

The PARTNER

A NEWSLETTER *from*
THE HOUSING PARTNERSHIP

Summer 2007

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SCALEYBARK ON THE RAIL



The Housing Partnership is at it again. One plus one may equal two when you're doing math, but in the nonprofit development world the perfect equation goes something like this: Transit + Affordability = Common Sense.

For a second time, The Housing Partnership is expanding affordable housing along Charlotte's new light rail line. This time The Housing Partnership will participate with market developers in creating a mixed-income, mixed-use development. The project is at the Scaleybark station. The lead developer is Pappas Properties.

"Scaleybark makes sense because it creates a Charlotte model for mixed-use transit-oriented development that includes affordable housing," says Patricia Garrett, The Housing Partnership's President. "It makes sense for the South Boulevard Corridor because it continues the area's revitalization, building upon the South End's success, moving it on down the tracks, and creating opportunities that currently don't exist. This model will be duplicated so that makes it exciting."

The team is called Scaleybark Partners

and includes Colonial Properties Trust, Greenhawk Development Partners and Citiventure Associates in addition to Pappas Properties and The Housing Partnership. The team was formed in response to the City of Charlotte's proposal process to create a premier transit-oriented development. Scaleybark Partners won the bid in May. The project boasts a park and ride location, moderate to high density for-sale and rental housing product that incorporates market and affordable housing, and retail.

A minimum of 80 affordable rental units will be built out of the proposed 500 total units planned for the site. The housing remains affordable for a minimum of 30 years, good news for a city with limited quality workforce housing. "Each of the partners has expertise that ensures success," says Garrett. "We know affordable housing. Pappas specializes in mixed-use. Colonial is a key financial partner and Citiventure has extensive transit-oriented experience. We have an excellent combination of skills and experience for the job."

Fifth CRRA Home Giveaway

"Joyce's example to people just entering our classes is one of perseverance. Don't give up on this dream. Everything won't come true right away, but it can happen with time and hard work."



Senior Vice President of Homeownership Ralphine Caldwell, 2007 Home Giveaway winner Joyce Patton, and Charlotte Regional Realtors® Association CEO and Legal Counsel Anne Marie Howard

A hot night, ice cream, people milling around a nice neighborhood - sounds like the perfect summer block party. It was actually something a little more special than that. It was the Charlotte Regional Realtors® Association (CRRA) 5th Home Giveaway. The event was full of excited families who had worked very hard to qualify for the drawing that might offer them a new home.

The 2007 winner of the CRRA's Housing Opportunity Foundation Home Giveaway Celebration is Joyce Patton. Before the drawing was made, however, the message was clear that all graduates of The Housing Partnership's Homeownership Center of Charlotte (HCC) are winners because they have worked diligently to become buyer-ready.

Joyce Patton may be preparing to move into the home she won, but all her fellow graduates are also preparing to enter the world of successful, long-term homeownership. They have done their homework. Some have spent months to position their families for the

opportunity to realize a dream.

Joyce Patton's journey with HCC began in May 2005 after Patton had already experienced the payoff of hard work by completing a degree in engineering technology while working part-time and raising two kids. Her Advisor, Felicia Morgan, noted that Patton's story is a good illustration that being prepared to buy a home is not going to occur all at once. "Joyce's example to people just entering our classes is one of perseverance. Don't give up on this dream. Everything won't come true right away, but it can happen with time and hard work."

And what did Joyce have to say? She was actually speechless when her name was called. It took some time for her to recover from the shock, stand up, walk to the podium and accept the keys to her new home. A simple "thank you . . . thank you . . . thank you," was all that could be said between tears and hugs from her kids, but it was more than enough for all in attendance. Her example of never giving up says it all.



South Park Senior Development

A senior housing development at Ashley Park is the youngest kid on the block in terms of The Housing Partnership's senior housing portfolio. This 50-unit development for seniors over 55 is in the South Park area and is part of a venture with Charlotte Housing Authority, Pappas Properties, and Bank of America. "What makes this project special," according to Fred Dodson, The Housing Partnership's Chief Operating Officer, "is that it's a first-class mixed-use development." Dodson says, "It takes collaboration and strong relationships to build a quality mixed-use community with the inclusion of affordable senior housing and that's what we have here."

Still in the planning stages, the project is slated for just under an acre of the nearly 12-acre Ashley Park development. The 4-story structure will be built on top of a parking deck and will include common space as well as residential areas. The buildings will have a Charleston look, an appearance that blends in well with its neighbors. The 50 units will be over and above those needed for replacement of the former 32-unit Live Oak townhomes.

The project builds on The Housing Partnership's success with Anita Stroud Senior Complex at the Park at Oaklawn, and The Gables at Druid Hills. Both of those projects remain fully rented with a waiting list, illustrating the demand for quality, affordable senior housing in Charlotte. Ashley Park will not fully meet the demand, but it will offer an attractive option for 50 more seniors in the heart of South Park.

As plans are made to build at Ashley Park, The Housing Partnership is devising strategies to further increase such projects in and around Charlotte. Pat Garrett, The Housing Partnership's President, said "It is crucial that we make more quality affordable housing available in Charlotte, particularly for low-income seniors who still want an independent lifestyle yet want a safe community."

KEY GRANT RECEIVED: Homeownership & Development

SunTrust Banks, Inc. donated \$1,000 to assist The Housing Partnership's Homeownership Center of Charlotte (HCC) with lunches for homebuyer education classes. "A host of partnerships make it possible for HCC to provide education and counseling to homebuyers so that they may reach their goal of homeownership," said Ralphine Caldwell, Senior Vice President of Homeownership. "We're thankful for SunTrust's kind participation. They helped make the class a much more pleasant experience for the participants."

SunTrust Banks, Inc. offers mortgages as well as banking services and understands the importance of homebuyer education and its lasting effects on homeownership.

"What makes this project special is that it's a first-class mixed-use development. It takes collaboration and strong relationships to build a quality mixed-use community with the inclusion of affordable senior housing and that's what we have here."

NeighborWorks® Presentation



Neighborworks® America Director of Field Operations Robert Burns, City Key Business Executive Stanley Watkins and former City Manager Pam Syfert, President Patricia Garrett, and Seversville Neighborhood Community President Wallace Pruitt.

Robert Burns, NeighborWorks® America's Director of Field Operations, made a special visit to Charlotte in April 2007 to meet with the leadership at The Housing Partnership, a member organization, and to take the time to publicly acknowledge three very important people at a Charlotte City Council Meeting. Pam Syfert, then City Manager, received Honorable Mention for NeighborWorks® America's Government Service Award. She was selected from a nationwide list of officials who have made significant

contributions toward strengthening communities and expanding the affordable housing supply for low- and moderate-income families.

The second person to be celebrated was Wallace Pruitt, a regional 2007 Dorothy Richardson Award Honoree for the Mid-Atlantic District. Pruitt was recognized for his dedicated approach toward improving his community. Pruitt has been a vital force in the Seversville community for decades. After his recognition in Charlotte, Pruitt also had the opportunity to be honored at a recognition dinner at the Southern District Community Leadership Institute held in Baltimore, Maryland on April 27, 2007.

Stanley Watkins, Key Business Executive for the City of Charlotte's Neighborhood Development Department, was also given special recognition as a past Government Service Award winner. In this position since 1997, he is responsible for leading the City's housing and community development initiatives, which include providing safe and decent housing, neighborhood stability, and employment opportunities.

Charlotte-Mecklenburg Housing Partnership, Inc. is a broad-based, private, non-profit housing development and finance corporation organized to expand affordable and well-maintained housing within stable neighborhoods for low and moderate income families in Charlotte and Mecklenburg County with a continuing interest in the ability of occupants to more fully enter the economic mainstream.

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The Partner is published quarterly by Charlotte-Mecklenburg Housing Partnership, Inc. and provided to public, private and community partners. Others interested in affordable housing issues may obtain a copy at no charge.



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