

Housing Trust Fund Recommendations

FOLLOW-UP DISCUSSION WITH CITY COUNCIL
OCTOBER 13, 2025

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Supportive Housing and Shelter Capacity

► **\$9 Million investment goal in the Affordable Housing Funding Policy for Supportive Housing and Shelter Capacity**

- Includes single-use and scattered site permanent supportive housing, transitional housing, and emergency shelter capacity

► **Policy Alignment**

- Priority Populations – Focus on vulnerable populations
- Resident Services – Link housing and services to create stronger outcomes
- Partnerships & Leverage – Priority given to proposals that incorporate broad partnerships, partnerships to provide resident services, and investments that improve quality of life and access to opportunity

► **Financial Structure**

- Per unit/per room construction costs typically higher for supportive housing types
- Requires space for case worker and system navigator offices, medical facilities, classrooms, and other types of amenities that directly support specific needs of residents
- Little to no rent, and cannot carry debt – leverage ratios are often 1:2-1:4 as public and philanthropic dollars constitute the majority of the project capital

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Supportive Housing & Shelter Capacity

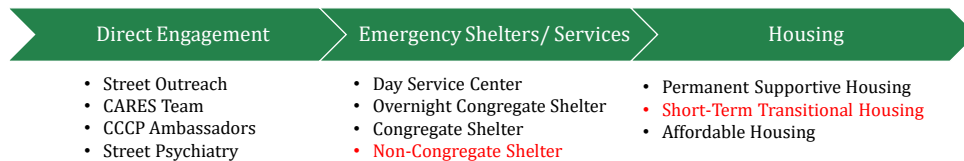
Data

- ▶ According to the January 2025 Point-in-Time count data, there were **444 people (421 households) experiencing unsheltered homelessness** in Mecklenburg County (a 16% increase from prior year and highest count since 2010)
- ▶ According to a 2024 survey (of approximately 180 unsheltered residents) administered by UNC-Charlotte and Mecklenburg County, having **"more privacy"** was cited as the primary factor that would make the survey participants **more likely to use shelter services**

Stakeholder Feedback

- ▶ Residents cite persistent quality-of-life challenges associated with the unhoused
- ▶ Uptown employers have identified challenges associated with unhoused as a top priority
- ▶ Local stakeholders identified the NCES idea as the best starting point to address unhoused challenges

Simplified Ecosystem Snapshot



Mecklenburg County Hotel Conversion

Non-Congregate Shelter

District 2 | 6309 Banner Elk Drive



Financial Summary

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

Key Indicators

Rooms	62
Affordability Period	99 years
HTF Within 0.5 Miles	2
CBI Commitment	13%

Non-Congregate Emergency Shelter (NCEs)

Defining Attributes of the NCEs

- ▶ Non-congregate design (62 residential rooms)
- ▶ 24-hour shelter (i.e., guests not required to vacate each morning)
- ▶ Low-barrier entrance requirements
- ▶ Serve adults (including multi-member adult households without minor children)
- ▶ On-site medical care, mental health services, and substance use treatment
- ▶ Transportation options embedded in the model
- ▶ **Some shelter capacity earmarked for direct referrals from City/County street outreach partners**

Desired Model for Public-Private Partnership

- ▶ City-County collaboration to fund the acquisition and conversion/renovation of an existing building
- ▶ Private sector to fund first three years of operating costs for the shelter – **City funding contingent on private sector commitment**
- ▶ Qualified, experienced service provider to be selected (through a national search) to operate the shelter, and be responsible for advancing a sustainable financial model starting in year 4

Dream Center Campus

Transitional Housing



Charlotte Mecklenburg Dream Center

District 2 | 5612 Freedom Dr

Financial 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
Total Development Cost per Unit/Room	\$	252,098
City Funding as % of Sources		17%

Key Indicators

Units / Rooms	8 / 48
Affordability Period	99 years
HTF Within 0.5 Miles	-
CBI Commitment	13%

Dream Center Campus

- ▶ **Charlotte-Mecklenburg Dream Center is a faith-based non-profit engaged in community work supporting low-income communities in Charlotte since 2014**
 - Partnership with True Homes to develop the housing units at cost
- ▶ **Proposes a holistic approach to transitional housing that combines stable housing, health, life-skills, and job readiness training**
 - Will serve individuals and families impacted by drug and alcohol addiction, homelessness, displaced persons, and individuals reentering the community from institutional settings
- ▶ **Resident services include wraparound supports for mental health and addiction recovery, daycare services, and recreational facilities**
 - Partnerships include Atrium Health, Charlotte Works, Noble Food & Pursuit, Precision Plumbing, and Interstate Electric