

Affordable Housing Update

Expansion

Preservation

Family Self-sufficiency

Briefing Objectives

- ◀ Affordable Housing "Tool Box"
 - Housing Trust Fund (New Construction)
 - NOAH (Preservation)
 - City-owned Land (New Construction)
 - Homeownership
 - Rehabilitation (Preservation)
- ◀ CARES Act Housing update
- ◀ Housing Integration - Corridors of Opportunity
 - What's on the ground in the Corridors
- ◀ What's ahead in 2021
- ◀ Addressing Gentrification through Housing

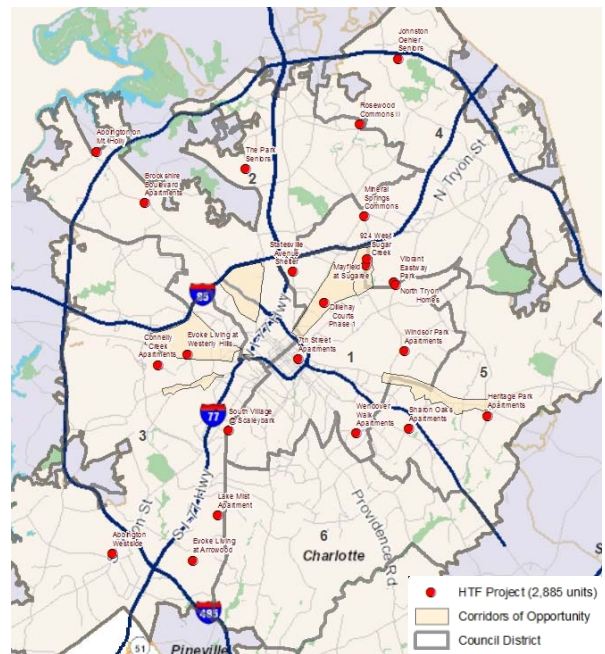
Housing Trust Fund

- ◀ Create new and preserve existing affordable housing
- ◀ Release HTF and CHOIF Request for Proposals (RFP)
- ◀ Incorporate Housing Task Force recommendations into *Housing Charlotte* Framework



Housing Trust Fund

- ◀ What we achieved with the 2018 bond
 - 2,855 units financed, including 194 shelter beds
 - \$48,612,600 awarded (\$3M set-aside for Brookhill)



Housing Trust Fund

Housing Task Force Recommendations

Updates the Housing Charlotte Framework

◀ *Allocation Targets (Reevaluate after each RFP round based on demand)*

New construction of affordable rental housing, including supportive housing	60%
New construction of affordable for-sale housing	10%
Rehabilitate and preserve affordable rental housing, including NOAHs and supportive housing	30%

◀ *Request for Proposals (RFP)*

- Issue RFPs twice a year
- Rolling RFPs for NOAH's
- Delay 2020 2nd round RFPs

Housing Trust Fund

Housing Task Force Recommendations

Updates the Housing Charlotte Framework

◀ *Affordable Rental Housing*

- Each development must include at least 20% of units at 30% AMI and include housing at mixed-income AMI levels
- Raise the HTF subsidy cap per unit and tie the cap to location and average AMI served to provide incentives for the equitable spread of affordable housing and to provide housing at AMI levels that are most needed
 - *Higher HTF subsidy cap per unit in high opportunity areas*

◀ *Affordable For-Sale Housing*

- Must include a minimum of 20% of homes at 60% AMI to be eligible for HTF, with HTF investment per unit based on average AMI served
- Land acquisition including for a community land trust should be considered
- Homes must have a minimum 15-year deed restriction

Housing Trust Fund

Housing Task Force Recommendations

Updates the Housing Charlotte Framework

◀Package of additional benefits to pair with HTF developments

- Tax Increment Grant
- Water and sewer capacity and connection fees
- Permitting fees

◀Continue to utilize adopted Guidelines for the Evaluation and Disposition of City Owned Land for Affordable Housing

- Provide model to Mecklenburg County and CMS

Leveraging City Owned Land

Guidelines approved February 2019



- ◀20-30-year affordability periods, with preference for longer terms
- ◀Emphasis on proposals that
 - Serve households earning 80% AMI and below
 - Use of public land reduces other public funding requests
- ◀Development proposals sought through competitive RFP process

Leveraging City Owned Land Process



- ◀ All donated land must undergo evaluation to ensure suitability for affordable housing
 - Environmental review, title search, appraisal
- ◀ Request for Proposal (RFP) to select experienced developer
- ◀ 80% and below AMI
- ◀ Deed restriction

Naturally Occurring Affordable Housing (Preservation)

- ◀ Guidelines approved March 2019
- ◀ Maintain majority of rents @ 80% AMI and below
- ◀ Prioritize funding for units @ 60% AMI and below
- ◀ 10% of units available to 30% AMI (through vouchers)
- ◀ Deed restricted for a minimum of 15-years
- ◀ Limit displacement of current residents
- ◀ Replacement reserves for ongoing maintenance



Affordable Homeownership House Charlotte

- Open to all Charlotte households earning 110% AMI and below
 - 5, 10 or 15-year forgivable loans
 - 5-years for Public Service employees
- ◀ 2020: 265 units / \$2.1M



Affordable Homeownership Community Heroes

- ◀ Partnership with FHLB-Atlanta
 - ◀ Households earning 80% - 120% AMI
 - ◀ Up to \$30,000, forgivable after 10-years
 - ◀ Employment Eligibility
 - Police, Fire, First Responders
 - School Teachers
 - Healthcare Workers
 - Homeless Shelter Social Workers, Case Workers, Counselors
 - DSS Social Workers, Case Workers
 - Grocery or Pharmacy Workers
 - Childcare Workers
 - Supply Chain Workers (USPS, FedEx, UPS, Amazon Warehouse)
- ◀ 2020: 30 Loans / \$763,394

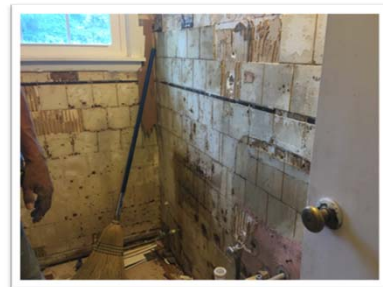
Affordable Homeownership Acquisition, Rehabilitation & Resale



- ◀ Partnership with Habitat for Humanity and Red Cedar / Urban Trends
- ◀ Acquisition of for-sale single-family homes in need of repair
- ◀ Following completion of repairs, homes sold to 80% AMI and below households
- ◀ 2020: 13 homes / \$1.3M

Safe Home Rehabilitation (Preservation)

- ◀ Single-family rehabilitation assistance of low-income residents
- ◀ Includes lead-based paint abatement
- ◀ Deferred zero interest forgivable loan
- ◀ \$1.3M Lowes Grant (2019) will leverage City's program to target Beatties Ford Road corridor
- ◀ 2020: 13 homes / \$1.1M



TLC by CLT (Preservation)

- ◀ Camp Greene and Lincoln Heights were initial areas of focus
- ◀ Council approved converting pilot to a permanent program in November 2018
- ◀ Revolution Park and Washington Heights added



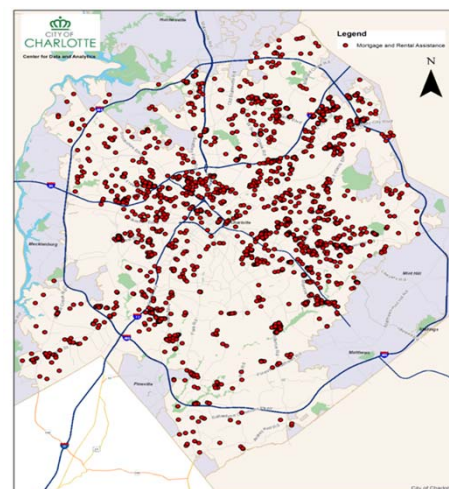
15

CARES Act – Housing and Homelessness

As of 12/24/2020

	CDBG	CRF	Amount Expended	Households Assisted
HOUSING				
Rent Assistance	\$2.2M	\$14M	\$12.9 (CRF)	4,943
Mortgage Assistance			\$117K (CDBG)	81
Utility Assistance	--	\$3.5M	\$465K	879
Total Housing	\$2.2M	\$17.5M	\$13.4M	5,903
HOMELESSNESS				
Deposit Assistance	\$1.2M	--	\$259K	149
Supportive Housing	--	\$2M	\$2M	
Shelter Expansion	--	\$500K	\$500K	
Total Homelessness	\$1.2M	\$2.5M	\$2.75M	

Rent/Mortgage Relief



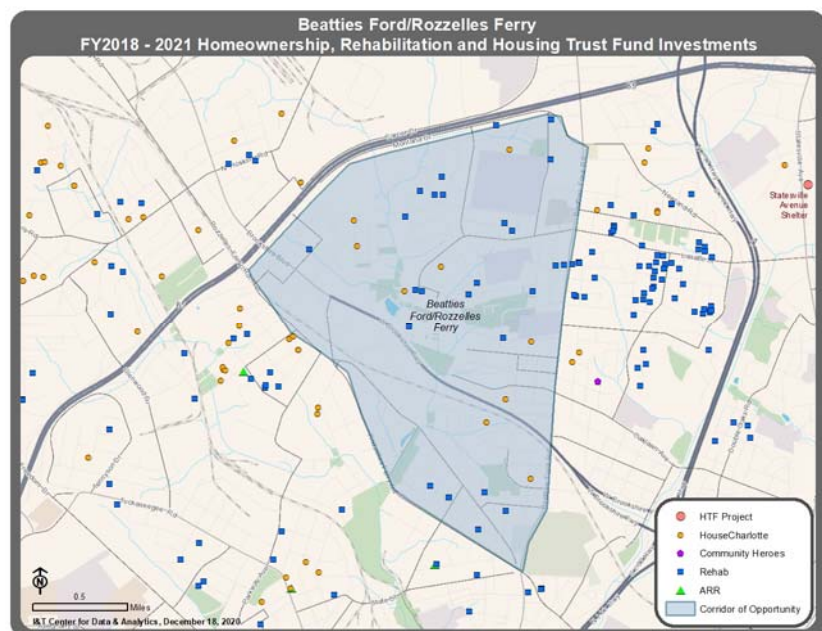
CORRIDORS OF OPPORTUNITY

- ◀ The City has historically invested in our corridors, but a new approach is needed to see transformative change faster
- ◀ Transformation will be achieved with a new and cross-departmental collaboration
 - \$24.5 million approved in the FY 2021 budget
- ◀ Using a geographically targeted and data-driven approach, we are capitalizing on past investment to meet community goals while identifying new projects to compliment the work that has been done



What's on the ground

Beatties Ford / Rozzelles Ferry

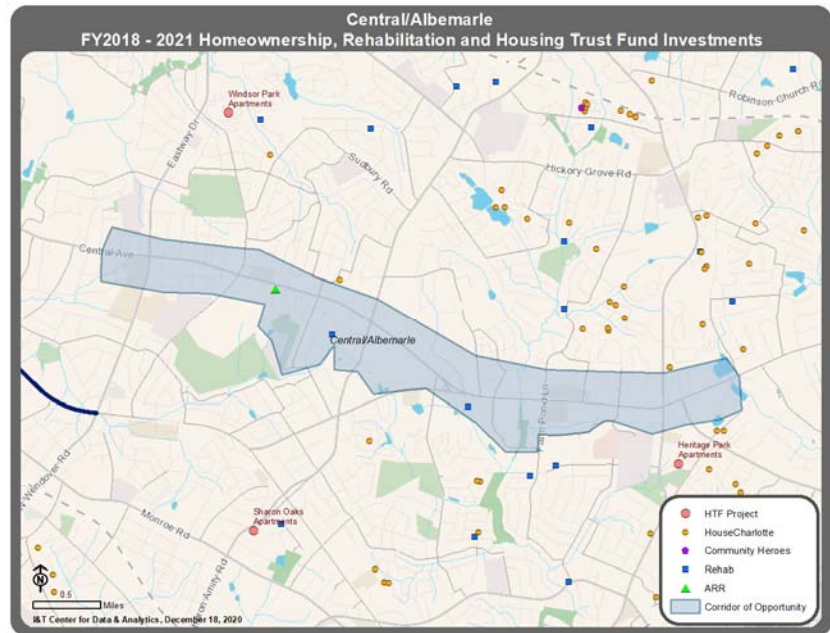


What's on the ground

Central Ave / Albemarle Rd



CITY of CHARLOTTE



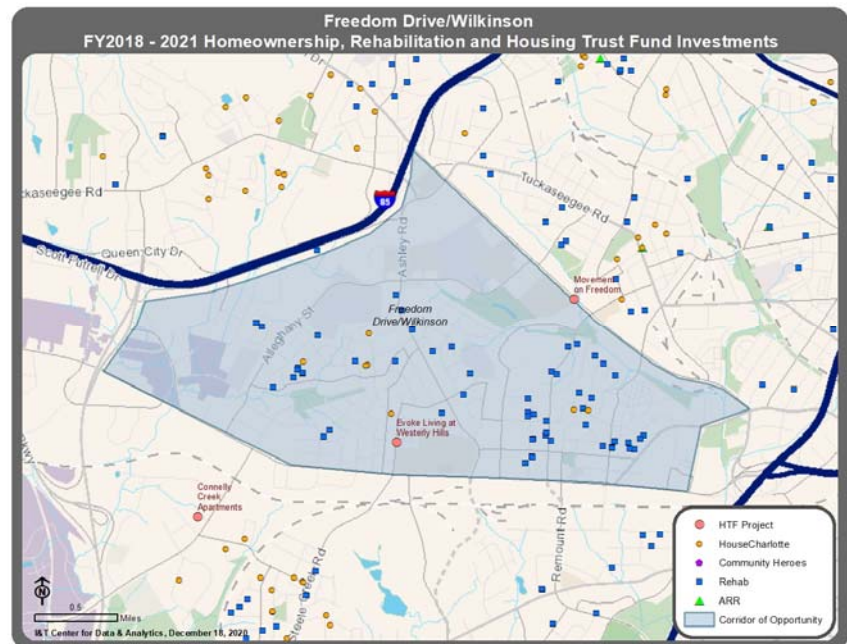
19

What's on the ground

Freedom Dr / Wilkinson



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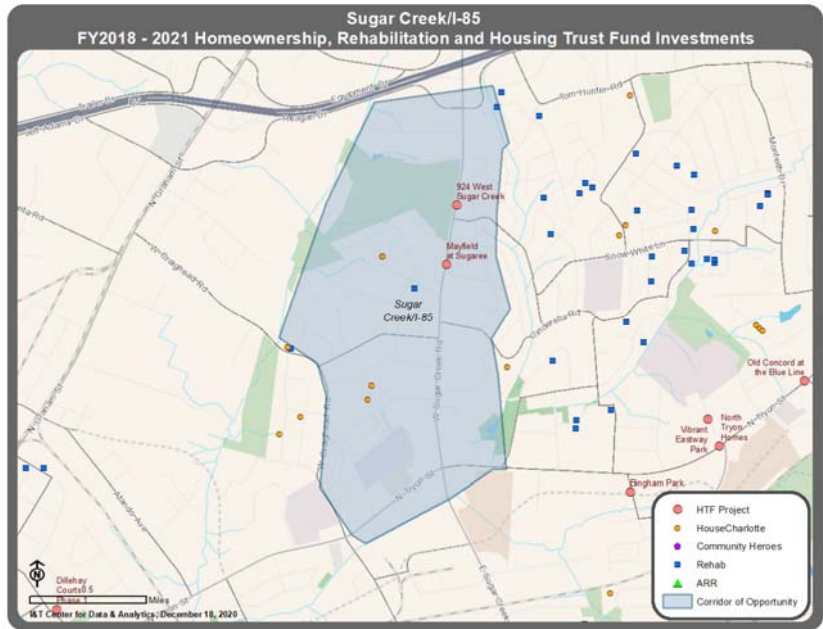
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What's on the ground

Sugar Creek / I-85



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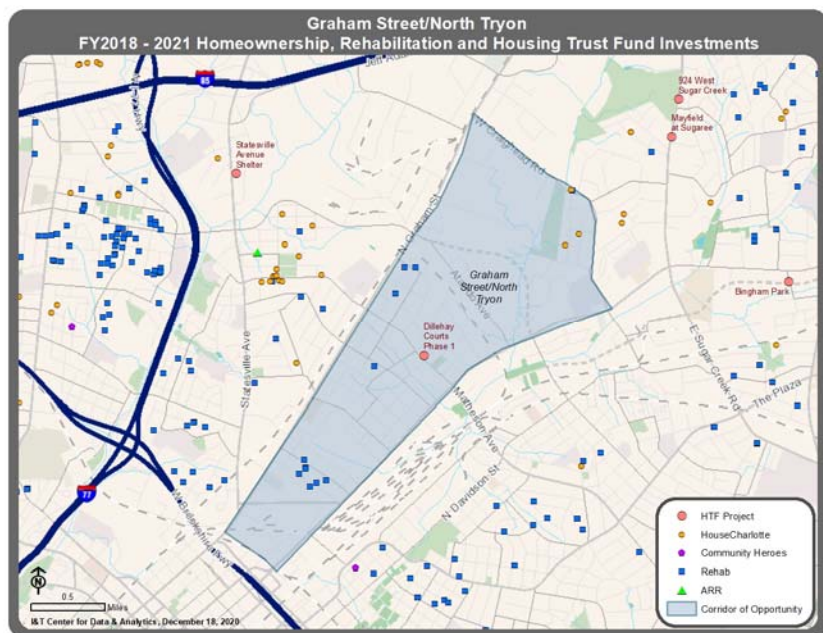
21

What's on the ground

Graham St / N. Tryon



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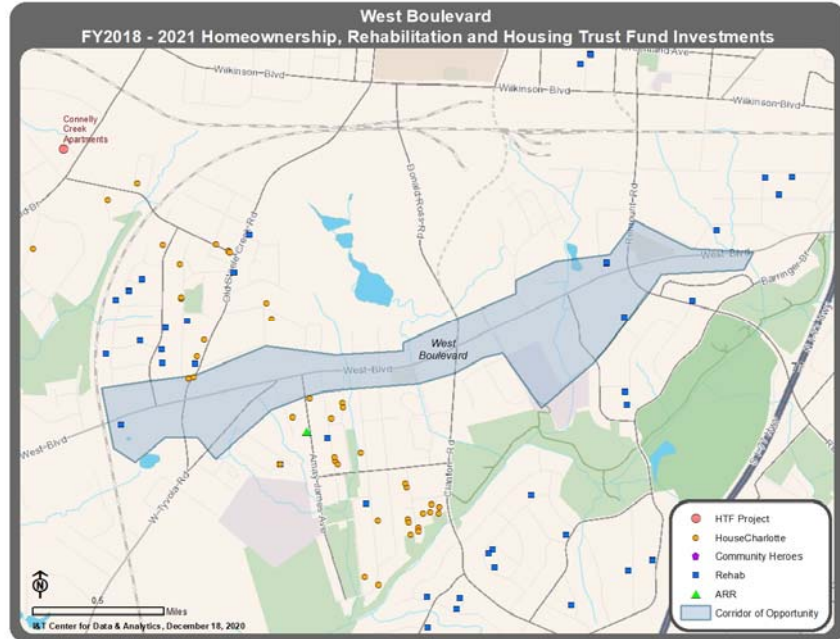
22

What's on the ground

West Boulevard



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23

What's ahead in 2021

HTF Project Construction

- ◀ 817 units currently under construction
- ◀ 194 shelter beds
- ◀ 1,464 units pending closing



CITY of CHARLOTTE

24

What's ahead in 2021

2021 Stimulus Funds

- ◀ Early estimates project ~\$26.5M for housing
- ◀ At least 90% must be used for direct financial assistance for rent and utilities
- ◀ Up to 10% for housing stability services
- ◀ Amounts may change based on administrative rules, etc.

What's ahead in 2021

Vantage Pointe and Phoenix Rising

- ◀ Partnership with the Charlotte-Mecklenburg Housing Partnership and Verde Homes
- ◀ 12 townhomes
- ◀ 28 for-sale homes



What's ahead in 2021

Housing Trust Fund RFP

- ◀ 2020 \$50M Bond Referendum
- ◀ Joint RFP with LISC/CHOIF will be issued mid-January, with applications due early February
- ◀ Council can expect to see RFP submissions by April 2021

What's ahead in 2021

NOAH Rental Subsidy (city-wide)

- ◀ Create new long-term rent subsidies for extremely low-income (30% AMI) households living in high-quality NOAH projects
- ◀ Lake Mist pilot approved November 2020
- ◀ Staff will bring city-wide program to Council in 2021

What's ahead in 2021

TLC by CLT in Washington Heights and Revolution Park

- ◀ Staff has conducted neighborhood outreach in both communities
- ◀ Rehab activities will begin in early 2021



How City programs (housing) address gentrification

- ◀ All City Housing programs work to address gentrification
- ◀ There's no silver bullet
- ◀ Housing is intrinsically connected to other economic, capital and social issues
 - Quality infrastructure, jobs, workforce development, wages, education, equity and mobility, etc.

