

# 2022 Look-Ahead: Housing Initiatives

FEBRUARY 7, 2022

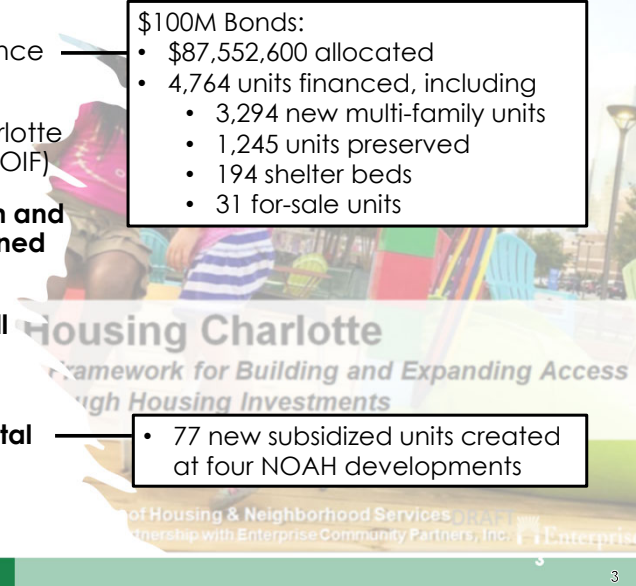
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## Presentation Objectives

- ◀ Highlight Recent Accomplishments
- ◀ Preview strategic housing-related work planned for Council discussion during the first half of 2022
- ◀ Present recommendations for City-owned land for affordable housing




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## Recent Accomplishments Investments, Partnerships & Innovations



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 Voters approved **\$100M Housing Bonds** since 2018
 

**\$100M Bonds:**

  - \$87,552,600 allocated
  - 4,764 units financed, including
    - 3,294 new multi-family units
    - 1,245 units preserved
    - 194 shelter beds
    - 31 for-sale units
- 
**LISC capitalized \$50M** private-sector Charlotte Opportunity Investment Capital Fund (CHOIF)
- 
 Created **guidelines for NOAH Preservation and the Evaluation and Disposition of City Owned Land** for Affordable Housing
- 
 Created the **Acquisition, Rehab and Resell Program**, increasing homeownership opportunities
- Piloted and implemented **new NOAH Rental Subsidy Program**

- 77 new subsidized units created at four NOAH developments

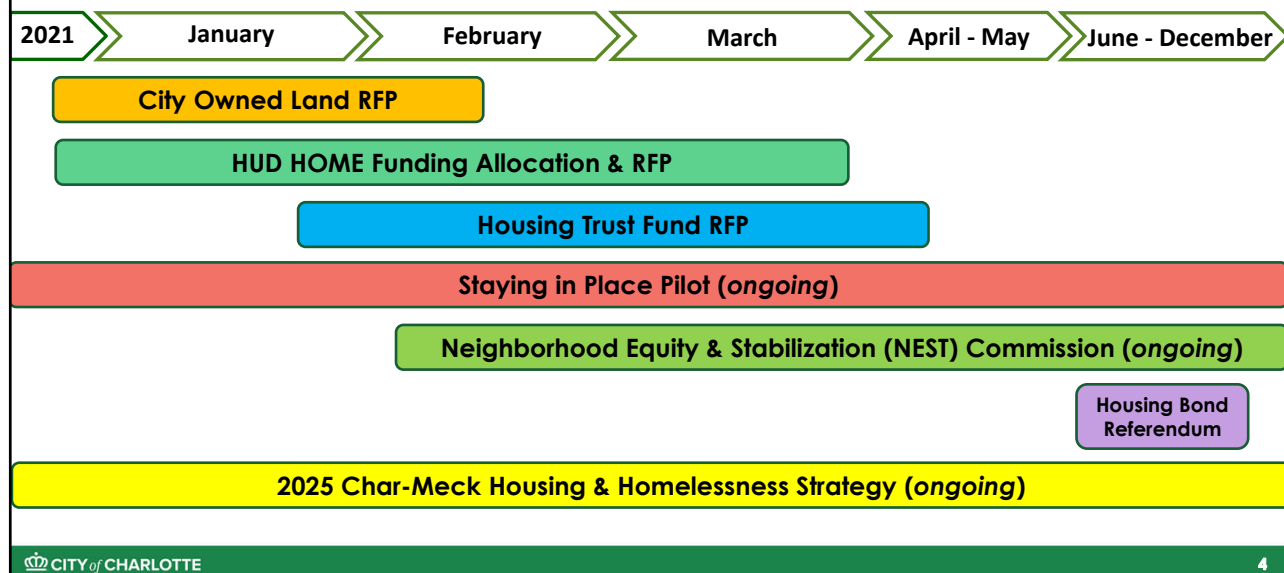
**Housing Charlotte**  
Framework for Building and Expanding Access through Housing Investments

Department of Housing & Neighborhood Services in partnership with Enterprise Community Partners, Inc.

**CITY of CHARLOTTE** 3

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## Timeline: Housing Initiatives



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# Housing Trust Fund

## Request for Proposals

- ◀ **Current HTF Balance:** \$9.4 million\*
- ◀ **January 25, 2022:** Release HTF RFP
- ◀ **February 18, 2022:** RFP responses due
- ◀ **April 2022:** Council to consider proposals for HTF allocations

\*As presented to City Council on September 13, 2021

# HOME-American Rescue Plan

## Request for Proposals

- ◀ **September 20, 2021:** \$11.6 million HOME allocation received in the 2021 American Rescue Plan
  - Council allocated \$2 million to Charlotte Rescue Mission
  - Balance earmarked to support 2025 Charlotte-Mecklenburg Homelessness Strategy
- ◀ **December 21, 2021:** RFP issued seeking proposals for Tenant-Based Rental Assistance, Acquisition & Development of Non-Congregate Shelters, and Supportive Services
- ◀ **January 28, 2022:** Deadline for proposals
- ◀ **February-March 2022:**
  - Public Hearing on Annual Action Plan Amendment
  - Council Actions:
    1. *Amend Annual Action Plan\**
    2. *HOME ARP Allocations [based on RFP results]*

\*HUD requires the City to amend the FY 2021 Annual Action Plan

# Neighborhood Stabilization

## Staying in Place

### Neighborhood Equity & Stabilization (NEST) Commission

- ◀ **Funding:** Staff to share proposed allocation strategies – in waves – for:
  - \$8.5 million in Budget
  - \$17 million in ARPA Funding
- ◀ **Staying in Place Pilot:** Staff has begun engaging residents of pilot neighborhoods (Hidden Valley, Washington Heights, Winterfield)
- ◀ **NEST Commission:** First meeting on February 10, 2022
- ◀ **Periodic updates to Great Neighborhoods Committee beginning February 2022**

# Rental Subsidies

## Source of Income Ad Hoc Advisory Committee

### Rental Subsidy Requirements in City Supported Housing

- ◀ **Source of Income Ad Hoc Advisory Committee Recommendations**
  - Committee met May – December 2021
  - Committee Charge: *Develop recommendations to increase the acceptance of all forms of rental subsidies including the Housing Choice Voucher (HCV) program*
  - Recommendations will be presented to the Great Neighborhoods Committee in late February
- ◀ **Rental Subsidy Requirements in City Supported Housing**
  - February 2021: Council directed staff to create a policy requiring acceptance of rental subsidies in all City supported housing
  - August 18, 2021: Update shared with Great Neighborhoods Committee

## 2025 Char-Meck Housing and Homelessness Strategy [“A Home for All”]

5-Year Plan to better position Char-Meck as a community where homelessness is rare, brief, and nonrecurring, and where every person has access to affordable housing and the resources to sustain it

- ◀ **April 2021:** Initiative spearheaded by Charlotte Center City Partners, with Cathy Bessant [BofA] and Eugene Woods [Atrium] appointed as co-chairs
- ◀ **May – December 2021:** Workstreams formed; research, analysis and community engagement performed
- ◀ **January 26, 2022:** Release of Strategic Framework [phase-1 of the work]
- ◀ **Currently Underway: Development of Implementation Plan**
- ◀ **Fall 2022:** Release of Implementation Plan [phase-2 of the work] with proposed action steps and funding needs
- ◀ **Q2-Q4 2022:** Staff analysis and recommendations for Council consideration

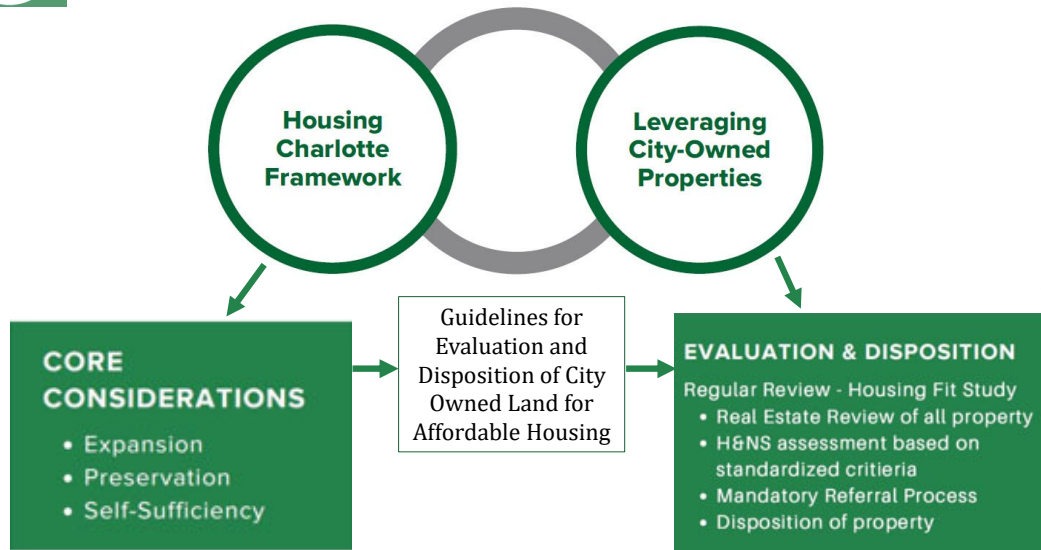
## Leveraging City Owned Land for Affordable Housing

### DEVELOPMENT PROPOSAL RECOMMENDATIONS

February 7, 2022



## Affordable Housing and Portfolio Management

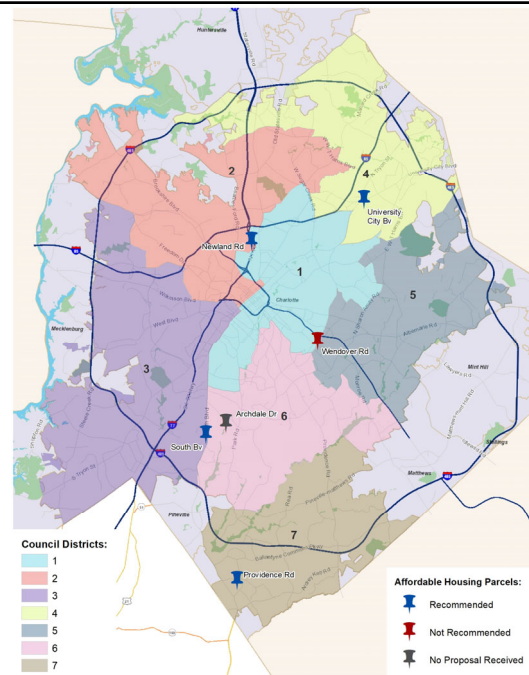


## Property identified for Affordable Housing development

◀ 6 parcels identified through staff evaluation as being potentially suitable for housing development

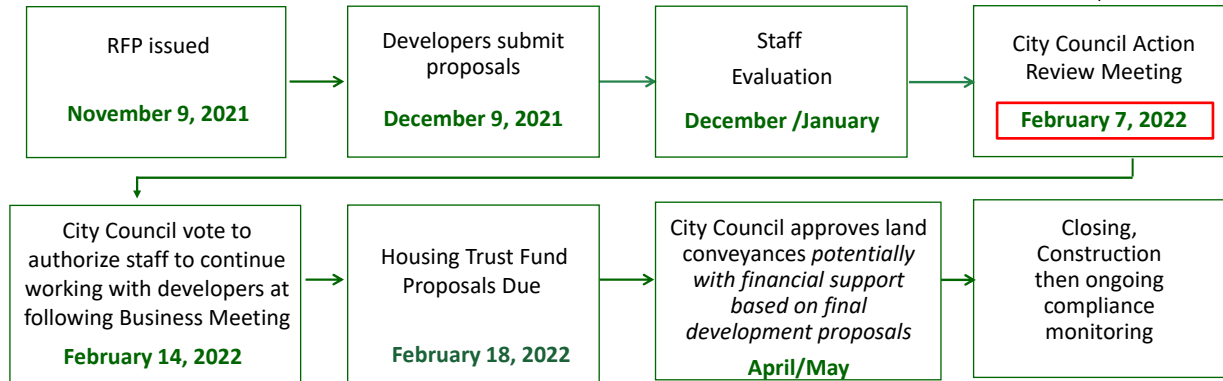
1. Newland Road
2. Providence Road West
3. South Boulevard
4. University City Boulevard
5. Wendover Road
6. Archdale Drive

*As shared with City Council on June 14, 2021*



# RFP/Conveyance Process

We are here



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## Proposal Evaluation Criteria & Review Team

### I. Conveyance Method

- Ground Lease for rental
- Fee simple for homeownership

### II. Development Strength

- Number of affordable units
- Period of affordability
- Income targeting of 80% or less Area Median Income (\$67,350)

### III. Development Team Experience

- Developer track record
- Property Management
- Letters of Recommendation

### IV. Financial Strength

- Leverage of city funds
- City investment per unit

### Evaluation Team

- Housing & Neighborhood Services
- General Services Real Estate Division

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## Summary of Development Proposals

### ◀ Total of 14 development proposals received for five of the six properties

- Wendover Road received two proposals, which are still under evaluation at this time
- No proposals received for Archdale Drive (*no existing access to parcel*)

### ◀ Proposals ranged from single-family for-sale units, to multi-family rental units. All of the proposals serve households earning 80% and below AMI.

## Recommendations





## City-Owned Land Development Proposal Recommendations Summary

Property	District	Recommended Developer	Development Type	Housing Units	Affordability	Conveyance Method	Potential Public Funding
Newland Rd.	2	Habitat for Humanity	<ul style="list-style-type: none"> <li>Townhome style</li> <li>For-Sale</li> </ul>	<ul style="list-style-type: none"> <li>12 units</li> <li>50% - 80% AMI</li> </ul>	<ul style="list-style-type: none"> <li>At least 15-years</li> </ul>	<ul style="list-style-type: none"> <li>Fee Simple</li> </ul>	<ul style="list-style-type: none"> <li>HOME Funds</li> </ul>
Providence Rd.	7	Crosland Southeast	<ul style="list-style-type: none"> <li>Multi-Family</li> <li>Rental</li> </ul>	<ul style="list-style-type: none"> <li>98 units</li> <li>80% AMI and below</li> </ul>	<ul style="list-style-type: none"> <li>In perpetuity</li> </ul>	<ul style="list-style-type: none"> <li>Ground lease</li> </ul>	<ul style="list-style-type: none"> <li>HTF</li> <li>4% LIHTC</li> </ul>
University City Blvd.	4	DreamKey Partners / Conifer Realty	<ul style="list-style-type: none"> <li>Multi-Family</li> <li>Rental</li> </ul>	<ul style="list-style-type: none"> <li>76 units</li> <li>80% AMI and below</li> </ul>	<ul style="list-style-type: none"> <li>20-years</li> </ul>	<ul style="list-style-type: none"> <li>Ground lease</li> </ul>	<ul style="list-style-type: none"> <li>HTF</li> <li>9% LIHTC</li> </ul>
South Blvd.	3	NRP Group	<ul style="list-style-type: none"> <li>Multi-Family</li> <li>Rental</li> </ul>	<ul style="list-style-type: none"> <li>120 units</li> <li>80% AMI and below</li> </ul>	<ul style="list-style-type: none"> <li>30-years</li> </ul>	<ul style="list-style-type: none"> <li>Ground lease</li> </ul>	<ul style="list-style-type: none"> <li>HTF</li> <li>4% or 9% LIHTC</li> </ul>
TOTAL UNITS:				<ul style="list-style-type: none"> <li>12 Homeownership</li> <li>294 Rental</li> </ul>			

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## Newland Road

### PARCEL SUMMARY

Council District	2
Acreage	1.34 acres
Appraised Value	\$90,000
Appraisal Date	12/22/2020
Current Conditions	Vacant



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# Newland Road Recommendation

## DEVELOPMENT SUMMARY

Developer	• Habitat for Humanity
Land Conveyance Type	• Fee Simple
Total Units	• 12 Townhomes
Development Type	• New Construction • Homeownership / For-Sale
AMI	• 30% - 80% AMI
Affordability Period	• At least 15-years



**Newland Road**  
**Habitat for Humanity**  
**TYPE: Homeownership / For-Sale**

\*All project components are considered preliminary/conceptual and are subject to change as development details are refined in the coming weeks.

# Providence Road W.

## PARCEL SUMMARY

Council District	7
Acreage	2.74
Appraised Value	\$1,000,000
Appraisal Date	1/22/2021
Current Conditions	Vacant



# Providence Road W. Recommendation

## DEVELOPMENT SUMMARY

Developer	• <b>Crosland Southeast</b>
Land Conveyance Type	• Long-Term Ground Lease
Total Units	• 98
Development Type	• New Construction • Multi-Family Rental
Affordability Period	• In perpetuity



**Providence Road West**  
**Crosland Southeast**  
**TYPE: Multi-Family / Rental**

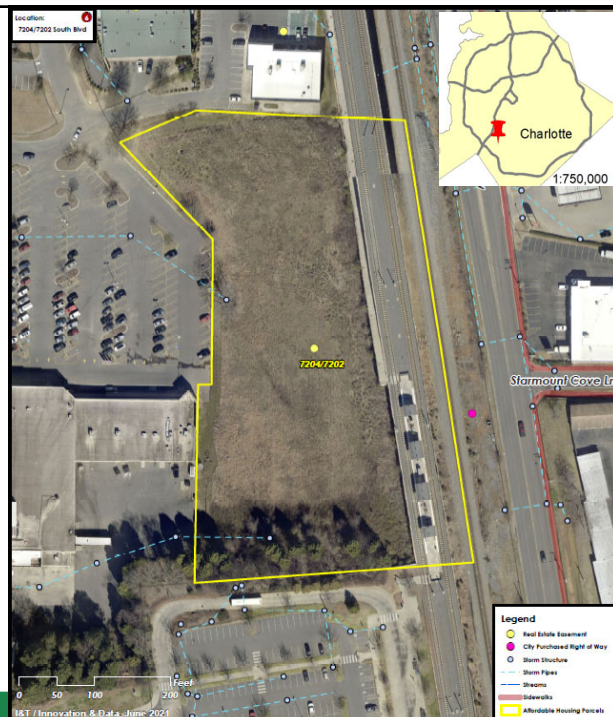
AMI	# UNITS
30%	20
31-50%	-
51-60%	70
61-80%	8
<b>Total Units</b>	<b>98</b>

\*All project components are considered preliminary/conceptual and are subject to change as development details are refined in the coming weeks.

# South Blvd.

## PARCEL SUMMARY

Council District	3
Acreage	4.54 acres
Appraised Value	\$1,075,000
Appraisal Date	2/6/2021
Transit Corridor	Adjacent to Arrowood Station
Current Conditions	Vacant





# South Boulevard Recommendation

## DEVELOPMENT SUMMARY

Developer	• NRP Group
Land Conveyance Type	• Long-Term Ground Lease
Total Units	• 120
Development Type	• New Construction • Multi-Family Rental
Affordability Period	• 30-years



**South Boulevard**  
**NRP Group**  
**TYPE: Multi-Family / Rental**

AMI	# UNITS
30%	24
31-50%	-
51-60%	72
61-80%	24
<b>Total Units</b>	<b>120</b>

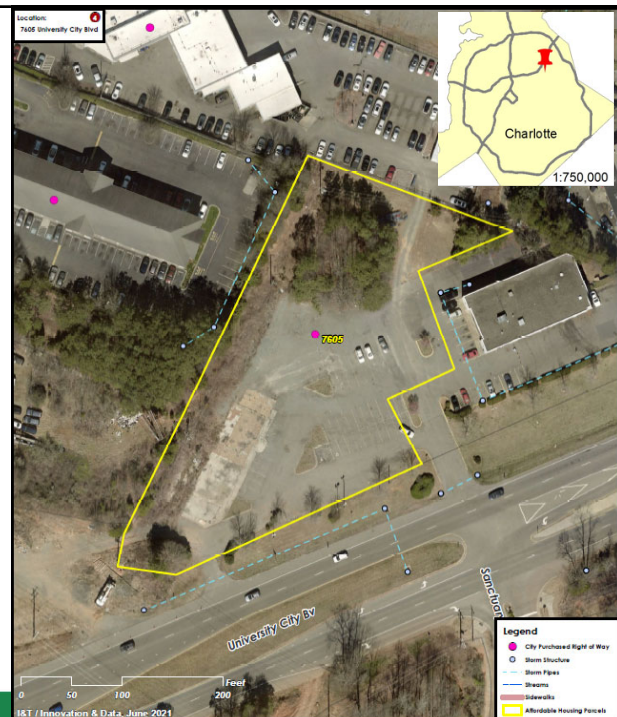
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# University City Blvd.

## PARCEL SUMMARY

Council District	4
Acreage	1.75 acres
Appraised Value	\$1,360,000
Appraisal Date	11/27/2020
Transit Corridor	0.5 miles from BLE station
Current Conditions	Vacant / paved



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# University City Blvd. Recommendation

## DEVELOPMENT SUMMARY

Developer	• DreamKey / Conifer Realty
Land Conveyance Type	• Long-Term Ground Lease
Total Units	• 76
Development Type	• New Construction • Multi-Family Rental
Affordability Period	• 20-years

## AMI

## # UNITS

30%	20
31-50%	22
51-60%	18
61-80%	16
<b>Total Units</b>	<b>76</b>

\*All project components are considered preliminary/conceptual and are subject to change as development details are refined in the coming weeks.



**University City Boulevard**  
**DreamKey Partners / Conifer Realty**  
**TYPE: Multi-Family / Rental**

# Additional City Land



## Status/Update on Other City-Owned Land

	Property	District	Status / Next Steps
Included in current RFP	Archdale Drive	6	<ul style="list-style-type: none"> <li>No development proposals received</li> <li>Site is access-challenged</li> <li>Explore other options and possibly include in future RFP</li> </ul>
	Wendover Road	1 & 5	<ul style="list-style-type: none"> <li>Two development proposals received but still under evaluation</li> <li>Continue evaluation and bring forward a recommendation</li> </ul>
Not included in current RFP	England Street	3	<ul style="list-style-type: none"> <li>Site has potential for a mixed-use development.</li> <li>Include in future RFP seeking mixed-use proposals</li> </ul>
	Eureka Street (Double Oaks)	2	<ul style="list-style-type: none"> <li>Intent is to possibly include in future RFP seeking mixed-use proposals</li> </ul>
	Statesville Avenue	2	<ul style="list-style-type: none"> <li>Subdivision survey pending</li> <li>Intent is to possibly include in future RFP</li> </ul>

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## Next Steps

February 14th	<ul style="list-style-type: none"> <li><b>Council vote to authorize staff to continue working with recommended developers</b></li> <li><i>Staff will continue working with developers to finalize development concepts including verifying funding sources.</i></li> </ul>
February 18th	<ul style="list-style-type: none"> <li><b>Housing Trust Fund RFP Proposals Due</b></li> </ul>
April - May 2022	<ul style="list-style-type: none"> <li><b>Council approves land conveyances</b> <i>potentially with financial support based on final development proposals</i></li> </ul>

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# Questions?