



TLC for CLT
Targeted Neighborhood Revitalization

Housing & Neighborhood Development Committee
September 12, 2018

Briefing Objectives

- Program Overview and Accomplishments
- What We've Learned
- Staff Recommendation
- Next Steps



TLC by CLT
CITY FINANCED
HOME REPAIRS
704-336-3333

Program Overview - History

- **March – September 2016:**
 - Presentations to Housing & Neighborhood Development Committee (H&ND)
 - Camp Greene and Lincoln Heights identified as pilot neighborhoods
- **October 2016:** Surveying began in Camp Greene and Lincoln Heights
- **January 2017:** First units entered rehabilitation process

Program Overview - What

- TLC by CLT Targeted Rehabilitation Program is a **pilot program** established to assist in revitalizing non-thriving communities
- **Provides comprehensive rehabilitation in small areas** (20-60 parcels)
- Home improvements are accomplished through **deferred zero interest forgivable loans** based on income and type of ownership **in exchange for 10-year deed restrictions for owner occupied housing units, and up to 20 years for investor owned housing units, based on loan amount**

Program Overview – Where

- ▶ Data used to select areas
- ▶ Analysis included:
 - ▶ Code case hotspots
 - ▶ Age of housing stock
 - ▶ High poverty areas
- ▶ Camp Greene and Lincoln Heights identified as pilot communities



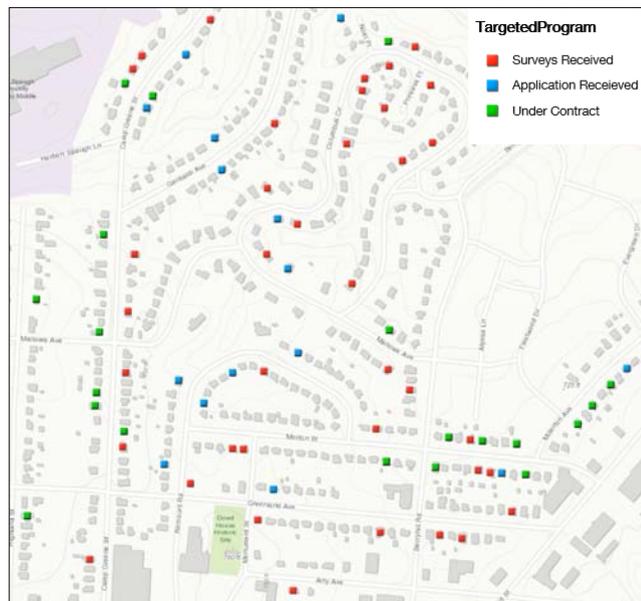
Program Overview – Neighborhood Selection

- ▶ Analyzed city neighborhoods and identified qualifying areas
- ▶ Conducted door to door surveying to identify potential applicants
- ▶ **Engaged with community groups** to identify communities with willing participants
- ▶ Strong neighborhood support and active nonprofit partners in target communities
- ▶ **Provided regular updates to community groups**

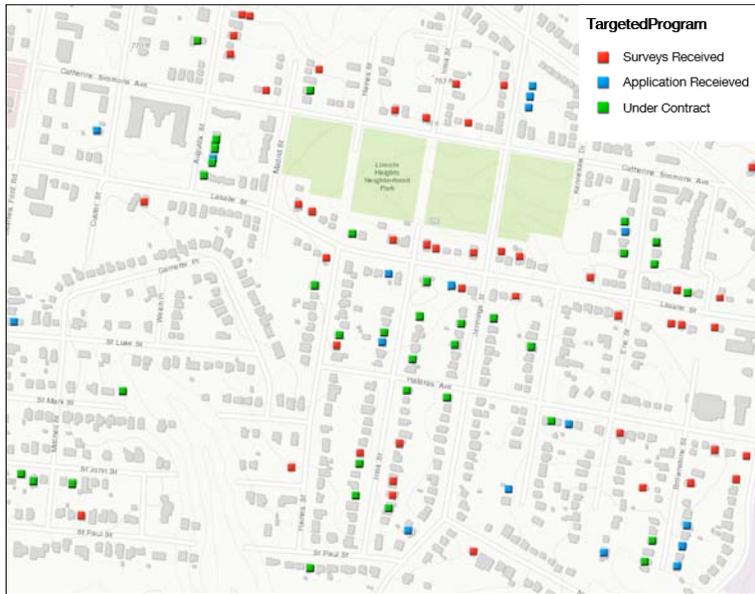
Program Accomplishments

To date:	Camp Greene	Lincoln Heights
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

Program Accomplishments – Camp Greene



Program Accomplishments – Lincoln Heights



Program Accomplishments – Sample Exterior Renovations

Before



After



- ▶ All units are occupied
- ▶ Typical household is elderly or disabled

Program Accomplishments – Sample Interior Renovations

Before

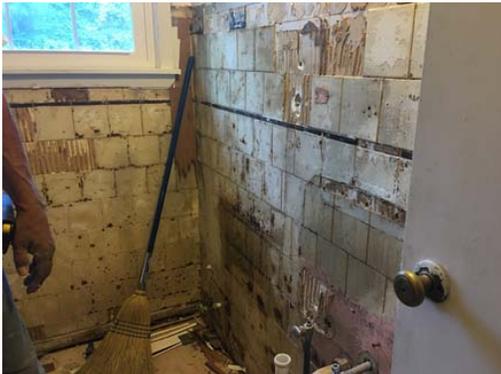


After



Program Accomplishments – Sample Interior Renovations

Before



After



TLC by CLT - What We've Learned

Program is:

- Consistent with the Housing Charlotte Framework
- Effective as a neighborhood focused rehabilitation tool
- Provides opportunity to **focus rehabilitation towards neighborhoods with specific needs**
- **Low barrier approach** to moderate rehab allowing homeowners to remain in their homes (age in place) and landlords to improve affordable rental stock
- **Loans and deed restrictions protect the properties**

Staff Recommendation

- Convert pilot program to a permanent program
- Program will be funded from existing federal funds
- Consider additional neighborhoods 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.

