



**TLC by CLT**  
**Targeted Neighborhood Revitalization**  
**Follow-up**

Housing & Neighborhood Development Committee

October 17, 2018

## Briefing Objectives – Council Follow Up

- September Committee Questions
- Staff Recommendation
- Next Steps



## What barriers/challenges impacted the number of surveys and projects completed?




- General suspicion of government
  - As program completed initial rehabilitations, additional responses were received
- Landlord/investor not responsive
- Homeowner did not want a lien on the property

	Camp Greene	Lincoln Heights
Total Surveys Distributed	300~ mailings and house visits	
Surveys returned	86	99
Units Inspected	39	46
Units Completed	19	26
Units In Process	7	16
Units Waiting to be addressed	2	4
<b>Total Investment</b>	<b>\$1,031,000</b> <b>\$36,821</b>	<b>\$1,591,000</b> <b>\$34,586</b>

## What are the details of the Property Encumbrance (Deed of Trust / Deed Restrictions)?

1. Deed of Trust	2. Deed Restrictions	
	Owner	Investor
<ul style="list-style-type: none"> <li>• <b>City lien attached to property for term of loan</b></li> <li>• Term is based on owner AMI and loan amount</li> <li>• Amount = cost of rehabilitation less lead safety</li> <li>• <b>Canceled when loan is fully satisfied (paid in full or forgiven per loan terms)</b></li> <li>• <b>Owner can request subordination</b> (refinance of primary mortgage, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>"May not be sold, transferred, or conveyed except to a low-income person or family as defined by HUD at the time of such sale."</b></li> <li>• <b>"Must be owner's primary residence"</b></li> <li>• Term of restriction is determined by investor/owner AMI and loan amount</li> <li>• Restrictions attach to land               <ul style="list-style-type: none"> <li>• Is not released if loan is paid early, or if property is sold before expiration of term</li> </ul> </li> <li>• <b>Owner can request City release restrictions;</b> considered on a case-by-case basis</li> </ul>	<ul style="list-style-type: none"> <li>• <b>"May not be leased, sold, transferred or conveyed except to persons/families earning at the time of such transfer 60% or less of AMI, and at a purchase price no greater than allowed to be charged to such families under HUD affordability guidelines."</b></li> <li>• <b>"Rental amount charged shall not increase more than 3% per year and must be approved in advance by City in writing . The first full year's (monthly) rent shall not exceed \$750."</b></li> <li>• Term is determined by investor AMI and loan amount</li> <li>• Restrictions attach to land               <ul style="list-style-type: none"> <li>• Is not released if loan is paid early, or if property is sold before expiration of term</li> </ul> </li> </ul>

## What investments have been made by community partners?

Rebuilding Together	Mission Serve	Realtors Care Day
<ul style="list-style-type: none"> <li>Organized in 2010 to preserve affordable housing by prioritizing critical repairs for at-risk homeowners</li> <li>Vision: "Safe homes and communities for everyone"</li> <li>Focused on west Charlotte (Camp Greene)</li> <li>Participated in 13 TLC by CLT projects (8: Camp Greene / 5: Lincoln Heights)</li> <li>Leveraged approximately \$110,000 in private donations</li> <li>Overall, completed 110 housing projects across Charlotte community</li> </ul> 	<ul style="list-style-type: none"> <li>Faith-based youth service initiative that partners with local governments</li> <li>Has partnered with HNS for 12 years; HNS staff identify homes in need of repair</li> <li>Youth complete roof repair/replacement, along with other minor home repairs</li> <li>While focus for 2-years has been Grier Heights, youth participated in 5 TLC by CLT projects in Lincoln Heights (roofs)</li> </ul> 	<ul style="list-style-type: none"> <li>Charlotte Regional Realtor Association</li> <li>Local realtors volunteer to perform home repair on one day each year</li> <li>HNS staff assist with identifying prospective homes in need of repair and help owners complete applications</li> <li>2018: Completed repairs on 11 homes in Camp Greene</li> </ul> 

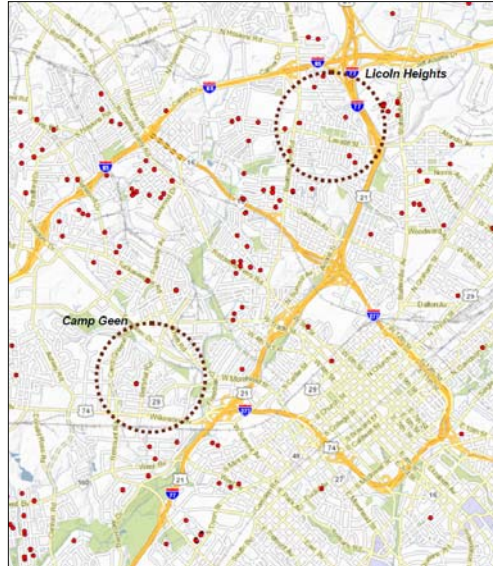
## What data is used to select targeted neighborhoods?

Data used for analysis include:

- Demolition permits
- Areas of high poverty
- Areas of aging housing stock
- Concentrations of rehabilitation activity
- Concentrations of code case activity

## What data is used to select targeted neighborhoods?

- Map of Demolition Permits (2017-2018)



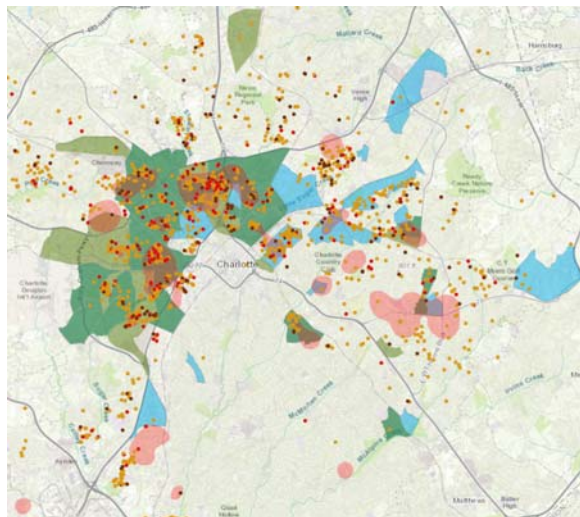
## What data is used to select targeted neighborhoods?

- Housing Rehab Cases
  - Inactive
  - Active
  - Waiting

FY18 Code Violation Hotspots

High poverty areas

Housing Rehab Priority



## City investments in Grier Heights

- Since 2005, the following investments have been made in Grier Heights:

Project	Description	Amount
Elizabeth Heights Phase I-V	• 40 unit multi-family development	\$1,917,000
Grier Heights Seniors	• 72 unit senior development	\$3,450,000
Townhomes/Grierton Court	• 34 unit townhome development	\$700,000
Single Family Acquisition	• 7 single-family homes	\$336,400
Infrastructure grants	• Infrastructure improvements for City-funded housing development	\$750,000
Learning Collaborative Center	• Learning center for children and youth	\$250,000
Mission SERVE	• Youth volunteer projects • Roof replacements • City provided funds for materials; Mission Serve provided labor	\$64,000
TOTAL:		\$7,467,400

## Program budget and source of funds

- To date, the following program investments have been made:
  - Camp Greene: \$1,031,000
  - Lincoln Heights: \$1,591,000
- The program budget will be finalized once the Washington Heights and Revolution Park communities have been surveyed to determine the extent of needed rehabilitation activity
- Program funding source: CDBG

## Staff Recommendation

- Convert pilot program to a permanent program
- Continue working in Camp Greene & Lincoln Heights through FY19
- Additional neighborhoods identified for program participation:
  - Washington Heights (District 2)
  - Revolution Park (District 3)



## Next Steps

- Approve staff recommendation to convert Targeted Rehab Program to a permanent program and move forward to City Council for approval.