

NOAH Funding Recommendation: 1001 Tyvola

MARCH 9, 2026 – ACTION PREVIEW

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.

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.

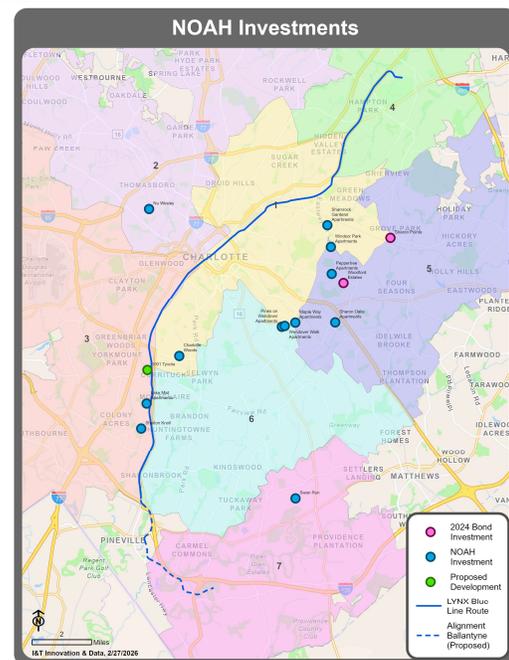
Guidelines for Preserving NOAH

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

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.*

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%

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

About the Development Partner

- ▶ Community Solutions is a U.S.-based nonprofit organization focused on ending homelessness by helping communities build coordinated, data-driven housing systems.
- ▶ Through partnerships with local governments and service providers, the organization aims to achieve “functional zero,” where homelessness becomes rare, brief, and non-recurring.
- ▶ The acquisition approach was developed by BDP Impact, a national social impact real estate firm that leverages private capital to solve public challenges. BDP Impact designs and manages investments that are financially stable and deliver measurable community impact.

Key Considerations

► The proposal advances NOAH Objectives and Affordable Housing Policy Goals

- Preserves naturally occurring $\leq 80\%$ 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

- ▶ Council will consider approval of funding for the 1001 Tyvola NOAH preservation investment at the April 13th business meeting

Discussion