

The PARTNER

A NEWSLETTER from
THE HOUSING PARTNERSHIP

Spring 2009

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THE HOUSING PARTNERSHIP LENDING HAND TO YWCA

The Housing Partnership is true to its name in how it approaches a project and how it participates with other organizations. "We make the most of opportunities to partner with organizations that are doing excellent work and can benefit from working with us," said Patricia Garrett, President of The Housing Partnership. The YWCA Central Carolinas is one of those partners.

The Housing Partnership recently offered its professional construction management capabilities for a new YWCA residential project. The Housing Partnership assisted the project by monitoring the work, managing the resources and ensuring that it was built to the highest quality possible. The final result was "Families Together," a transitional housing program for homeless families.

"Families Together" allows the YWCA to house 50 homeless women, children and their families every day. The YWCA's "Families Together" Program provides on-site support to these households as they transition out of homelessness and work towards permanent housing.

"Their guidance, expertise and commitment made our project successful," said Jane L. McIntyre, CEO of YWCA Central Carolinas. "Rick Rogers (V.P. Construction) and his team were vital to the integrity of this project, ensuring that our donor's funds were spent wisely. We would not have wanted to do it without them!"

The YWCA previously worked with The Housing Partnership to rehabilitate its Women In Transition residential units which were built in the 1960's. The Housing



Partnership acted as an inspector for the lenders, ensuring that the YWCA received a structure that would be in great condition for many years to come.

The Housing Partnership's expertise in the development of affordable, residential properties positioned the organization to be the right partner at the right time. This approach created the desired results and the best use of public dollars.

The Housing Partnership welcomes partnerships where the best of its core areas of expertise – revitalization of neighborhoods, education for homeownership and development of affordable housing – is compatible with that of another entity. The goal is to create efficiency and lasting results.

The list of partners needed to ensure that all details have been addressed for the long-term success of Double Oaks is growing. Throughout this process, The Housing Partnership has met with local churches, schools and daycares, County and City government, builders, neighborhood corridor businesses and environmental specialists.



Redevelopment Efforts Continue at Double Oaks

The work of what it takes to redevelop Double Oaks is progressing, literally paving the way to when this area of the Statesville Avenue Corridor is vibrant again. Grading and site permits are secured for the site that will be home to 216 affordable rental units that are ready to break ground. First will be 48 units of new, affordable multi-family rentals. The design phase is well underway for this project as well as the two that will follow quickly in its footsteps: 72 units of affordable senior and 96 units of affordable multi-family rentals with a daycare facility.

The list of partners needed to ensure that all details have been addressed for the long-term success of Double Oaks is growing. Throughout this process, The Housing Partnership has met with local churches, schools and daycares, County and City government, builders, neighborhood corridor businesses and environmental specialists. These entities have all added energy and expertise to the effort that will create a sustainable impact for all who will call Double Oaks home.

A myriad of such behind the scenes

activity has been progressing while the most visible change has been the actual demolition of the majority of the former Double Oaks Apartments structures. Once the buildings are down, the site infrastructure will begin and as much of the material as possible will be recycled.

The last of the 305 families who lived in Double Oaks Apartments when The Housing Partnership purchased the property moved by the end of September 2008. All of the families had the opportunity to work with Relocation Specialists and receive moving assistance. Of the families who worked with the Relocation Specialists, 148 qualified for further rental assistance benefits. An additional 53 families are in process to receive benefits. Twenty-one families chose to buy homes. Only 46 families were ineligible for benefits. Fifty-eight households chose to leave without working with Relocation Specialists and without leaving forwarding information. Staff received many notes and phone call from families who worked with the Relocation Specialists, thanking them for the personalized assistance.

West Downs Renovations Slated to Begin this Spring

West Downs Apartments, a 28-unit multi-family rental home community in northwest Charlotte, is slated for upgrades. The Housing Partnership purchased the property in 1995, a former Charlotte Housing Authority complex built in the 1980's.

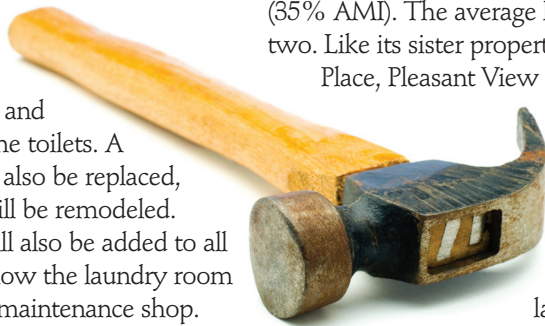
The bids are in for the work which will include roofing, windows, siding, finished carpentry, gutters, HVAC window unit replacement and condensing units.

All countertops will be replaced in the kitchen and bathrooms as will be the toilets. A couple of furnaces will also be replaced, and the rental office will be remodeled. Washers and dryers will also be added to all the units which will allow the laundry room to be converted into a maintenance shop.

The Housing Partnership takes pride in the quality of its properties and sees these latest renovations as an investment in sustaining quality affordable housing in a variety of neighborhoods throughout Charlotte. West Downs features 1, 2, 3 and 4 bedroom apartments for individuals and families earning 50% of the Area Median Income (AMI). The average income for a West Downs resident in 2008 was actually just over \$18,000 (35% AMI). The average household size is two. Like its sister properties - Brighton

Place, Pleasant View and Shelton Knoll

- West Downs experienced its first renovation in 1995. Brighton Place received its latest renovations last year.



■ The Housing Partnership Network awarded The Housing Partnership \$137,340 in its second round of foreclosure prevention funding and \$58,000 to support the overall services of the Homeownership Center of Charlotte. The Housing Partnership Network is an award-winning business alliance of the nation's top performing nonprofit development organizations.

■ NeighborWorks® America awarded The Housing Partnership \$121,250 for operating capacity. NeighborWorks® America has been working with local NeighborWorks organizations and Neighborhood Housing Services of America to successfully build healthy communities since 1978. The Housing Partnership is a chartered member of NeighborWorks® America.

■ Bank of America awarded The Housing Partnership a \$100,000 grant to support The Homeownership Center of Charlotte. Ralphine Caldwell, SVP of Homeownership says of the grant, "In these current economic times, it is refreshing to know we have the support of our banking partners to deliver high quality educational and advisory services to our customers."

■ SunTrust Banks, Inc. awarded The Housing Partnership a \$3,000 grant which has been designated for The Homeownership Center of Charlotte. This grant renews SunTrust's past support of the organization's homebuyer education program.

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FOCUS ON IMPACT

The Housing Partnership evaluates its impact annually to determine just how far it's come since inception in meeting its mission of expanding affordable and well-maintained housing for low and moderate income families.

Key impact figures as of 12/31/08 are:

- 12,310 families counseled
- 1,289 homeowners created
- 1,962 apartments completed



2010 CENSUS - It's in our hands

The Housing Partnership has agreed to support the 2010 Census by encouraging employees to complete and return the survey. The organization has also agreed to help identify job candidates and distribute recruiting materials. Lastly, during the course of the 2010 Census, The Housing Partnership will be displaying a link to the 2010 Census website on its homepage (www.cmhp.org). The slogan for the 2010 Census campaign is "it's in our hands" and The Housing Partnership is taking full advantage of it. The Housing Partnership's quarterly newsletter, *The Partner*, will continue to bring you updates on this important event. For more information please visit the official

Census website at www.2010census.gov.

The 2010 Census Charlotte office officially opened on January 12, 2009. The office is located at 8702 Red Oak Blvd in Charlotte, NC 28217. Paul Capel, Jr. has been appointed the Manager of the new location. Address canvassing for the 2010 Census began in April. This process involves Census employees making courtesy visits to every home to verify addresses. When you receive an address canvassing visit, please take the time to confirm your information with the Census staff. This process will continue throughout the Summer. The Census Bureau recruitment for the busy season will begin in the Fall.

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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