



TLC by CLT
Targeted Neighborhood Revitalization
Follow-up

Housing & Neighborhood Development Committee
October 17, 2018

Briefing Objectives – Council Follow Up

- September Committee Questions
- Staff Recommendation
- Next Steps



What barriers/challenges impacted the number of surveys and projects completed?




- General suspicion of government
 - As program completed initial rehabilitations, additional responses were received
- Landlord/investor not responsive
- Homeowner did not want a lien on the property

	Camp Greene	Lincoln Heights
Total Surveys Distributed	300~ mailings and house visits	
Surveys returned	86	99
Units Inspected	39	46
Units Completed	19	26
Units In Process	7	16
Units Waiting to be addressed	2	4
Total Investment	\$1,031,000 \$36,821	\$1,591,000 \$34,586

What are the details of the Property Encumbrance (Deed of Trust / Deed Restrictions)?

1. Deed of Trust	2. Deed Restrictions	
	Owner	Investor
<ul style="list-style-type: none"> • City lien attached to property for term of loan • Term is based on owner AMI and loan amount • Amount = cost of rehabilitation less lead safety • Canceled when loan is fully satisfied (paid in full or forgiven per loan terms) • Owner can request subordination (refinance of primary mortgage, etc.) 	<ul style="list-style-type: none"> • “May not be sold, transferred, or conveyed except to a low-income person or family as defined by HUD at the time of such sale.” • “Must be owner’s primary residence” • Term of restriction is determined by investor/owner AMI and loan amount • Restrictions attach to land <ul style="list-style-type: none"> • Is not released if loan is paid early, or if property is sold before expiration of term • Owner can request City release restrictions; considered on a case-by-case basis 	<ul style="list-style-type: none"> • “May not be leased, sold, transferred or conveyed except to persons/families earning at the time of such transfer 60% or less of AMI, and at a purchase price no greater than allowed to be charged to such families under HUD affordability guidelines.” • “Rental amount charged shall not increase more than 3% per year and must be approved in advance by City in writing . The first full year’s (monthly) rent shall not exceed \$750.” • Term is determined by investor AMI and loan amount • Restrictions attach to land <ul style="list-style-type: none"> • Is not released if loan is paid early, or if property is sold before expiration of term

What investments have been made by community partners?

Rebuilding Together	Mission Serve	Realtors Care Day
<ul style="list-style-type: none"> Organized in 2010 to preserve affordable housing by prioritizing critical repairs for at-risk homeowners Vision: "Safe homes and communities for everyone" Focused on west Charlotte (Camp Greene) Participated in 13 TLC by CLT projects (8: Camp Greene / 5: Lincoln Heights) Leveraged approximately \$110,000 in private donations Overall, completed 110 housing projects across Charlotte community 	<ul style="list-style-type: none"> Faith-based youth service initiative that partners with local governments Has partnered with HNS for 12 years; HNS staff identify homes in need of repair Youth complete roof repair/replacement, along with other minor home repairs While focus for 2-years has been Grier Heights, youth participated in 5 TLC by CLT projects in Lincoln Heights (roofs) 	<ul style="list-style-type: none"> Charlotte Regional Realtor Association Local realtors volunteer to perform home repair on one day each year HNS staff assist with identifying prospective homes in need of repair and help owners complete applications 2018: Completed repairs on 11 homes in Camp Greene 

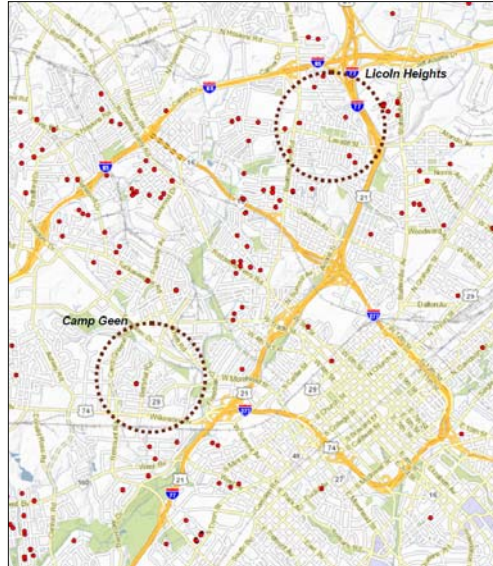
What data is used to select targeted neighborhoods?

Data used for analysis include:

- Demolition permits
- Areas of high poverty
- Areas of aging housing stock
- Concentrations of rehabilitation activity
- Concentrations of code case activity

What data is used to select targeted neighborhoods?

- Map of Demolition Permits (2017-2018)



What data is used to select targeted neighborhoods?

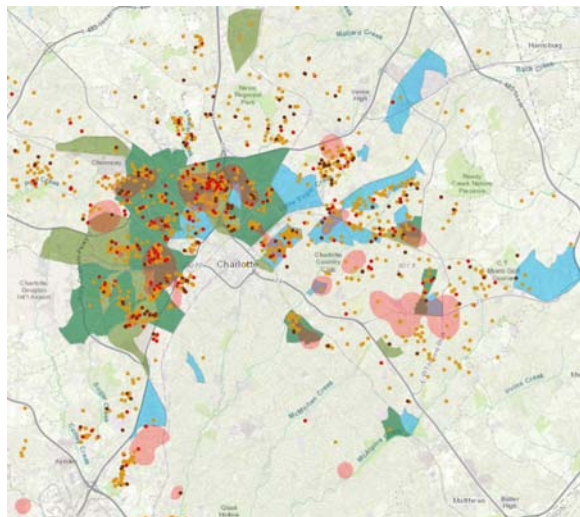
- Housing Rehab Cases

- Inactive
- Active
- Waiting

■ FY18 Code Violation Hotspots

■ High poverty areas

■ Housing Rehab Priority



City investments in Grier Heights

- Since 2005, the following investments have been made in Grier Heights:

Project	Description	Amount
Elizabeth Heights Phase I-V	• 40 unit multi-family development	\$1,917,000
Grier Heights Seniors	• 72 unit senior development	\$3,450,000
Townhomes/Grierton Court	• 34 unit townhome development	\$700,000
Single Family Acquisition	• 7 single-family homes	\$336,400
Infrastructure grants	• Infrastructure improvements for City-funded housing development	\$750,000
Learning Collaborative Center	• Learning center for children and youth	\$250,000
Mission SERVE	• Youth volunteer projects • Roof replacements • City provided funds for materials; Mission Serve provided labor	\$64,000
TOTAL:		\$7,467,400

Program budget and source of funds

- To date, the following program investments have been made:
 - Camp Greene: \$1,031,000
 - Lincoln Heights: \$1,591,000
- The program budget will be finalized once the Washington Heights and Revolution Park communities have been surveyed to determine the extent of needed rehabilitation activity
- Program funding source: CDBG

Staff Recommendation

- ▶ Convert pilot program to a permanent program
- ▶ Continue working in Camp Greene & Lincoln Heights through FY19
- ▶ Additional neighborhoods identified for program participation:
 - ▶ Washington Heights (District 2)
 - ▶ Revolution Park (District 3)



Next Steps

- ▶ Approve staff recommendation to convert Targeted Rehab Program to a permanent program and move forward to City Council for approval.