

## Legislation Details (With Text)

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**Title:** Housing Trust Fund Support Request

**Attachments:**

Date	Ver.	Action By	Action	Result
9/14/2020	1	City Council Business Meeting	Approve	Pass

## Housing Trust Fund Support Request

### Action:

**Approve a \$2,425,000 Housing Trust Fund allocation to Ascent Real Estate Capital for the acquisition of the Lake Mist Apartments.**

### **Staff Resource(s):**

Pamela Wideman, Housing and Neighborhood Services  
Miles Vaughn, Housing and Neighborhood Services

### **Explanation**

- Ascent Real Estate Capital is requesting a Housing Trust Fund (HTF) allocation of \$2,425,000 for the acquisition of Lake Mist Apartments, located at 1100 Lake Mist Drive in Council District 3.
- Lake Mist Apartments meets the city's Naturally Occurring Affordable Housing (NOAH) criteria which include:
  - The property's age is greater than 15 years;
  - Rents are in the area median income (AMI) range that are at risk due to surrounding neighborhood dynamics;
  - The property can be rehabilitated to maintain a good quality of life for residents for the next 20 years or more;
  - The property is located in an area with close proximity to quality jobs, schools, and transportation infrastructure; and
  - The property is located in an area experiencing transformative change and property appreciation.
- The total development budget is \$20,084,000, which amounts to a 1:7 leverage ratio of HTF financing. The investment also includes a 20-year deed restriction for the preservation of 144 units at the following AMI levels:
  - 43 units at 30 percent AMI,
  - 7 units at 41 percent to 50 percent AMI,
  - 65 units at 51 percent to 60 percent AMI, and
  - 29 units at 61 percent to 80 percent AMI.
- A third-party inspection has been performed on the property to determine the existing property conditions.
- The proposed rehabilitation consists of the following:
  - Railing replacements;
  - Exterior lighting and safety improvements;
  - Site work and drainage improvements;

- Heating, ventilation, and air conditioning unit and water heater replacements;
- Appliance and lighting replacements; and
- Flooring replacements.

### **Background**

- In August 2018, City Council adopted the Housing Charlotte Framework which recommends:
  - Prioritizing large-scale NOAH properties, and
  - Establishing a preservation fund to subsidize acquisition of NOAH properties, which is noted as a national best practice for preserving existing affordable and workforce housing.
- On March 25, 2019, City Council adopted Guidelines for Preserving Naturally Occurring Affordable Housing (guidelines). The goals of the guidelines include:
  - Limiting displacement of current residents by preserving existing affordability;
  - Preserving quality affordable and workforce housing by increasing the number of available deed-restricted units and the physical structure of the units;
  - Providing low-interest loans so that high-performing for-profit and non-profit owner operators can purchase and/or upfit NOAH properties and preserve them as affordable;
  - Allowing existing owners to participate in return for deed restrictions and demonstrated management and maintenance history; and
  - Aligning guidelines with other city policies.

### **Charlotte Business INclusion**

- All HTF funded projects and their developers are subject to MWSBE goals determined based on the amount of the HTF allocations received.

### **Fiscal Note**

Funding: Housing Trust Fund