

# HOUSING TRUST FUND RECOMMENDATIONS

APRIL 13, 2026 – ACTION PREVIEW

## Housing Trust Fund Recommendations

### Council Priority Alignment

- ▶ Affordable Housing; Great Neighborhoods

### Purpose

- ▶ To review and discuss staff recommendations for affordable housing development support requests received in response to recent Housing Trust Fund Request for Proposal (RFP).

### Key Takeaways

- ▶ This is the third funding cycle following the approval of the \$100 Million housing bond and City Council's adoption of the Affordable Housing Funding Policy
- ▶ This round, we received a total of 18 proposals requesting more than \$45 Million across three bond investment categories: Rental Housing Production, Homeownership, and Innovation
- ▶ RFP submissions are evaluated for financial feasibility and alignment with City Council's funding policy and investment priorities
- ▶ City Council will consider funding recommendations on the April 27, 2026 Business Agenda

## Housing Trust Fund Recommendations

### Previous Council Communication

- ▶ **April 2, 2026: Memo and report distributed in Council's weekly packet, summarizing the proposals received in response to the Housing Trust Fund RFP**
- ▶ **April 6, 2026: Housing Committee received an overview of the applications and staff review process**

### Future Council Action

- ▶ **April 27, 2026: Recommended investments will be on the Council Business Agenda for consideration**

## Housing Trust Fund Overview

- ▶ **Provides gap financing for affordable housing developments**
- ▶ **Fund replenished on biennial basis via bond referendum and federal allocations**
- ▶ **Request For Proposals (RFP) process provides predictability for development partners and streamlines the project review process**
- ▶ **Separate "rolling RFP" for Rental Housing Preservation and Land Acquisition (open until funds exhausted)**
- ▶ **The Winter RFP schedule aligns with state tax credit application deadlines in May**
- ▶ **Proposals evaluated for alignment with City Council's Affordable Housing Funding Policy**

## Housing Funding Policy Goals

### ▶ **Economic Mobility**

*Residents will have access to services that increase employment, income, and wealth and reduce barriers to housing stability*

### ▶ **Neighborhood Affordability**

*Residents of all incomes will have access to diverse housing options in thriving neighborhoods*

### ▶ **Residential Stability**

*Residents will have access to safe, quality, affordable housing and supports to help them maintain housing stability*

## Housing Bond Investment Priorities

### ▶ **Priority Populations**

Focus on homebuyers, lower-wage workers, households at-risk for displacement, and vulnerable populations

### ▶ **Location Priorities**

Incentivize locations where investment increases housing choice and creates the greatest impact

### ▶ **Resident Services**

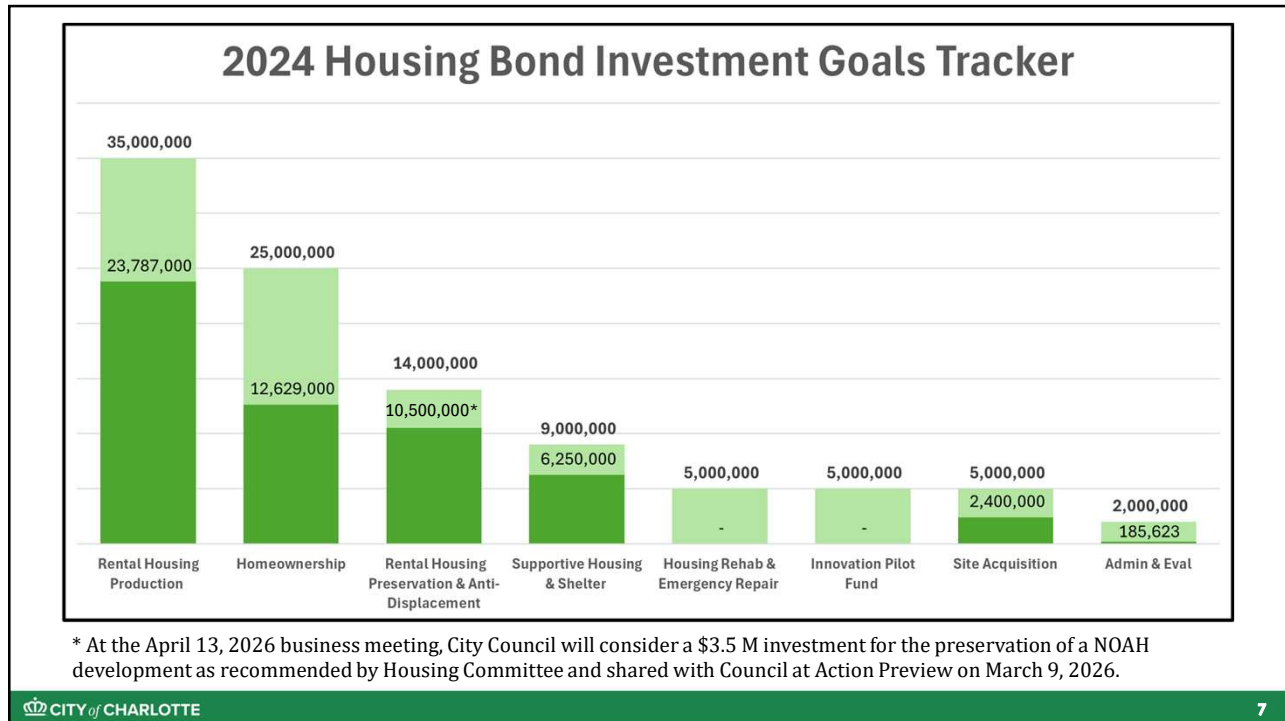
Link housing and services to create stronger outcomes

### ▶ **Partnerships and Leverage**

Build partnerships and leverage the market

### ▶ **Innovation**

Activate bold ideas with potential to scale



## \$100 Million Housing Bond Activation

Investment Category	Goal	Balance	Hold for Open RFPs and Committee Recs	Estimated Balance after Holds
Rental Housing Production	\$35 M	\$11,213,000	-	\$11,213,000
Homeownership	\$25 M	\$12,371,000	-	\$12,371,000
Rental Housing Preservation	\$14 M	\$3,500,000	\$3,500,000*	\$0
Supportive Housing and Shelter Capacity	\$9 M	\$2,750,000		\$2,750,000
Housing Rehab and Emergency Repair	\$5 M	\$5,000,000	\$4,000,000**	\$1,000,000
Innovation Pilot Fund	\$5 M	\$5,000,000	-	\$5,000,000
Site Acquisition	\$5 M	\$2,600,000	-	\$2,600,000
Administration & Evaluation	\$2 M	\$1,814,377	\$1,600,000**	\$214,377
<b>Total</b>	<b>\$100 M</b>	<b>\$44,248,377</b>	<b>\$9,100,000</b>	<b>\$35,148,377</b>

**Notes:**  
 \*At the April 13, 2026 business meeting, City Council will consider a \$3.5 M investment for the preservation of a NOAH development as recommended by Housing Committee and shared with Council at Action Preview on March 9, 2026.  
 \*\*Requests for Proposals are currently open for these categories. Holds represent the estimated investment.

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## Housing Trust Fund RFP Schedule

Milestone	Dates
Release Request For Proposals	December 4, 2025
Proposal Submission Deadline	January 30, 2026
Council Committee Discussion	April 6, 2026
<b>City Council Action Preview</b>	<b>April 13, 2026</b>
City Council Vote	April 27, 2026

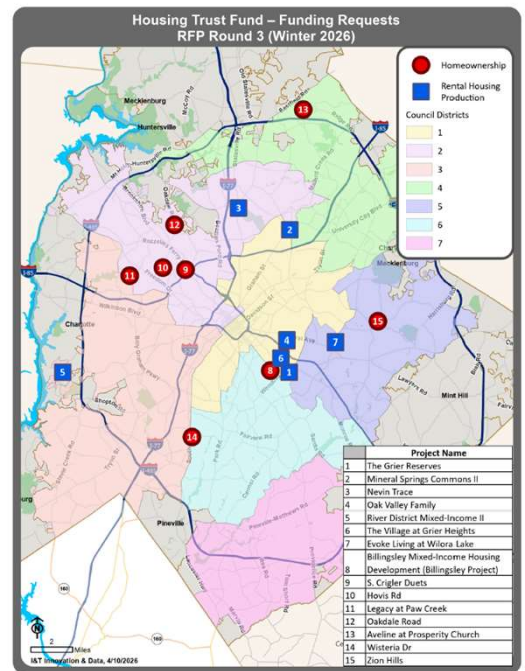
## RFP Round 3 (Winter FY 2026): Applications Submitted

Project Name	Developer	Address	Council District	Type	Total # Afford. Units	City Funding Requested	City Cost Per Unit	Location Score
<b>Rental Housing Production</b>								
1 The Grier Reserves	DreamKey Partners, Inc.	3500 Ellington Street	1	Rental	150	\$ 7,000,000	\$ 46,667	29.0
2 Mineral Springs Commons II	Wesley CDC	2024 W Sugar Creek Road	4	Rental	91	\$ 1,760,000	\$ 19,341	21.9
3 Nevin Trace	Woda Cooper Companies, Inc.	6230 Statesville Rd	2	Rental	144	\$ 4,320,000	\$ 30,000	19.9
4 Oak Valley Family	Horizon Development Properties, Inc.	2700 Oak Valley Lane	1	Rental	188	\$ 4,700,000	\$ 25,000	24.5
5 River District Mixed-Income II	Laurel Street Residential, LLC	7972 Dixie River Road	3	Rental	123	\$ 6,100,000	\$ 49,593	18.4
6 The Village at Grier Heights	DreamKey Partners, Inc.	3430 Wheatley Ave	1	Rental	80	\$ 5,000,000	\$ 62,500	29.0
7 Evoke Living at Wilora Lake	Crosland Southeast	4000 North Sharon Amity Rd	5	Rental	120	\$ 5,850,000	\$ 48,750	25.2
						<b>Subtotal</b>	<b>\$ 34,730,000</b>	
<b>Homeownership</b>								
8 Billingsley Homeownership	CrossRoads	3430 Wheatley Avenue	1	Homeownership	21	\$ 1,050,000	\$ 50,000	29.9
9 South Crigler Duets	West Side CLT (West Side Community Land Trust)	113 - 117 S. Crigler Street	2	Homeownership	6	\$ 360,000	\$ 60,000	19.7
10 Hovis Road	Prosperity Alliance and True Homes Foundation	4500 Hovis Rd	2	Homeownership	39	\$ 780,000	\$ 20,000	19.8
11 Legacy at Paw Creek	Kingdom Development Partners, LLC	5701 & 5703 Paw Creek Rd	2	Homeownership	23	\$ 1,334,000	\$ 58,000	19.1
12 Oakdale Road	Habitat for Humanity of the Charlotte Region, Inc	1239, 1225 and 1215 Oakdale Rd	2	Homeownership	65	\$ 2,930,000	\$ 45,077	14.7
13 Aveline at Prosperity Church	DreamKey Partners, Inc.	6135 Prosperity Church Road	4	Homeownership	16	\$ 800,000	\$ 50,000	15.5
14 Wisteria Drive	Habitat for Humanity of the Charlotte Region, Inc	6505 Wisteria Dr	6	Homeownership	24	\$ 1,400,000	\$ 58,333	27.2
15 Zion Hills	Habitat for Humanity of the Charlotte Region, Inc.	6806 Robinson Church Road	5	Homeownership	20	\$ 1,000,000	\$ 50,000	16.1
						<b>Subtotal</b>	<b>\$ 9,654,000</b>	
<b>Innovation</b>								
Modular Home + ADU	West Side CLT (West Side Community Land Trust)	TBD	TBD	Modular + ADU	10	\$ 800,000	\$ 80,000	n/a
						<b>Total</b>	<b>\$ 45,184,000</b>	

\*Numbers in first column correspond to locations on the map on the next page. The Innovation request does not have a number as a site has not yet been finalized by the applicant.

# Map of Applications

Project Name	
<b>Rental Housing Production</b>	
1	The Grier Reserves (4%, Family)
2	Mineral Springs Common II (9%, Seniors)
3	Nevin Trace (4%, Family)
4	Oak Valley Family (4%, Family)
5	River District Mixed-Income II (4%, Family)
6	The Village at Grier Heights (9%, Seniors)
7	Evoke Living at Wilora Lake (4%, Seniors)
<b>Homeownership</b>	
8	Billingsley Homeownership
9	South Crigler Duets
10	Hovis Road
11	Legacy at Paw Creek
12	Oakdale Road
13	Aveline at Prosperity Church
14	Wisteria Drive (Land Acquisition)
15	Zion Hills (Land Acquisition)



## Recommended Developments: Rental Housing Production

# The Village at Grier Heights

9% - Seniors



## DreamKey Partners, Inc.

District 1 | 3430 Wheatley Ave

Financial Summary	
Funding Request	\$ 2,763,000
HOME Funding*	\$ 300,000
Investment per Unit	\$ 38,288
Investment per Unit per Year	\$ 387
Total Development Cost (TDC)	\$ 25,701,274
TDC per Unit	\$ 321,266
CBI Commitment	13%
City Funding as % of Sources	12%

Location Summary				
Proximity	Access	Change	Diversify	Total
9.0	6.0	9.9	4.1	29.0

Key Indicators	
Affordability Period	99 years
% at 30%	26%
% >=2BR	49%
Investment Realization Period	5 years
Ten-Year Rent Savings	6,805,280
HTF Within 0.5 Miles	5

Unit Mix								
30%	40%	50%	60%	70%	80%	Total Aff.	Market	Total
21	0	12	31	0	16	80	0	80

\*Staff is recommending an additional \$300,000 in HOME funds towards this project.  
 \*\*City of Charlotte previously invested \$2,200,000 in CDBG funds to support the master development of the Billingsley site.

# Mineral Springs Commons II

9% - Seniors



## Wesley CDC

District 4 | 2024 W Sugar Creek Road

Financial Summary	
Funding Request	\$ 1,100,000
Prev. City Funding	\$ -
Investment per Unit	\$ 12,088
Investment per Unit per Year	\$ 201
Total Development Cost (TDC)	\$ 23,835,095
TDC per Unit	\$ 261,924
CBI Commitment	11%
City Funding as % of Sources	5%

Location Summary				
Proximity	Access	Change	Diversify	Total
5.0	3.5	9.7	3.7	21.9

Key Indicators	
Affordability Period	60 years
% at 30%	30%
% >=2BR	31%
Investment Realization Period	4 years
Ten-Year Rent Savings	3,968,795
HTF Within 0.5 Miles	1

Unit Mix								
30%	40%	50%	60%	70%	80%	Total Aff.	Market	Total
27	0	15	25	0	24	91	0	91

# Evoke Living at Wilora Lake

4% - Seniors



# Crosland Southeast

District 5 | 4000 North Sharon Amity Rd



Location Summary				
Proximity	Access	Change	Diversify	Total
9.5	4.5	7.5	3.7	25.2

Unit Mix								
30%	40%	50%	60%	70%	80%	Total Aff.	Market	Total
24	0	0	36	60	0	120	0	120

Financial Summary	
Funding Request	\$ 5,850,000
Prev. City Funding	\$ -
Investment per Unit	\$ 48,750
Investment per Unit per Year	\$ 492
Total Development Cost (TDC)	\$ 34,048,810
TDC per Unit	\$ 283,740
CBI Commitment	20%
City Funding as % of Sources	17%

Key Indicators	
Affordability Period	99 years
% at 30%	20%
% >=2BR	40%
Investment Realization Period	15 years
Ten-Year Rent Savings	3,733,006
HTF Within 0.5 Miles	1

# Oak Valley Family

4% - Family

# Horizon Development Properties, Inc.

District 1 | 2700 Oak Valley Lane



Location Summary				
Proximity	Access	Change	Diversify	Total
4.9	6.6	9.8	3.2	24.5

Unit Mix								
30%	40%	50%	60%	70%	80%	Total Aff.	Market	Total
47	0	0	90	0	51	188	0	188

Financial Summary	
Funding Request	\$ 1,500,000
Prev. City Funding	\$ -
Investment per Unit	\$ 7,979
Investment per Unit per Year	\$ 81
Total Development Cost (TDC)	\$ 58,879,129
TDC per Unit	\$ 313,187
CBI Commitment	14%
City Funding as % of Sources	3%

Key Indicators	
Affordability Period	99 years
% at 30%	25%
% >=2BR	69%
Investment Realization Period	2 years
Ten-Year Rent Savings	8,560,491
HTF Within 0.5 Miles	-




# Recommended Developments: Homeownership

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## Billingsley Homeownership

Homeownership



Location Summary					
Proximity	Access	Change	Diversity	Total	
9.0	6.0	9.9	5.0	29.9	

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	2	7	7	5	0	21


## CrossRoads

District 1 | 3430 Wheatley Avenue

Financial Summary	
Funding Request	\$ 1,050,000
Prev. City Funding	\$ -
Investment per Unit	\$ 50,000
Investment per Unit per Year	\$ 3,333
Total Development Cost (TDC)	\$ 7,858,308
TDC per Unit	\$ 374,205
CBI Commitment	13%
City Funding as % of Sources	13%
<b>Years of Affordability</b>	<b>15 years</b>

Sales Price & Additional Information	
Average First Mortgage	\$243K
Sales Price Range	\$190K - \$336K

\*City of Charlotte previously invested \$2,200,000 in CDBG funds to support the master development of the Billingsley site.

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# South Crigler Duets

Homeownership

## West Side CLT (West Side Community Land Trust)

District 2 | 113 - 117 S. Crigler Street



Financial Summary	
Funding Request	\$ 360,000
Prev. City Funding	\$ -
Investment per Unit	\$ 60,000
Investment per Unit per Year	\$ 606
Total Development Cost (TDC)	\$ 1,913,958
TDC per Unit	\$ 318,993
CBI Commitment	10%
City Funding as % of Sources	19%
<b>Years of Affordability</b>	<b>99 years</b>

Location Summary				
Proximity	Access	Change	Diversity	Total
5.4	3.8	7.8	2.7	19.7

Sales Price & Additional Information	
Average First Mortgage	\$205 K
Sales Price Range	\$260 K
<i>*Land will be ground leased by West Side CLT, ensuring permanent affordability</i>	

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	3	3	0	0	0	6

# Hovis Road

Homeownership



## Prosperity Alliance and True Homes Foundation

District 2 | 4500 Hovis Rd



Financial Summary	
Funding Request	\$ 780,000
Prev. City Funding	\$ -
Investment per Unit	\$ 20,000
Investment per Unit per Year	\$ 1,333
Total Development Cost (TDC)	\$ 10,932,000
TDC per Unit	\$ 280,308
CBI Commitment	15%
City Funding as % of Sources	7%
<b>Years of Affordability</b>	<b>15 years</b>

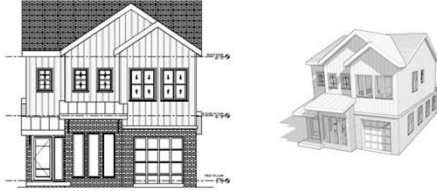
Location Summary				
Proximity	Access	Change	Diversity	Total
5.5	3.8	7.8	2.7	19.8

Sales Price & Additional Information	
Average First Mortgage	\$150 K
Sales Price Range	\$285 K

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	0	0	0	39	0	39

## Legacy at Paw Creek

Homeownership



## Kingdom Development Partners, LLC

District 2 | 5701 & 5703 Paw Creek Rd

Location Summary				
Proximity	Access	Change	Diversity	Total
3.7	3.4	8.9	3.1	19.1

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	0	0	0	23	54	23

Financial Summary	
Funding Request	\$ 1,334,000
Prev. City Funding	\$ -
Investment per Unit	\$ 58,000
Investment per Unit per Year	\$ 3,867
Total Development Cost (TDC)	\$ 8,390,208
TDC per Unit	\$ 364,792
CBI Commitment	13%
City Funding as % of Sources	16%
<b>Years of Affordability</b>	<b>15 years</b>

Sales Price & Additional Information	
Average First Mortgage	\$220k - \$285k
Sales Price Range	\$325k - \$365k

## Aveline at Prosperity Church

Homeownership



## DreamKey Partners, Inc.

District 4 | 6135 Prosperity Church Road

Location Summary				
Proximity	Access	Change	Diversity	Total
5.0	3.2	2.3	5.0	15.5

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	0	4	8	4	0	16

Financial Summary	
Funding Request	\$ 800,000
Prev. City Funding	\$ -
Investment per Unit	\$ 50,000
Investment per Unit per Year	\$ 3,333
Total Development Cost (TDC)	\$ 5,216,000
TDC per Unit	\$ 326,000
CBI Commitment	13%
City Funding as % of Sources	15%
<b>Years of Affordability</b>	<b>15 years</b>

Sales Price & Additional Information	
Average First Mortgage	\$205K
Sales Price Range	\$273K - \$280K

## Zion Hills

Homeownership



## Habitat for Humanity of the Charlotte Region, Inc.

District 5 | 6806 Robinson Church Road

Location Summary				
Proximity	Access	Change	Diversity	Total
3.5	2.8	7.4	2.4	16.1

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	0	7	7	6	0	20

Financial Summary	
Funding Request	\$ 1,000,000
Prev. City Funding	\$ -
Investment per Unit	\$ 50,000
Investment per Unit per Year	\$ 3,333
Total Development Cost (TDC)	\$ 9,505,172
TDC per Unit	\$ 475,259
CBI Commitment	13%
City Funding as % of Sources	11%
<b>Years of Affordability</b>	<b>15 years</b>

Sales Price & Additional Information	
Average First Mortgage	\$154 K
Sales Price Range	\$315 K
*Re-sale provision is 15 years; effective period of additional restrictions is 45 years, including right-of-first-refusal, and unit may not be used as a rental.	

## Oakdale Road

Homeownership - Land Acquisition



## Habitat for Humanity of the Charlotte Region, Inc

District 2 | 1239, 1225 and 1215 Oakdale Rd

Location Summary				
Proximity	Access	Change	Diversity	Total
1.0	3.3	7.8	2.6	14.7

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	0	0	0	65	0	65

Financial Summary	
Funding Request	\$ 2,930,000
Prev. City Funding	\$ -
Investment per Unit	\$ 45,077
Investment per Unit per Year	\$ 3,005
Total Development Cost (TDC)	\$ 32,940,467
TDC per Unit	\$ 506,776
CBI Commitment	13%
City Funding as % of Sources	9%
<b>Years of Affordability</b>	<b>15 years</b>

Sales Price & Additional Information	
Average First Mortgage	\$250 K
Sales Price Range	\$350 K
*Re-sale provision is 15 years; effective period of additional restrictions is 45 years, including right-of-first-refusal, and unit may not be used as a rental.	

# Wisteria Drive

Homeownership - Land Acquisition

## Habitat for Humanity of the Charlotte Region, Inc

District 6 | 6505 Wisteria Dr



Financial Summary	
Funding Request	\$ 1,400,000
Prev. City Funding	\$ -
Investment per Unit	\$ 58,333
Investment per Unit per Year	\$ 3,889
Total Development Cost (TDC)	\$ 13,864,641
TDC per Unit	\$ 577,693
CBI Commitment	11%
City Funding as % of Sources	10%
<b>Years of Affordability</b>	<b>15 years</b>

Location Summary				
Proximity	Access	Change	Diversity	Total
9.6	6.3	4.8	6.5	27.2

Sales Price & Additional Information	
Average First Mortgage	\$257 K
Sales Price Range	\$400 K
*Re-sale provision is 15 years; effective period of additional restrictions is 45 years, including right-of-first-refusal, and unit may not be used as a rental.	

Unit Mix							
30%	40%	50%	60%	70%	80%	Market	Aff Total
0	0	0	0	0	24	0	24



# Housing Development Recommendations Summary

## Recommended Developments Summary

Project Name	Developer	Address	Council District	Type	Total # Afford. Units	City Funding Recommended	City Cost Per Unit	Location Score	Negotiated Affordability
<b>Rental Housing Production</b>									
Mineral Springs Commons II	Wesley Community Development Corporation	2024 W Sugar Creek Road	4	Rental	91	\$ 1,100,000	\$ 12,088	21.9	60
Oak Valley Family	Horizon Development Properties, Inc.	2700 Oak Valley Lane	1	Rental	188	\$ 1,500,000	\$ 7,979	24.5	75
The Village at Grier Heights	DreamKey Partners, Inc.	3430 Wheatley Ave	1	Rental	80	\$ 2,763,000	\$ 34,538	29.0	99
Evoke Living at Wilora Lake	Crosland Southeast	4000 North Sharon Amity Road (TBD)	5	Rental	120	\$ 5,850,000	\$ 48,750	25.2	99
<b>Subtotal</b>						<b>\$ 11,213,000</b>			
<b>Homeownership</b>									
Billingsley Homeownership	CrossRoads	3430 Wheatley Avenue	1	Homeownership	21	\$ 1,050,000	\$ 50,000	29.9	15
S. Crigler Duets	West Side CLT (West Side Community Land Trust)	113 - 117 S. Crigler Street	2	Homeownership	6	\$ 360,000	\$ 60,000	19.7	99
Hovis Rd	Prosperity Alliance and True Homes Foundation	4500 Hovis Rd	2	Homeownership	39	\$ 780,000	\$ 20,000	19.8	15
Legacy at Paw Creek	Kingdom Development Partners, LLC	5701 & 5703 Paw Creek Rd	2	Homeownership	23	\$ 1,334,000	\$ 58,000	19.1	15
Oakdale Road	Habitat for Humanity of the Charlotte Region, Inc	1239, 1225 and 1215 Oakdale Rd	2	Homeownership	65	\$ 2,930,000	\$ 45,077	14.7	15
Aveline at Prosperity Church	DreamKey Partners, Inc.	6135 Prosperity Church Road	4	Homeownership	16	\$ 800,000	\$ 50,000	15.5	15
Wisteria Dr	Habitat for Humanity of the Charlotte Region, Inc	6505 Wisteria Dr	6	Homeownership	24	\$ 1,400,000	\$ 51,852	27.2	15
Zion Hills	Habitat for Humanity of the Charlotte Region, Inc.	6806 Robinson Church Road	5	Homeownership	20	\$ 1,000,000	\$ 50,000	16.1	15
<b>Subtotal</b>						<b>\$ 9,654,000</b>			
<b>Total</b>						<b>\$ 20,867,000</b>			

## Recommended Developments: AMI Summary and Rent/Sales Price Range

	Number of Units	Rent Range Efficiency to 3BR	Sales Price Range
<b>30% AMI</b>	119 (25%)	\$589 - \$875	
<b>50% AMI</b>	27	\$982 - \$1,458	
<b>60% AMI</b>	182	\$1,170 - \$1,750	
<b>70% AMI</b>	60	\$1,375 - \$2,042	
<b>80% AMI</b>	91	\$1,572 - \$2,334	
<b>Sub-Total Rental</b>	<b>479</b>		
<b>Homeownership</b>	214		\$190k - \$400k
<b>Total</b>	<b>693</b>		

## Housing Trust Fund Forecast [If Recommendations Are Approved]

Housing Trust Fund Balance	
<b>Housing Trust Fund Current Balance</b>	<b>\$44,248,377</b>
Rental Housing Production Recommendations – 9% LIHTC	\$7,350,000
Rental Housing Production Recommendations – 4% LIHTC	\$3,863,000
Homeownership Recommendations	\$9,654,000
<b>Less Total Recommended Developments</b>	<b>(\$20,867,000)</b>
<b>Housing Trust Fund Ending Balance (if all recommended projects are approved)</b>	<b>\$23,381,377</b>

## Housing Trust Fund Forecast [If Recommendations Are Approved]

Investment Category	Goal	Balance	Hold for Open RFPs and Committee Recs	Current HTF Recommendations	Forecast (if recommendations approved)
Rental Housing Production	\$35 M	\$11,213,000	-	\$11,213,000	\$0
Homeownership	\$25 M	\$12,371,000	-	\$9,654,000	\$2,717,000
Rental Housing Preservation	\$14 M	\$3,500,000	\$3,500,000*	-	\$0
Supportive Housing and Shelter Capacity	\$9 M	\$2,750,000	-	-	\$2,750,000
Housing Rehab and Emergency Repair	\$5 M	\$5,000,000	\$4,000,000**	-	\$1,000,000
Innovation Pilot Fund	\$5 M	\$5,000,000	-	-	\$5,000,000
Site Acquisition	\$5 M	\$2,600,000	-	-	\$2,600,000
Administration & Evaluation	\$2 M	\$1,814,377	\$1,600,000	-	\$214,377
<b>Total</b>	<b>\$100 M</b>	<b>\$44,248,377</b>	<b>\$9,100,000</b>	<b>\$20,867,000</b>	<b>\$14,281,377</b>

**Notes:**

\*At the April 13, 2026 business meeting, City Council will consider a \$3.5 M investment for the preservation of a NOAH development as recommended by Housing Committee.

\*\*Requests for Proposals are currently open for these categories. Holds represent the estimated investment.

## Next Steps

- ▶ **April 16, 2026: “HTF Booklet” with detailed project information distributed in Council’s Thursday packets**
- ▶ **Tentative, week of April 20<sup>th</sup>: Special meeting of the Housing Committee**
- ▶ **April 27, 2026: Council vote on staff recommendations at Council Business Meeting**
- ▶ **May 4, 2026: Housing Committee reviews deferred multi-family proposals and two NOAH applications that have been received**

## Housing Trust Fund Development Schedule



# Questions