Affordable Housing Initiatives

LaShonda Hart, Program Manager
Board Retreat FY2023

PRESENTATION GOALS

Mecklenburg County Affordable Housing Initiatives
Dashboard Overview
Next Phase
In alignment with the priority set by the Mecklenburg Board of County Commissioners in 2019, Mecklenburg County has **deepened its investment** in and **expanded its commitment** to address the lack of available and affordable housing in the community.

Aimed at preventing homelessness, obtaining and sustaining permanent housing, and increasing the stock of affordable housing, this current work consists of five main categories:

- Eviction Prevention and Diversion Assistance
- Critical Home Repairs
- Rental subsidy programs (Medium and Long Term)
- Neighborhood Redevelopment
- New Housing Developments & Programs

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<thead>
<tr>
<th>AFFORDABLE HOUSING INITIAVE</th>
<th>RENTAL SUBSIDY PROGRAMS</th>
<th>EVICTION PREVENTION &amp; DIVERSION ASSISTANCE</th>
<th>CRITICAL HOME REPAIR</th>
<th>REDEVELOPMENT</th>
<th>NEW DEVELOPMENTS &amp; PROGRAMS (Board Approved)</th>
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<td>Charlotte Center for Legal Advocacy</td>
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<td>Criminal Justice Services Reentry Program</td>
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<td>FTS – Elder Response Initiative (Pilot)</td>
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<td>Habitat For Humanity</td>
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<td>Harmony Place at Grier Heights</td>
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<td>HOKE Affordable Housing Development</td>
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<td>Housing for Good</td>
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<td>Keeping Families Together</td>
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<td>Legal Aid of North Carolina</td>
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<td>LINKHousing</td>
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<td>Maple Way Apartments (NOAH)</td>
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<td>MeckHome</td>
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<td>Pines at Wendover Apartments (NOAH)</td>
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<td>Shamrock Gardens Apartments (NOAH)</td>
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<td>Smithville Revitalization Plan</td>
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LEGAL AID of NORTH CAROLINA

The goal of **Eviction Prevention & Diversion Assistance**:

- Educating tenants and landlords about their rights, improving rental agreements
- Prevent evictions from reaching the courts when applicable
- Divert existing cases away from formal legal proceedings by using a combination of services.

CHARLOTTE CENTER FOR LEGAL ADVOCACY

HABITAT FOR HUMANITY – CHARLOTTE REGION

FOR THE STRUGGLE, INC. ELDER RESPONSE INITIATIVE

The goal of **CRITICAL HOME REPAIR**:

- Allow homeowners to feel safe, secure and age in place and prevent displacement
- Complete major safety and structural repairs
- Preserve homeownership for low-income residents
- Alleviate critical health and safety concerns
MECKHOME LINK HOUSING
HOUSING FOR GOOD
KEEPING FAMILIES TOGETHER

The goal of the SUPPORTIVE SERVICES and RENTAL SUBSIDY programs:

• Provide rental subsidy for (2+ years)
• Provide housing and supportive services to assist homeless households
• Obtain and maintain Housing Stability

SMITHVILLE REVITALIZATION REDEVELOPMENT
(THE NEW SMITHVILLE)

The Smithville Revitalization Plan is the highest and best use of the land. From a public policy perspective, the revitalization will do the following.

Protects vulnerable, primarily very low-income seniors who have no place to go if displaced. They can continue to live in their homes and age in place.

• It partially corrects a history of disparate public investment.
• It creates housing that will be available to lower-income workers employed locally.
• The Plan affirms that Cornelius is open and welcoming to all incomes and ethnicities of families.
• Mixed Income Housing
NEW PROGRAMS & DEVELOPMENTS

Long Term Subsidized Housing

MULTI-FAMILY AFFORDABLE HOUSING

- Naturally Occurring Affordable Housing (NOAH) Apartments
  - Maple Way
  - Pines at Wendover
  - Shamrock Gardens
- Hoke Townhomes

SENIOR AFFORDABLE HOUSING

Eastway Crossings Senior Affordable Apartments

NEW DEVELOPMENTS

Affordable Housing

<table>
<thead>
<tr>
<th>7th &amp; Tryon Affordable Housing Projects</th>
<th># Units</th>
<th>Closing Target</th>
<th>Individual Grant Commitments</th>
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<tbody>
<tr>
<td>Highland Creek Senior housing:</td>
<td>140</td>
<td>Q4 - 2021</td>
<td>$2,750,000</td>
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<td>Scaleybark Light Rail housing:</td>
<td>82</td>
<td>Q4 - 2021</td>
<td>$1,155,000</td>
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<td>Morris Field Light Rail housing:</td>
<td>78</td>
<td>Q4 - 2021</td>
<td>$1,170,000</td>
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<td>YWCA (Park Road) housing:</td>
<td>104</td>
<td>Q1 - 2022</td>
<td>$4,000,000</td>
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<td>Caldwell Presbyterian Supportive housing:</td>
<td>21</td>
<td>Q1 - 2022</td>
<td>$900,000</td>
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<td>NELIVIAN - 426 N. Tryon Development</td>
<td>106</td>
<td>Q1 - 2022</td>
<td>$6,000,000</td>
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<td>Mayfield at Sugar Creek housing:</td>
<td>51</td>
<td>Q4 - 2021</td>
<td>$925,000</td>
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<td>Marvin Road Apartments at Grier Heights:</td>
<td>70</td>
<td>Q2 - 2023</td>
<td>$800,000</td>
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<tr>
<td>Total # Units</td>
<td></td>
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<td>652</td>
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<tr>
<th>Affordable Housing Projects</th>
<th># Units</th>
<th>Closing Target</th>
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<tr>
<td>Billingsley Mixed Income Housing Project</td>
<td>285</td>
<td>Q1 - 2023</td>
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<tr>
<td>Brooklyn Phase I (Walton Plaza Site)</td>
<td>40</td>
<td>Q1 - 2023</td>
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Measuring Impact

The Affordable Housing Initiatives Dashboard will be used to assess the degree to which the collective actions implemented by the Board of County Commission priorities produces effective results.

We have tracked and analyzed one year of data, we will continue to track ongoing data year-over-year. Progress will be measured to determine the impact and assess our affordable housing initiatives programming.

This includes receiving and tracking data to measure the current progress of our programs and the results. Engaging more community partners with addressing the need for more affordable housing solutions and other programs to implement and include.

Affordable Housing Initiatives Dashboard
QUESTIONS
Multi-Year Rental Subsidy Programs
MeckHome

• **Contract**
  January 2020 – June 30, 2025

• **Purpose:**
  • In partnership with Foundation for the Carolinas and agency partners, Relatives, Roof Above and Salvation Army
  • Provides rapid rehousing to families, youth and individual households who are homeless

Multi-Year Rental Subsidy Programs
Link Housing Overview

• **Contract:**
  December 16, 2019 – June 30, 2023

• **Purpose:**
  • In partnership with Roof Above
  • Designed to provide long term shelter guests with transitional housing
  • Master leasing until they secure permanent housing.
<table>
<thead>
<tr>
<th>Multi-Year Rental Subsidy Programs</th>
<th>Keeping Families Together Overview</th>
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<tbody>
<tr>
<td><strong>Contract:</strong> October 1, 2019 – June 30, 2022</td>
<td><strong>Purpose:</strong> In partnership with Supportive Housing Communities. Permanent supportive housing to families with: - Housing instability - Frequent interactions with the child welfare and homeless systems.</td>
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<tr>
<th>Multi-Year Rental Subsidy Programs</th>
<th>Housing For Good</th>
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<tbody>
<tr>
<td><strong>Contract:</strong> October 1, 2019 – June 30, 2022</td>
<td><strong>Purpose:</strong> In partnership with Community Link is a rapid rehousing program to families fleeing domestic violence. - Mecklenburg County Community Support Services Department has a dedicated social worker for this program.</td>
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</table>
Multi-Year Rental Subsidy Programs

Safe Project Lake Arbor

**Contract:**
August 1, 2019 – June 30, 2021

**Purpose:**
- Formerly in partnership with Supportive Housing Communities
- Transitioned identified families successfully from Lake Arbor Apartments to housing.

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Yearly Rental Subsidy Programs

Criminal Justice Services Reentry Program

**Purpose:**
- Transitional housing is offered as part of the Re-Entry Services program for homeless adult clients re-entering after a period of incarceration.
- Incarceration can be a state or federal prison and/or following a sentence served in a local county jail.
Long Term Rental Subsidized Units

HARMONY PLACE AT GRIER HEIGHTS

Contract:
November 2020 – June 30, 2035

Purpose:
• Long-term 15-year deed restriction designated for four units at 30% AMI and below
• Housing seniors ages 55 and above.

Long Term Rental Subsidized Units

LAKE MIST APARTMENTS

Contract:
November 2020 – July 2040

Purpose:
• Long-term 20-year deed restriction designating 100% of the units to be affordable at 80% AMI and below
• 22 units are designated at 30% AMI and below
Long Term Rental Subsidized Units

Maple Way Apartments

Contract:
FY22 – 3rd Quarter – Contract Execution

Purpose:
• Long-term 20-year deed restriction designating all 60-units to be affordable at 80% AMI and below
• 9 units will be designated at 30% AMI and below

Long Term Rental Subsidized Units

Pines at Wendover Apartments

Contract:
FY22 – 3rd Quarter – Contract Execution

Purpose:
• Long-term 20-year deed restriction designating all 44-units to be affordable at 80% AMI and below
• 6 units are designated at 30% AMI and below
Long Term Rental Subsidized Units
Shamrock Gardens Apartments

Contract:
FY22 – 3rd Quarter – Contract Execution

Purpose:
• Long-term 20-year deed restriction designating all 265 units to be affordable at 80% AMI and below
  • 40 units are designated at 30% AMI and below

Long Term Rental Subsidized Units
Hoke Townhomes

Contract:
FY23 - Groundbreaking

Purpose:
• Long-term 10-year contract designating 6 of the units to be affordable at 70% AMI and below.
  • 2 units designated – 50% AMI
  • 2 units designated – 60% AMI
  • 2 units designated – 70% AMI
Long Term Rental Subsidized Units

Eastway Crossing Senior Apartments

Contract:
FY23 – Groundbreaking

Purpose:
• Long-term 20-year deed restriction designating all 132 of the units to be affordable at 30% AMI and below and between 50-60% AMI
• 40 units - 30% AMI below for veterans
• 92 units – 50-60% AMI

Legal Aid of North Carolina (LANC)
Charlotte Center for Legal Advocacy (Immigrant Assistance)

Fiscal Year Contract:
• July 1, 2021 – June 30, 2022

Purpose: To provide eviction prevention, diversion assistance, legal advice and representation to low-income people to avoid evictions, get repairs of unsafe and unhealthy conditions in order to ensure equal access to justice and to remove legal barriers to economic opportunity.
Fiscal Year Contract
• July 1, 2021 – June 30, 2022

Purpose:
• Addresses major safety concerns in owner occupied homes
• Making necessary repairs at a subsidized rate allowing homeowners to age in place
• To preserve Charlotte’s dwindling affordable housing stock.

Pilot Program Contract
• April 1, 2021 – March 31, 2022

Purpose:
• Focuses specifically on assisting seniors in historically and predominately black communities
• To achieve equity and economic mobility for these communities

Primary focus areas include however not limited to:
  o Beatties Ford Road Corridor
  o Howie Acres
  o Clanton Park
  o Hidden Valley
  o Hampshire Hills
  o Lakeview/Lakewood
  o Lockwood
  o Druid Hills
  o Camp North End
  o Tanglewood
SMITHVILLE REVITALIZATION PROJECT

Four (4) Key Objectives

- Eliminate displacement of current primarily low-income residents of Smithville
- Eliminate blight and create value for the remaining homeowners in Smithville
- Connect Smithville to the town of Cornelius
- Reposition Smithville as an emerging mixed-income, mixed-tenure, and multi-ethnic neighborhood of the future, primarily occupied by households making less than 80% of the AMI