



Housing Program Overview and Housing Funding Support Requests

City Council Action Review

May 28, 2019

BRIEFING OBJECTIVES

- Housing Programs Overview
- Request for Proposal
 - Schedule
 - Funding Options
 - Summary of Proposals
- Next steps



The City's Housing Programs provide a continuum of assistance to residents:

- House Charlotte Down Payment Assistance
- Safe Home Rehabilitation
- TLC by CLT Targeted Rehabilitation
- Habitat for Humanity
- Emergency Repair
- Aging in Place
- Tenant Based Rental Assistance
- Voluntary Relocation
- Emergency Rent & Utility
- HOPWA
- A Way Home Endowment
- Housing Trust Fund



HOUSING PROGRAMS OVERVIEW

- The City's Housing Programs are consistent with the U.S. Department of Housing and Urban Development's serving households earning 80 percent and below the Area Median Income (AMI).
- The House Charlotte Downpayment Assistance Program addresses provides some workforce housing.



FEDERAL PROGRAMS

- Community Development Block Grant
 - Address critical and unmet community needs such as housing rehabilitation, public facilities, infrastructure, job creation, and public services.
- HOME
 - Used in partnership with local nonprofit groups to assist in building, buying, and/or rehabilitating affordable housing for rent or homeownership.
- Emergency Solutions Grant
 - Used to assist homeless individuals and for shelter funding and operations.
- Housing for Persons with AIDS/HIV
 - Provide housing assistance and supportive services.

- Down payment assistance in the form of deferred, forgivable loans in collaboration with primary home mortgage lender; standard loan underwriting.
- Provides assistance for public sector employees.
- Targets low-to-moderate income households to become homeowners.
- Funding Source:
 - 45% PAYGO and 55% HOME
- FY 2020 Allocation: \$2.4 million



SAFE HOME REHABILITATION

- Grants to low-income homeowners to address needed home repairs.
- Typical activities include:
 - HVAC upgrades
 - Roofing / Windows
 - Water System
 - Bath / Kitchen renovations
- Funding Source:
 - 15% PAYGO, 46%
HOME, and 39% CDBG
- FY 2020 Allocation: \$3.0 million



- Allows residents to remain in their homes / age in place.
- Deferred zero interest forgivable loans based on income and type of ownership in exchange for deed restrictions.
- Funding Source: CDBG
- FY 2020 Allocation: \$1.0 million



- Provides critical home repairs and housing rehabilitation options for residents at 60 percent and below AMI.
- Funding Source: CDBG
- FY 2020 Allocation: \$375,000



SAFE HOME - EMERGENCY REPAIR

- Addresses immediate threats to the health and safety of residents of single-family housing.
- Typical emergency repairs:
 - Roof leaks
 - Broken water / sewer pipes
 - Loss of heat in winter months
- Funding Source: PAYGO
- FY 2020 Allocation: \$500,000



- Provides grants to eligible low-income senior homeowners.
- Grants offset increases to City property tax.
- Funding Source: PAYGO
- FY 2020 Allocation: \$750,000



TENANT BASED RENTAL ASSISTANCE

- City collaboration with community partners to assist low-income households with rental assistance.
- Funding Source: HOME
- FY 2020 Allocation: \$430,000



VOLUNTARY RELOCATION

- Provides voluntary relocation from a rental housing unit with serious code violations to another unit suitable for human habitation.
- Funding Source: CDBG
- FY 2020 Allocation: \$150,000

EMERGENCY RENT & UTILITY ASSISTANCE

- City collaboration with Crisis Assistance Ministry to provide assistance to households with late rent or overdue utilities to avoid utility cut off and evictions.
- Available to households earning 60 percent and below the area median income.
- Funding Source: PAYGO
- FY 2020 Allocation: \$425,000



**CRISIS
ASSISTANCE
MINISTRY**

HOPWA GRANTS

- Provides housing services to low income residents living with AIDS/HIV in the form of rental assistance.
- Funding Source: HOPWA
- FY 2020 Allocation: \$2.7 million



A WAY HOME ENDOWMENT

- Public-Private Philanthropic Partnership.
- Addresses gap in continuum of support for families experiencing homelessness.
- Includes:
 - Up to two-years rental subsidies matched with supportive case management services (majority of funds serve this purpose).
 - Support agencies can apply for AWH grant funds.
 - Veteran families receive highest priority.

\$20 million

Endowment

Private Sector

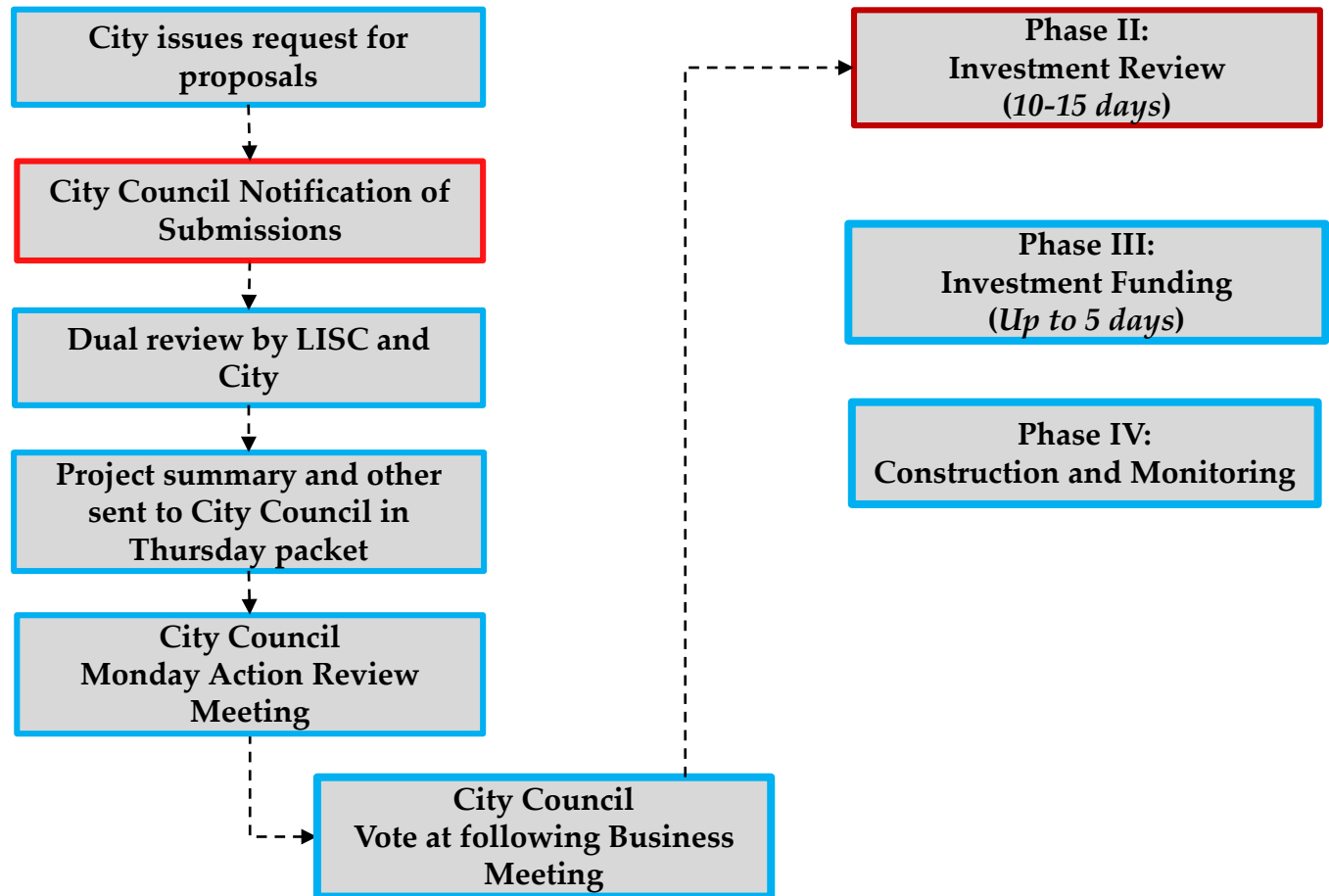
\$10 million pledged

City

\$10 million



RECAP: JOINT PROPOSAL REVIEW PROCESS



REQUEST FOR PROPOSAL SCHEDULE

First round schedule for City Housing Trust Fund and LISC Charlotte Housing Opportunity Investment Fund

Milestone	Dates
RFP Issued	Early April, 2019
Submission Deadline	Late April, 2019
City Council Notification	Early –Mid May, 2019
Project Summary to City Council	Late June, 2019
City Council Action Briefing	Early July, 2019
City Council Approval	Mid-Late July, 2019

Housing Trust Fund Balance	
Beginning Balance	\$50,000,000
Less 4% Tax Credit Projects	(\$9,524,000)
Less NOAH Project	(\$2,100,000)
Less Estimated 9% Tax Credit Projects	(\$8,000,000)
Remaining Balance	\$30,376,000

Request for Proposal Summary	
Total Requests/Developments	14
City Housing Trust Fund	12
City Land	3
Charlotte Housing Opportunity Investment Fund/Low-Interest Fund	9
Leverage Ratio based on total development costs	1:10
Total Units	1,669

REQUEST FOR PROPOSAL - SUMMARY

Summary Unit AMI Breakdown		
AMI	# Units	%
30%	333	20%
50%	32	2%
60%	772	47%
80%	462	27%
>80%	70	4%
Total Units	1,669	100%

- City and LISC will finalize review of proposals and make funding recommendations.
- Project summaries provided to Council in Thursday packet prior to City Council Action Review.
- Presentation during City Council Action Review.
- Subsequent City Council vote during the next business meeting.

