




1

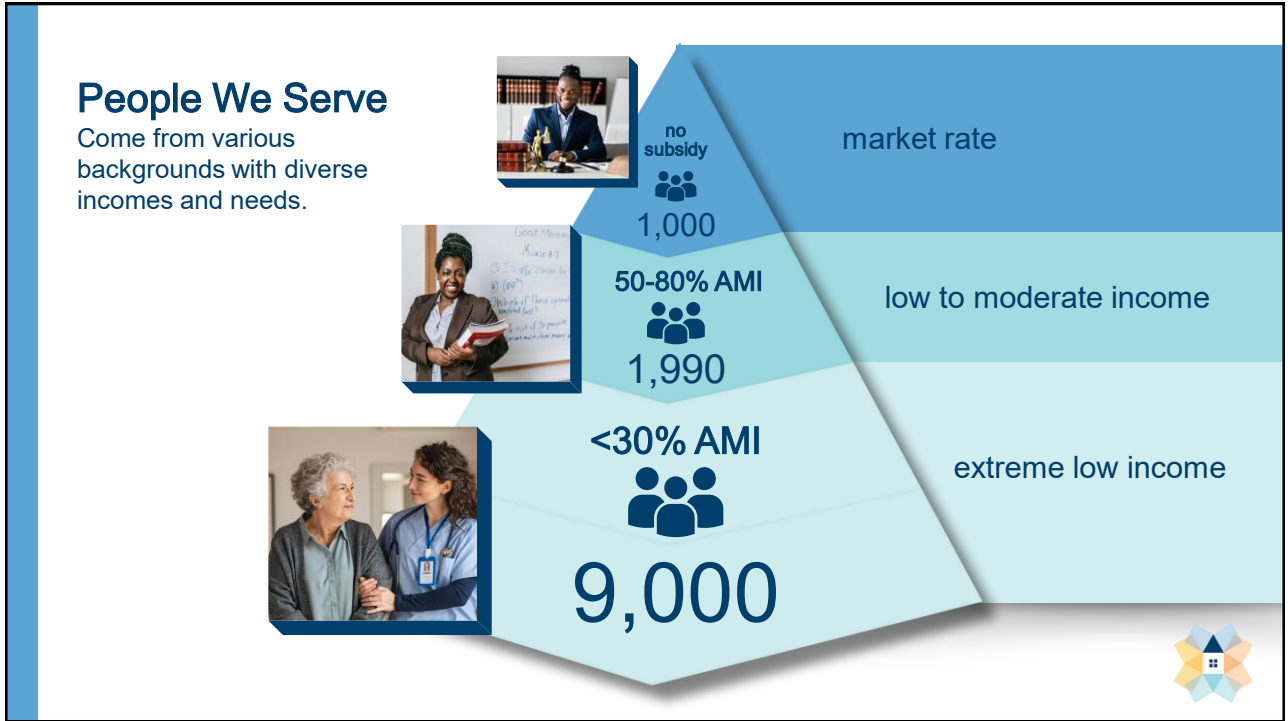
A photograph of a classroom. Two young boys are in the foreground, looking at a computer monitor. The boy on the right is wearing a headset. The background shows other students at desks and colorful educational posters on the wall, including one that says "LET'S ELEVATE".

OUR MISSION

Create innovative housing solutions in desirable communities for residents of diverse incomes and facilitate access to services to help them succeed.



2



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Affordable Housing Barriers

- 46.7%** of Charlotte families are rent burdened
- \$62k** is the annual salary need for families to afford Class C rent
- \$386** is the actual rent amount Class C families can afford
- With an average rate of population growth of **150 people per day**, Mecklenburg has the highest rental rates of all local counties at \$1543.
- 345,313 households** across the region earn less than \$50,000.

Data from the 2023 State of Housing Report
<https://realestate.charlotte.edu/research/2023-state-housing-report>

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Special Purpose Voucher Programs and Other HCV Initiatives



Emergency Housing Vouchers



HUD-VASH Vouchers



Project Based Vouchers



Mainstream Vouchers



Homeownership Program



Foster Youth to Independence (FYI)



Family Unification Program



More



Affordable Housing Barriers

HUD has only issued a limited number of new vouchers for Special Programs. There has been **no large-scale voucher issuance in 50 years.**

INLIVIAN STRATEGY

Housing Redefined



INLIVIAN STRATEGY

City Goal: Housing for ALL

Tactic: In alignment with CLT Future 2040 Plan, INLIVIAN preserves, self-develops, and partners to increase affordable housing access to residents of all incomes.

Since 2019, INLIVIAN has created 1,273 new apartments.



PRESERVATION

FIRST WARD PLACE APARTMENTS

Total Apartments: 283
30%AMI Households: 132
AMI Served: 30%-Market



SELF-DEVELOPMENT

THE GASTON AT NORTH END

Total Apartments: 144
30%AMI Households: 51
AMI Served: 30%-80%

TRELLA UPTOWN

Total Apartments: 353
30%AMI Households: 69
AMI Served: 30%-Market



PARTNERSHIPS

EVOKE LIVING AT BALLANTYNE in collaboration with Crossland Southeast

Total Apartments: 60
30%AMI Households: 12
AMI Served: 30%-80%



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INLIVIAN STRATEGY



CORE Supportive Services

Build a healthy housing continuum with our family of companies.



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INLIVIAN STRATEGY

City Goal: Neighborhood Diversity and Inclusion

Tactic: Intentional development of Diverse Price Point Housing through Choice Neighborhood Implementation Grant application

LIVE

WORK

THRIVE

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Choice Neighborhoods Grant Application

HOUSING, SAFETY AND COMMUNITY COMMITTEE

NOVEMBER 4, 2024



Credit: WSOC

Choice Neighborhoods Grant Program Summary

Choice Neighborhoods is a place-based grant program which focuses on creating thriving communities and economic opportunity through the comprehensive *redevelopment of severely distressed public housing* and/or HUD-assisted housing. Local leaders, residents, and other stakeholders, such as public housing agencies, cities, schools, police, business owners, nonprofits, and private developers, come together to *create and implement a transformative neighborhood plan* for redeveloping HUD housing and *revitalizing the surrounding neighborhood*. **Choice Neighborhoods funds are used to leverage significant public and private dollars to support locally driven strategies that address struggling neighborhoods.**



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Corridors of Opportunity

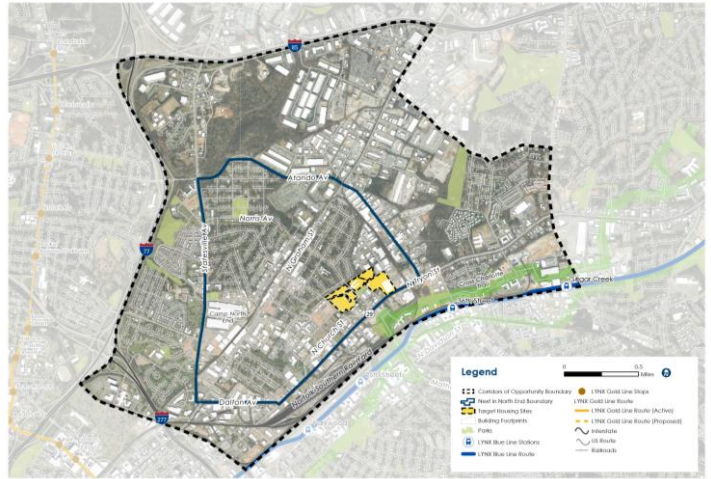
- ▶ North Graham/North Tryon Corridor Playbook identified Dillehay Courts as a catalyst site
- ▶ Engagement process reimaged site with mixture of neighborhood-supportive uses
- ▶ Create homeownership opportunities & incubator space for residents and entrepreneurs in corridor
- ▶ Support anti-displacement and staying in place in rapidly redeveloping North End



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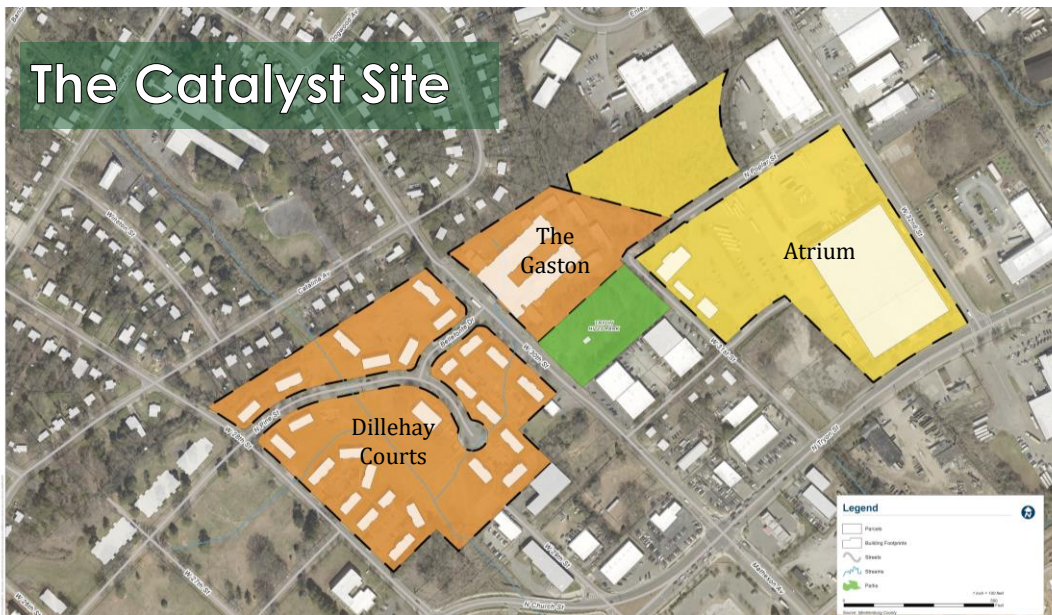
Corridors of Opportunity

- ▶ Corridors and CNI geographies align in both geography and approach
- ▶ Corridors geography offers a unique opening to leverage corridors projects to support a CNI application



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The Catalyst Site



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Grant Application: Three Part Plan

► Housing Plan

- Focusing on Dillehay Courts and other sites to create high-quality mixed-income housing

► Neighborhood Plan

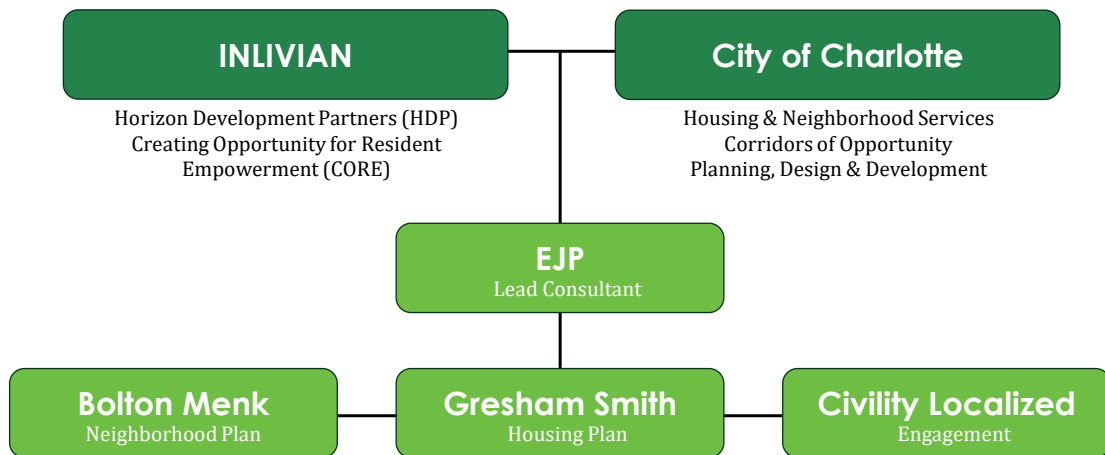
- Create the conditions necessary for public and private reinvestment in amenities and assets

► People Plan

- Improve outcomes of households living in the target housing related to income and employment, health, and education



Grant Planning: Partners & Consultants



Grant Request & Match

- ▶ **Choice Neighborhood Implementation Grant**
 - Seeking max award amount - \$50 million
 - Anticipate an application opportunity in 2025
- ▶ **Application Fee**
 - Between \$150,000 and \$250,000
- ▶ **Required Match to leverage maximum grant award (over an 8-year implementation period)**
 - Neighborhood: \$15 million in investments in project area
 - Housing: \$81.25 million
 - People: \$20 million
 - Match can be made with projects, infrastructure, etc.
 - Match shared by all project partners

Next Steps

- ▶ **Community Workshop #3: Design Charrette**
 - November 13th @ 6pm
 - Design charrette & explore housing options at focus area
- ▶ **Community Conversations**
 - January – March 2025
 - Strategic, implementation-focused conversations with key partners and stakeholders organized around community priorities
- ▶ **Finalize Housing Density & Unit Mix**
 - Determine housing products, uses, and unit mix for Dillehay Courts site and prepare rezoning if applicable
 - Prepare phase 1 housing development plans and financing strategy

HUD Website: Choice Neighborhoods



Next in North End Website

