

HOUSING TRUST FUND RECOMMENDATIONS

OCTOBER 6, 2025 – HOUSING, SAFETY AND COMMUNITY COMMITTEE

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Affordable Housing Funding Recommendations

Council Priority Alignment

► Great Neighborhoods; Affordable Housing

<u>Purpose</u>

▶ To review and discuss staff recommendations for affordable housing development support requests received in response to recent Request for Proposals (RFP)

Key Takeaways

- ▶ This is the second funding cycle following the expansion of the housing bond and City Council's adoption of the Affordable Housing Funding Policy
- ▶ This round, we received a total of 8 proposals totaling \$19,962,000
- Proposals include a mixture of development types including multi-family development, homeownership and supportive housing
- ▶ Staff recommends approval of 8 Housing Trust Fund proposals

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Affordable Housing Funding Recommendations

Previous Council Communication

- September 2024: Council adopts Affordable Housing Funding Policy
- ▶October 2, 2025: Memo and report summarizing the proposals received in response to RFPs distributed in Council's weekly packet

Future Council Action

▶October 27, 2025: Recommended investments will be on the Council Business Agenda for consideration

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Housing Development Fund Schedule

Milestone	Dates
Release Request For Proposals	June 13, 2025
Proposal Submission Deadline	July 25, 2025
Council Committee Briefing	October 6, 2025
City Council Action Review	October 6, 2025
City Council Approval	October 27, 2025
Next RFP Cycle	November 2025 – April 2026

Note: NOAH, Homeownership and Land Acquisition are rolling RFPs that stay open until funds are depleted. Applications may come forward to Council outside this cycle.

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Housing Development Proposals

Investment Categories	Council Allocation of \$100 M		Committed to Date		Funding Available		Number of Proposals	Fur	nding Requested
Rental Housing Production	\$	35,000,000	\$	13,922,000	\$	21,078,000	3	\$	9,865,000
Homeownership	\$	25,000,000	\$	6,782,000	\$	18,218,000	3	\$	3,847,000
Supportive Housing	\$	9,000,000	\$	-	\$	9,000,000	2	\$	6,250,000
Other	\$	31,000,000	\$	10,685,623	\$	20,314,377	-	\$	-
Total	\$	100,000,000	\$	31,389,623	\$	68,610,377	8	\$	19,962,000

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Kendall Crossing

4% Tax Credit - Senior



Location Summary								
Proximity	Access	Change	Diversity	Total				
5.0	3.4	8.1	5.0	21.5				
5.0	3.4	8.1	5.0	21				

Unit M	ix						
30%	40%	50%	60%	70%	80%	Market	Total
20	0	0	37	43	0	0	100

The Paces Foundation, Inc.

District 3 | 9400 Kendall Drive

Financal Summary	
Funding Request	\$ 4,975,000
Prev. City Funding	\$ -
Investment per Unit	\$ 49,750
Investment per Unit per Year	\$ 503
Total Development Cost (TDC)	\$ 29,793,505
TDC per Unit	\$ 297,935
CBI Commitment	15%
City Funding as % of Sources	17%

Key Indicators	
Affordability Period	99 years
% at 30%	20%
% >2BR	0%
Investment Realization Period	13 years
10-Year Rent Savings	\$ 3,783,906
HTF Within 0.5 Miles	-

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River District Apartments

Non-LIHTC - Family



Location Summary							
Proximity	Access	Change	Diversity	Total			
0.0	3.2	8.1	3.3	14.6			

Unit M	ix						
30%	40%	50%	60%	70%	80%	Market	Total
18	0	0	15	0	54	0	87

Laurel Street Residential, LLC

District 3 | 6998 Westrow Avenue

Financal Summary	
Funding Request	\$ 900,000
Prev. City Funding	\$ 5,800,000
Investment per Unit	\$ 77,011
Investment per Unit per Year	\$ 778
Total Development Cost (TDC)	\$ 23,820,000
TDC per Unit	\$ 273,793
CBI Commitment	15%
City Funding as % of Sources	28%

Key Indicators	
Affordability Period	99 years
% at 30%	21%
% >2BR	16%
Investment Realization Period	13 years
10-Year Rent Savings	\$ 5,158,608
HTF Within 0.5 Miles	-

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Weddington Road Apartments

4% Tax Credit - Family



Location Summary								
Access	Change	Diversity	Total					
1.8	3.0	10.0	18.3					
	•	· · · · · · · · · · · · · · · · · · ·	Access Change Diversity					

Unit M	ix						
30%	40%	50%	60%	70%	80%	Market	Total
18	0	0	67	0	0	0	85

DreamKey Partners, Inc.

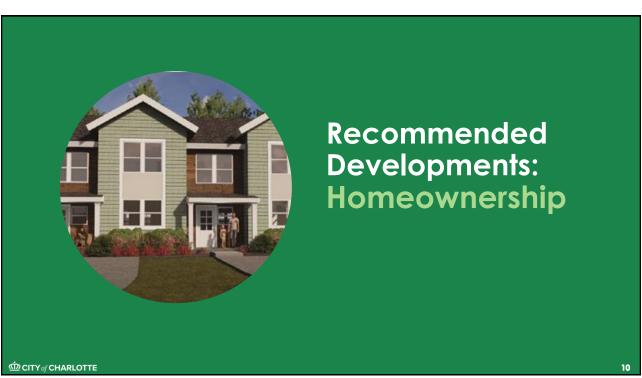
District 7 | 3900 Weddington Road

Financal Summary	
Funding Request	\$ 3,990,000
Prev. City Funding	\$ 3,150,000
Investment per Unit	\$ 84,000
Investment per Unit per Year	\$ 848
Total Development Cost (TDC)	\$ 25,619,120
TDC per Unit	\$ 301,401
CBI Commitment	13%
City Funding as % of Sources	28%

Key Indicators	
Affordability Period	99 years
% at 30%	21%
% >2BR	19%
Investment Realization Period	10 years
10-Year Rent Savings	\$ 7,515,398
HTF Within 0.5 Miles	-

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Aveline at Newell Town Homes

Homeownership



Location Summary							
Access	Change	Diversity	Total				
5.7	9.3	2.0	18.0				
			,				

Unit A	Nix						
30%	40%	50%	60%	70%	80%	Market	Total
0	0	0	0	0	54	0	54

FAITH HOUSING

DreamKey Partners, Inc.

District 4 | 8049 Old Concord Road

Financal Summary	
Funding Request	\$ 702,000
Prev. City Funding	\$ 2,430,000
Investment per Unit	\$ 58,000
Investment per Unit per Year	\$ 1,933
Total Development Cost (TDC)	\$ 17,738,955
TDC per Unit	\$ 328,499
CBI Commitment	13%
City Funding as % of Sources	18%
Years of Affordability	30 years

Sales Price & Additional Information	
Average First Mortgage	\$171,000
Sales Price Range	\$267k - \$281k

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Ellington Townhomes

Homeownership



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

Unit A	Λix						
30%	40%	50%	60%	70%	80%	Market	Total
0	0	0	0	35	0	0	35

DreamKey Partners, Inc.

District 1 | 3430 Wheatley Avenue

Financal Summary	
Funding Request	\$ 1,750,000
Prev. City Funding	\$
Investment per Unit	\$ 50,000
Investment per Unit per Year	\$ 1,667
Total Development Cost (TDC)	\$ 10,923,990
TDC per Unit	\$ 312,114
CBI Commitment	13%
City Funding as % of Sources	16%
Years of Affordability	30 years

Sales Price & Additional Informa	ation
Average First Mortgage	\$169,000
Sales Price Range	\$255k - \$270k

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Unity Oaks

Habitat for Humanity of the Charlotte Region, Inc.

Homeownership



Locatio	n Sun	nmary					
Proximity	,	Access		Change		Diversity	Total
2.5		3.1		5.4		5.4	16.4
Unit Mix	X						
3007	4007	E097	40%	70%	90%	Market	Total*

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*Total reflects only the affordable units.

40

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Financal Summary		
Funding Request	\$	1,395,000
Prov. City Funding	€	

District 4 | Grier Road and W.T. Harris Blvd

Sales Price & Additional Information Average First Mortgage

Average First Mortgage \$198,646 Sales Price Range \$265,000

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Dream Center Campus

Transitional Housing



Charlotte Mecklenburg Dream Center

District 2 | 5612 Freedom Dr

Financal Summary	
Funding Request	\$ 2,000,000
Prev. City Funding	\$ -
Investment per Unit/Room	\$ 41,667
Investment per Unit/Room per Year	\$ 421
Total Project Cost	\$ 12,100,685
Cost per Bed	\$ 682
City Funding as % of Sources	17%

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99 years
-
13%

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Mecklenburg County Hotel Conversion

Mecklenburg County

District 2 | 6309 Banner Elk Drive



Financal Summary	
Funding Request	\$ 4,250,000
Prev. City Funding	\$ -
Investment per Bed	\$ 68,548
Investment per Bed per Year	\$ 692
Total Project Cost	\$ 8,500,000
Acquisition	\$ 5,500,000
Renovation	\$ 3,000,000
Cost per Bed	\$ 137,097
City Funding as % of Sources	50%

Key Indicators	
Beds	62
Affordability Period	99 years
HTF Within 0.5 Miles	2
CBI Commitment	13%

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Recommended Developments Summary

Бетеюринени	Бетегорег	bevelopinem type	District	Alloraable offis		Funding	Period			r Year
Rental Housing Production				272	\$	9,865,000				
Kendall Crossing	The Paces Foundation	4% - Seniors	3	100	\$	4,975,000	99	\$ 49,750	\$	503
River District*	Laurel Street	Non-LIHTC	3	87	\$	900,000	99	\$ 77,011	\$	778
Weddington Road Apartments**	DreamKey Partners	4% - Family	7	85	\$	3,990,000	99	\$ 84,000	\$	848

^{*}Note: Development previously awarded \$5.8 million in HTF

^{**}Note: Development previously awarded \$3.15 million in HTF

Homeownership				120	\$ 3,847,000			
Aveline Newell Townhomes*	DreamKey Partners	Homeownership	4	54	\$ 702,000	30	\$ 58,000	\$ 1,933
Ellington Townhomes	DreamKey Partners	Homeownership	1	35	\$ 1,750,000	30	\$ 50,000	\$ 1,667
Unity Oaks	Habitat for Humanity	Homeownership	4	31	\$ 1,395,000	99	\$ 45,000	\$ 455

^{*}Note: Development previously awarded \$2.43 million in HTF funding

Supportive Housing & Shelter Cap	acity			70	\$ 6,250,000				
Dream Center Campus	Dream Center	Transitional Housing	2	8	\$ 2,000,000	99	20,202	\$ 2	2,525
Meck Co Hotel Conversion	Mecklenburg County	Non-Congregate Shelter	2	62	\$ 4,250,000	99 \$	68,548	\$	692

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Housing Trust Fund Forecast [If Recommendations Are Approved]

Housing Trust Fund Balance								
Housing Trust Fund Current Balance	\$68,610,377							
Rental Housing Production Recommendations	\$9,865,000							
Homeownership Recommendations	\$3,847,000							
Supportive Housing Recommendations	\$6,250,000							
Less Total Recommended Developments	(\$19,962,000)							
Housing Trust Fund Ending Balance (if all recommended projects are approved)	\$48,648,377							

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