

# Creating Housing Opportunities for Charlotte Residents

## CITY OF CHARLOTTE HOUSING PROGRAMS

*Expansion*

*Preservation*

*Family Self-sufficiency*

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**A framework to guide the City's housing investments for building and expanding access to opportunity**

Core Considerations:

- Increasing capacity to serve low-income households; focusing on 60% AMI and below
- Serving households vulnerable to displacement
- Using housing investments to build and expand access to opportunity
- Community partners are critical

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# Housing Charlotte Framework Objectives



Tyvola Crossing Apartments

## 1. Expansion

Expand the supply of rental and owner occupied housing, and ensure residents can become homeowners



St. Johns Place

## 2. Preservation

Preserve the affordability, and preserve or improve the quality, of existing rental housing stock



House Charlotte

## 3. Support Family Self-Sufficiency

Help families achieve self-sufficiency by stabilizing existing homeowners

# Housing Continuum

◀ The City provides a continuum of housing services that meets residents where they're at:

- Homeless support
- Rent & Relocation
- Housing Rehabilitation
- Preservation & New Construction
- Homeownership

◀ FY 2021: Across the continuum of housing initiatives:\*

- Approximately 9,500 persons were assisted
- Totaling \$31,293,765



\* Includes units created/preserved; does not include RAMP or other pandemic relief

## Homeownership House Charlotte

- ◀ Open to all Charlotte households earning 110% AMI and below
- ◀ \$7,500 - \$17,000 down payment assistance based on household income and location
- ◀ 5, 10 or 15-year forgivable loans (5-years for *Public Service employees*)
- ◀ **FY 2021: 248 loans / \$1,989,711**
- ◀ **Additionally, 730 households received housing counseling**



## Homeownership Community Heroes

- ◀ Partnership with FHLB-Atlanta
- ◀ Households earning 80% - 120% AMI
- ◀ Up to \$30,000, forgivable after 10-years
- ◀ **FY 2021: 31 loans / \$718,820**
- ◀ 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)



**Helping local  
heroes be  
homeowners.**



## Homeownership Acquisition, Rehabilitation & Resale



- ◀ \$2.1M 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
- ◀ **FY 2021: 3 units completed and sold to homeowners, 15 units under construction**

## Preservation & New Construction Housing Trust Fund

- ◀ City investment leveraged with private-sector funds
- ◀ Developer owns property; City receives long-term deed restriction to ensure continued affordability
- ◀ Serves households earning 80% and below AMI
- ◀ **Minimum of 20% of total units must serve 30% AMI households**
- ◀ **At least 10% of units must be targeted to households with rental subsidies**



## Housing Trust Fund

◀ What we achieved with the 2018/2021 bonds thus far (\$100 million)

- **4,837 units financed**, including
  - 1,194 units preserved
  - 194 shelter beds
  - 3,449 new multi-family & for-sale units
- **\$87,584,600 awarded**
- **156 newly constructed units have come online in the last 6 months** (35 units @ 30% AMI)
- **3,392 rental units in the pipeline**

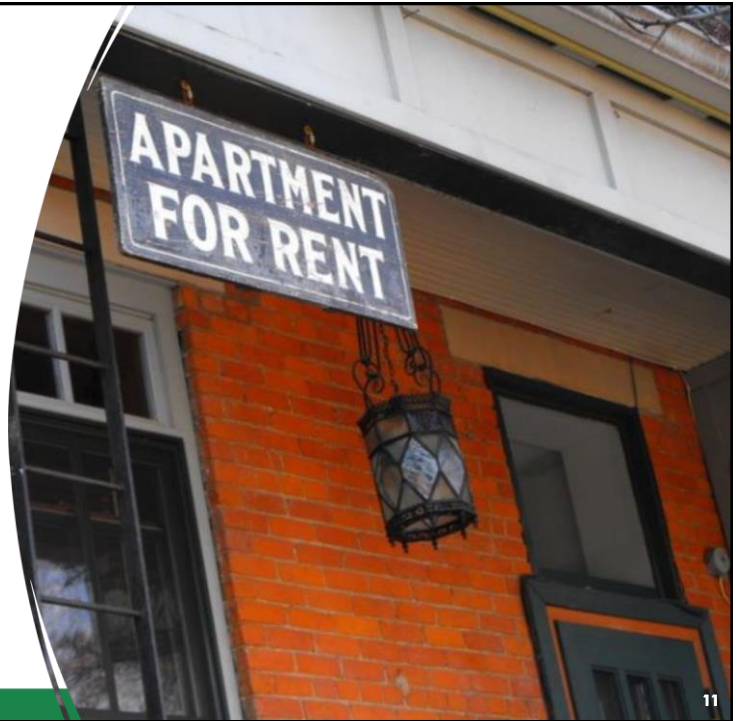


## Naturally Occurring Affordable Housing Policy Guidelines

- ◀ **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**
- ◀ **Limits displacement of current residents**



## Rental Assistance



## Rental Assistance NOAH Rental Subsidy Program

- ◀ **Creates new local long-term rental subsidy for 30% AMI households and below**
- ◀ **NOAH owners provide:**
  - 20-year minimum long-term deed restrictions
  - Commitment to provide 20% of all units to 30% AMI households and below
  - Set aside at least 10% of units for the City's rental subsidy programs
  - No displacement of current residents
- ◀ **FY 2021: 22 rental subsidies created**



## Rental Assistance Tenant Based Rental Assistance (TBRA)

- ◀ Temporary rent subsidies for 60% AMI and below households
- ◀ FY 2021:
  - 50 households assisted
  - \$428,387



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## Rental Assistance Emergency Rent & Utility Assistance

- FY 2021:
- ◀ 1,172 Households assisted
  - ◀ \$320,092



**CRISIS  
ASSISTANCE  
MINISTRY**



## Rental Assistance Housing Opportunities for People with AIDS (HOPWA)

FY 2021:

◀ **648 Individuals assisted**

- Housing
- Tenant-Based Rental Assistance
- Supportive Services

◀ **\$2,523,040**

Carlinas  
CARE  
Partnership  
[www.CarolinasCARE.org](http://www.CarolinasCARE.org)



*...providing* **Comprehensive  
AIDS  
Resources &  
Education**



## Housing Rehabilitation



## Housing Rehabilitation / Staying in Place

### Safe Home Rehabilitation

◀ Single-family rehabilitation assistance for low-income residents through deferred zero interest forgivable loans

◀ **FY 2021:**

- 18 units completed
- 69 in progress
- \$1,338,793\*

◀ **\$1.3M Lowes Grant to assist Beatties Ford Road corridor**

- 1 unit completed / 8 units in progress

\*Includes both the Safe Home and TLC by CLT programs



## Housing Rehabilitation / Staying in Place

### TLC by CLT

◀ Camp Greene and Lincoln Heights were initial areas of focus

◀ Revolution Park and Washington Heights added in 2018

◀ **2021:**

- 9 units completed
- 12 in progress
- \$1,338,793\*

\*Includes both Safe Home and TLC by CLT



## Housing Rehabilitation / Staying in Place

### LeadSafe Charlotte

◀ Testing & remediation for lead-based paint in homes built prior to 1978.

◀ **2021:**

- 11 units completed
- 25 units in progress
- \$434,791



## Housing Rehabilitation / Staying in Place

### Emergency Repair

◀ Life, health and safety repair help for low-income homeowners, for conditions that have occurred in the last 72 hours

- Winter heating system repairs
- Water heaters
- Ruptured water pipes

◀ **FY 2021:**

- 94 units completed / 15 in progress
- \$516,743



## Homeless Support

- ◀ The City supports efforts to end and prevent homelessness through a number of initiatives. Examples include:
  - **Housing Trust Fund** (shelter expansion and supportive housing developments)
  - **Emergency rental and utility assistance** to keep people in their homes (Crisis Assistance Ministry)
  - **Emergency Solutions Grants**
  - **A Way Home Endowment**
  - Most recently, **federal Covid relief** (CARES Act, etc.)
- ◀ Over \$68 million in homeless support since 2018



## Looking Ahead

- ◀ **Next 12-24 Months:** 3,392 affordable rental units in the pipeline
- ◀ **November 2021:** 55 new local rental subsidy units for 30% and below AMI households
- ◀ **December 2021:** Source of Income Ad Hoc Advisory Committee recommendations for increasing the acceptance of all forms of rental subsidies, including HCVs, presented to City Council for consideration
- ◀ **Early 2022:** City Council to consider Rental Subsidy Requirements in City-supported Housing

