

NOAH Funding Recommendation: 1001 Tyvola

MARCH 5, 2026

1

NOAH Funding Recommendation

Council Priority Alignment

- ▶ Great Neighborhoods; Affordable Housing

Purpose

- ▶ Provide an overview of the city's NOAH Acquisition Request for Proposals and introduce a staff recommendation for a NOAH investment in a Transit-Oriented Development area along the Blue Line in District 3.

Key Takeaways

- ▶ The preservation of Naturally Occurring Affordable Housing (NOAH) is a national best practice for maintaining the supply of quality affordable housing and protecting residents from large rent increases when multi-family properties are sold and redeveloped.
- ▶ NOAH acquisition and preservation is funded by allocations in the Housing Trust Fund as adopted in council's Affordable Housing Funding Policy, and federal funds when available.
- ▶ The city has a rolling Request for Proposal (RFP) for NOAH Acquisition. A response to this RFP was submitted by Community Solutions International on January 5, 2026.
- ▶ Staff recommends investment of \$3.5 Million in the Developer's acquisition and preservation of 1001 Tyvola.

2

NOAH Acquisition for Affordable Housing

- ▶ NOAH Acquisition is an affordable housing approach focused on preserving existing multi-family housing that already provides affordable units in the community
- ▶ City Council allocated \$14 Million of the 2024 Housing Bond for Rental Housing Preservation, including NOAH Acquisition and Rehabilitation
- ▶ In 2024, the city issued a rolling NOAH Acquisition RFP (re-issued 2025) to support the preservation of quality diverse price point housing.
- ▶ The rolling RFP allows the city to evaluate proposals on a rolling basis as market opportunities arise, and allows development partners to be responsive to quickly changing market conditions

\$100 Million Housing Bond

Investment Category	Allocation Goal	Balance
Rental Housing Production	\$35 M	\$11.2 M
Homeownership*	\$25 M	\$12.3 M
Rental Housing Preservation	\$14 M	\$3.5 M
Supportive Housing and Shelter Capacity	\$9 M	\$2.75 M
Housing Rehab and Emergency Repair*	\$5 M	\$5 M
Innovation Pilot Fund	\$5 M	\$5 M
Site Acquisition*	\$5 M	\$2.6 M
Administration & Evaluation	\$2 M	\$1.8 M
Total	\$100 M	\$44.2 M

*Note: There are other funding sources for these activities, in addition to the bond investment.

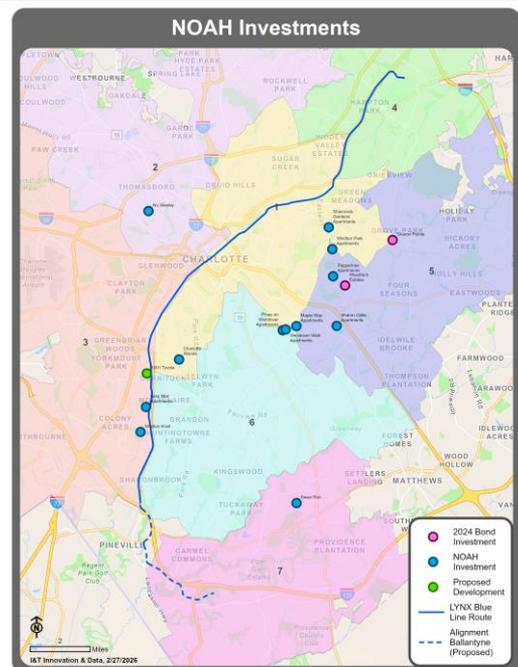
Guidelines for Preserving NOAH

Adopted March 25, 2019

- ▶ Older than 15 years and consist of 50 units or more
- ▶ Are owned, or proposed to be owned, by a high performing existing or new owner-operator with demonstrated satisfactory financial, management and maintenance history, including confirmed replacement reserves and a history of reinvesting in properties in their portfolio.
- ▶ Currently provide rents to low-and-moderate income households, and will implement income qualifications and compliance monitoring for new residents.
- ▶ In a location where they are at risk of conversion to higher rents and the threat of displacement of low-and-moderate income residents.
- ▶ In need of light to moderate rehabilitation.
- ▶ Can be rehabilitated to maintain a higher quality of life for residents for at least 15 years or more and not in a state of deterioration that requires demolition.

NOAH Investments

- ▶ The city has invested nearly \$52.7 million in 14 NOAH communities in Charlotte since 2018, preserving over 2,100 units as affordable housing
- ▶ \$10.5 million of the \$14 million allocated in the 2024 bond for Rental Housing Preservation has already been invested



1001 Tyvola

NOAH Acquisition



Community Solutions International, Inc.

District 3 | 2051 Establishment Way

Financial Summary	
Funding Request	\$ 3,500,000
Prev. City Funding	\$ -
Investment per Unit	\$ 35,000
Investment per Unit per Year	\$ 583
Total Development Cost (TDC)	\$ 71,900,000
TDC per Unit	\$ 242,088
CBI Commitment	n/a
City Funding as % of Sources	5%

Location Summary				
Proximity	Access	Change	Diversity	Total
10.0	7.3	6.9	5.0	29.2

Unit Mix								
30%	40%	50%	60%	70%	80%	Total Aff.	80% / Market*	Total
20	0	0	0	40	40	100	197	297

*"Market" units will be deed restricted for ≤80% AMI for 20 years but are separate & distinct from HTF deed restrictions.

Key Indicators	
Affordability Period	60 years
% at 30%	20%
% ≥2BR	32%
Proximity to Blue Line Station	0.3 miles
HTF Within 0.5 Miles	1

Key Considerations

► The proposal advances NOAH Objectives and Affordable Housing Policy Goals

- Preserves naturally occurring ≤80% AMI rents before escalation
- Activates deeper targeting (30%, 70%, 80% AMI mix)
- Converts to 60-year deed-restricted affordability
- Supports a vulnerable population and provides on-site residential services
- Locks in long-term affordability in a high-opportunity area adjacent to transit

► Emphasis on other city priorities related to:

- Mobility and Transit Access
- Unsheltered Response

Exception to NOAH Guidelines

► Guideline Exception

- Property age is under 15 years (constructed 2021)
- Minimal rehabilitation needed; the city's investment primarily secures long-term affordability rather than physical stabilization

► Meets unit count, affordability mix, leverage, and term requirements, while advancing NOAH objectives and goals of the Affordability Housing Funding Policy

Housing Trust Fund Forecast [If Recommendation Is Approved]

Rental Housing Preservation / Housing Trust Fund Balance	
Rental Housing Preservation Category – Allocation Goal	\$14,000,000
Less Previous Investments	(\$10,500,000)
Less NOAH Acquisition Recommendation	(\$3,500,000)
Rental Housing Preservation Category Ending Balance <i>(if recommended project is approved)</i>	\$0
Housing Trust Fund Total Ending Balance <i>(if recommended project is approved)</i>	\$40,748,377

Next Steps

- ▶ **Committee discuss possible exception to NOAH guidelines**
- ▶ **City Council will receive an overview of funding recommendation at an upcoming Action Preview Meeting**
- ▶ **Council will consider approval of funding for the 1001 Tyvola NOAH preservation investment at an upcoming business meeting**

Discussion