CITY OF CHARLOTTE

Housing Support Grant Funding Recommendations

AUGUST 28, 2023

1

Agenda

- **Background and program summary**

- **Overview of RFP responses**

- **Staff funding recommendations**

2

Background: Housing Support Grant Program

Total Planned Funding *(shared with Council on 5/22/23)*	**$5M - $6.5M** **ARPA funding source**
Min/Max Funding Per Recipient	Grant range: $250K - $2.5M Expect to award 3 – 7 grants
Eligible Uses	Projects or programming in support of housing security and stability for low-income residents
Eligible Organizations	501(c)3 non-profit organizations At least one full-time staff member, and an operating board of directors Total annual revenue less than $7.5M, and/or were founded less than ten years ago
Program Intent	Support medium sized / emerging non-profits, with an emphasis on organizations that have not historically received significant funding from the City of Charlotte

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3

Housing Support Grant Program Summary

◁ **Funding prioritized based on the following criteria:**

1. Organization has a **track record of delivering programming in underserved communities**

2. Project or programming request **focuses on Corridors of Opportunity area(s) of influence**

3. Use of **funds will focus on populations facing housing instability** such as justice-involved residents, homeless families, and/or households with rental subsidies

4. Organization has **secured other funding sources** to support the project/program

5. Organization has a **credible plan to sustain the project/program** (as applicable) beyond the expiration of the Housing Support Grant funding

6. Organization has **community support for the project/programming**

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4

RFP Response Summary

◁ **Proposals received from 15 eligible non-profit organizations**

Proposal Type	# of Proposals	Aggregate Request
Affordable Homeownership	3	$5.3M
Emergency Housing or Non-Congregate Shelter	3	$4.0M
Supportive Services	4	$3.9M
Affordable Multifamily Rental Housing	1	$2.3M
Comprehensive Home Rehabilitation	3	$3.8M
Supportive Housing Development	1	$100K
Total	**15**	**$19.4M**

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5

Funding Recommendations

Non-Profit Organizations	Proposal Type	ARPA Funding	CDBG Funding
Heal Charlotte	Temporary Emergency Housing	$2.25M	-
Freedom Fighting Missionaries	Multifamily Rental Housing	$2M	-
West Side Community Land Trust	Homeownership	$1.75M	-
Rebuilding Together	Comprehensive Home Rehab	-	$1.1M
Charlotte Family Housing	Supportive Services	$400K	-
TOTAL		**$6.4M**	**$1.1M**

CITY *of* CHARLOTTE 6

6

Funding Recommendations: Project Summaries

7

Heal Charlotte

Project Name: Heal a Home
Project Summary
Master lease of Baymont by Wyndham hotel at I-85 / Sugar Creek, securing 60 rooms for emergency and transient housing for families in or at risk of homelessness, complemented with case management and supportive services
Key Features
✓ Serves a compelling need for short-term (90-120 days) emergency housing
✓ Expands on existing small-scale successful program with an engaged hotel owner
✓ Supports the broader vision to catalyze positive change in a challenged area within the I-85 / Sugar Creek Corridor
✓ Hotel room allocation model supports program sustainability
✓ Supportive services provided to better position households for permanent housing
✓ Three-year program commitment

Recommended Funding

$2.25M

8

Freedom Fighting Missionaries

Project Name: Second Chance Housing
Project Summary
Two new construction, for-rent townhome projects (Missionary Grove = 16 units, and Sardony Lane = 21 units), providing affordable housing to families in the 30% - 80% AMI range
Key Features
✓ Freedom Fighting Missionaries (FFM) exists to provide services and resources to criminal justice involved persons, including access to emergency and permanent housing as a key aspect of achieving self-sufficiency
✓ Both townhome projects will serve criminal justice involved families
✓ Residents must maintain employment, attend financial literacy workshops and participate in homeownership counseling
✓ Other funders supporting FFM's housing work include Mecklenburg County, LISC, The Grove Church, and various private sector entities
✓ Thirty-year affordability commitment for both townhome projects

Recommended Funding

$2M

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9

9

West Side Community Land Trust

Project Name: West Side Perpetually Affordable
Project Summary
Seed funding for a revolving development fund to enable permanently affordable homeownership units (a combination of new construction and acquisition/renovation of existing units) for families in the 60% - 80% AMI range
Key Features
✓ West Side Community Land Trust model aligns with the city's desire to advance permanently affordable homeownership and shared equity models
✓ Funding will be recycled and reinvested as homes are sold
✓ Emphasis on underserved communities in West Charlotte (zip codes 28208, 28214, 28216, and 28217), with a recent expansion into zip code 28205
✓ Pipeline of buyers largely comprised of families that are currently displaced or facing imminent threat of displacement, or receiving rental subsidies

Recommended Funding

$1.75M

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10

10

Rebuilding Together of Charlotte

Project Name: Preventing Displacement through Critical Home Repair
Project Summary
Provide critical repairs to make homes safer and healthier, preventing displacement, to families at 80% AMI or below (with most households in the 30% - 50% AMI range)
Key Features
✓ Funding will support extensive, critical home repair for 20+ families
✓ Improves aging in place outcomes for lower-income older adults and people living with disabilities
✓ Building a Healthy Neighborhood program reflects a multi-year commitment to a target neighborhood (currently in Hidden Valley, with plans to expand into another Corridor of Opportunity in the coming years)

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Of Greater Charlotte

Recommended Funding

$1.1M

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11

11

Charlotte Family Housing

Project Name: Supportive Services at Hawthorne Place
Project Summary
Support the reopening of Hawthorne Place, a 6-room dormitory style transitional shelter for working families experiencing homelessness, serving households below 80% AMI (with average household AMI at 43%)
Key Features
✓ Hawthorne Place reopened in July, allowing Charlotte Family Housing to serve 25 more families (100 individuals) per year
✓ Families spend 90-100 days at the shelter (concentrating on short-term goals,), then transition into time-limited subsidized housing for up to two years, then ultimately into unsubsidized housing
✓ Access to social workers and housing coordinators provided throughout the shelter stay and during the subsidized housing phase
✓ Adults in the program must be employed, working at least 30 hours per week

Charlotte Family Housing

Recommended Funding

$400K

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12

12

Nonprofit Capacity Building Program

◁ **Capacity Building Background**

- Many of the non-profits that applied for funding under the Housing Support Grant program and the Community Resilience Fund are small-medium sized, young organizations with small staffs and limited experience associated with federal funding

- City staff plan to engage a third-party service provider to deliver capacity building services to a cohort of 25-30 non-profit organizations

- Housing & Neighborhood Services conducted an informal solicitation in July/August to assess the credentials of three organizations that provide non-profit capacity building services

◁ **Partner Selection**

- Based on the results of the informal solicitation, staff selected Next Stage Consulting to provide non-profit capacity building services, over a 12-month period, at a contracted price not to exceed $99,000 (ARPA funded)

CITY *of* CHARLOTTE   13

13

Summary and Next Steps

Topic	Recommendations	Proposed Next Steps
Housing Support Grants	Fund the five recommended projects: • $6.4M (ARPA funded) supporting four projects • $1.1M (CDBG funded) supporting one project	Advance an RCA at an upcoming Business Meeting
Non-Profit Capacity Building	Execute a ARPA-funded contract with Next Stage to provide non-profit capacity building services to all Housing Support Grant awardees and certain Community Resilience Fund awardees	

CITY *of* CHARLOTTE   14

14