	Rehab	161	161	Dilworth	1	CHA	$ 413,072	$ 206,536
41	Charlottetown Phase II	FY09	Loan	Rehab	0	0	Dilworth	1	CHA	$ 12,457,676	$ 1,000,000
42	Center of Hope	FY04	Grant	Rehab	200	114	Lockwood	2	Salvation Army	$ 384,000	$ 192,000
43	Emergency Winter Shelter	FY05	Loan	Rehab	200	200	J.T.Williams	4	EWS, Inc.	$ 1,531,495	$ 500,000
44	YWCA/ Families Together	FY06	Grant	New	10	10	hbrook/Clawson Vill	1	YWCA	$ 1,626,442	$ 700,000
45	Centre Terrace Apts.	FY06	Grant	Rehab	28	12	Eastway/Sheffield	5	Centro Bono	$ 812,361	$ 394,350
46	McAlpine Terrace Apts.	FY07	Loan	Rehab	113	26	Stonehaven	6	CHA	$ 2,693,787	$ 720,081
47	Arc Mecklenburg Apts.	FY08	Grant	New	5	5	Oakhurst	5	Arc of NC	$ 766,342	$ 238,642
48	Gables Phase II - Seniors	FY08	Loan	New	72	18	Druid Hills	4	CMHP	$ 9,037,502	$ 1,512,000
49	McCreesh Place Phase II	FY08	Grant	New	27	0	Villa Heights	1	St. Peter's Home	$ 2,107,322	$ 1,100,000
50	Steel Creek Seniors	FY09	Loan	New	120	60	Steele Creek	3	Steele Creek LLC	$ 12,463,213	$ 1,370,434
51	Moore Place	FY10	Grant	New	85	85	Druid Hills South	4	Urban Ministry	$ 6,500,000	$ 516,230
52	Hope Haven	FY12	Grant	Rehab	116	116		1	Hope Haven	$1,877,000	$1,877,000
	Subtotal - Special Needs				**1,637**	**986**				**$ 75,148,968**	**$ 14,896,325**
	Totals Completed Projects				**3,605**	**1,873**	-		-	**$288,199,498**	**$54,433,914**

*** Federal Funds (HOME and CDBG)*

Housing Trust Fund
Development Summary - April 2012

Developments Under Cnstruction:

Ownership:	Year	Loan or Grant	Type	Aff. Units	≤30% Units	Neighborhood	Dist	Developer	Total Development ($)	City Funding Amount
Vantage Point Town Homes	FY02	Loan/Grant	New	26	0	Lincoln Heights	2	NWCCDC	$ 3,269,000	$ 946,349
Subtotal - Ownership				**26**	**0**				**$ 3,269,000**	**$ 946,349**
Multi-Family Rental-New:										
Brooklyn Village	FY08	Grant	New	30	30	Marshall Park	2	Spectrum Properties	$ 28,000,000	$ 1,250,000
Willow Oak Run	FY10	Loan	New	85	9	Toddville Road	3	Mills Construction	$ 10,000,546	$ 685,000
Double Oaks Rental	FY11	Loan	New	84	21	Double Oaks	2	CMHP	$ 10,827,688	$ 1,591,683
Subtotal M-F Rental-New				**199**	**60**				**$ 48,828,234**	**$ 3,526,683**
Multi-Family Rental-Rehab:										
Robinsdale Apartments	FY08	Grant	Rehab	30	30	College Downs	4	CHA	$ 1,096,732	$ 548,366
Subtotal M-F Rental-Rehab				**30**	**30**				**$ 1,096,732**	**$548,366**
Special Needs Housing:										
Edwin Towers	FY08	Grant	Rehab	175	175	Fourth Ward	2	CHA	$ 1,298,627	$ 649,313
Craig Ave. Apts./Everett House	FY08	Loan	New	10	10	Cotswald	5	TAHG	$ 1,200,000	$ 344,519
Strawn Towers Apts.- Phase II	FY09	Loan	Rehab	0	0	Dilworth	1	CHA	$ 12,186,283	$ 1,000,000
Dove's Nest	FY09	Grant	New	90	90	Ponderosa/Wingate	3	Charlotte Rescue M	$ 10,081,420	$ 1,538,044
Domestic Violence Facility	FY09	Grant	New	80	80	Ponderosa/Wingate	3	United Family Serv.	$ 10,000,000	$ 1,500,000
Carya House	FY10	Grant	New	8	5	Hickory Grove	5	TAHG	$ 1,000,000	$ 500,000
Boulevard Seniors	FY11	Loan	New	110	70	West Blvd.	3	CHA/Crosland	$ 13,712,777	$ 1,000,000
Westinghouse Seniors	FY11	Loan	New	86	22	-	3	CMHP	$ 10,427,703	$ 1,764,273
Subtotal - Special Needs				**559**	**452**				**$ 59,906,810**	**$ 8,296,149**
Transit Acquisition:										
Scaleybark Transit (8 acres)*	FY07	Grant	TOD	80	0	Scaleybark	3	Scaleybark Partners	$ 12,600,000	$ 2,000,000
Totals Projects under Construction				**894**	**542**				**$125,700,776**	**$ 15,317,547**
Total All Projects				**4,499**	**2,415**				**$413,900,274**	**$69,751,461**
Overall Leverage										**5.93**

** Transit Oriented Development (TOD)*