

Legislation Text

File #: 15-20953, Version: 1

McCreesh Place Supportive Housing Loan Extension

Action:

- A. Approve a request from Supportive Housing Communities, Inc. to extend the maturity date of the city's deferred affordable housing loan to support McCreesh Place, and**
- B. Authorize the City Manager to negotiate, execute, amend, and renew any documents necessary to complete the transaction.**

Staff Resource(s):

Shawn Heath, Housing & Neighborhood Services
Warren Wooten, Housing & Neighborhood Services

Explanation

- On May 13, 2002, City Council approved a deferred payment Housing Trust Fund loan in the amount of \$1,025,542 (Loan) to St. Peter's Homes, Inc., now known as Supportive Housing Communities, Inc. (SHC), for the development of McCreesh Place Phase I.
- SHC has requested that the city extend the terms of the Loan for an additional 20 years.
- The new Loan terms will extend existing affordability requirements through September 2043, and add source of income protections.
- McCreesh Place Phase I was completed in 2003 and is a 64-unit permanent supportive housing sober shared living facility located on approximately one acre at 2120 North Davidson Street (parcel identification number 083-04-809) (Property) in Council District 1. In addition to the 64 shared living units, the building also contains 16 bathrooms and eight kitchens, along with a library, community room, outdoor communal area, and community garden.
- McCreesh Place serves 90 individuals who were formerly homeless, or homeless and have a disabling condition, at both the original 64-unit shared living facility and a Phase II expansion that includes 27 Single Room Occupancy (SRO) units. In 2008, City Council approved \$1,100,000 of additional Housing Trust Fund support for the Phase II expansion.
- SHC provides on-site property management, maintenance, and case management to assist McCreesh Place residents in achieving stable housing, and SHC intends to continue operating McCreesh Place as permanent supportive housing in perpetuity.
- The original Loan included the following terms and conditions:
 - Loan amount: \$1,025,542
 - Interest rate: zero percent
 - Loan and Affordability Term: 20-years
 - Area Median Income (AMI): special needs housing serving individuals earning 50 percent and below the AMI
 - Collateral: city is in a first lien position on the Property
 - Loan maturity date: January 30, 2023
- If City Council approves this action, the Loan maturity date and affordability requirements will be extended for 20-years (September 2043).

Background

- In August 2018, Council adopted the Housing Charlotte Framework which recommends supporting

- family self-sufficiency including through helping individuals get access to supportive services.
- In 2022, the city partnered with Mecklenburg County and other community partners to develop the A Home For All Strategy to End and Prevent Homelessness, which advocates for more permanent supportive housing options, substance-use services, and case management.

Attachment(s)

Map