

# Housing Trust Fund Advisory Board 2009 Annual Report



Bobby Drakeford, Co-Chair



Tylee Kessler, Co-Chair

Dear Mayor, Members of City Council and Citizens of Charlotte:

On behalf of the Housing Trust Fund Advisory Board members, we thank you for allowing us to assist you in providing safe, decent and affordable homes to the citizens of Charlotte. We are especially pleased that this year we were able to continue our mission given the challenges our city and the nation are facing.

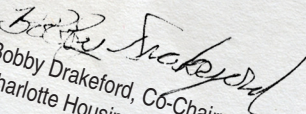
As an Advisory Board, our primary goal is to ensure the Housing Trust Fund addresses the housing needs for the most vulnerable members of our city. It was in this light that we reached out, via a public hearing, to housing providers for our Special Needs community. We also changed our funding guidelines to encourage Special Needs providers to apply for funds.

This proactive approach has had an immediate impact, with the Special Needs category receiving a record number of applications in 2009. After funding \$3.3 million in Special Needs loans and grants, we were still oversubscribed by \$3.9 million in 331 Special Needs housing units targeting citizens at 24% and below of Area Median Income will be funded as part of our efforts. Our direction in coming years will continue to reflect this new priority as we create more affordable housing options for the citizens of Charlotte.

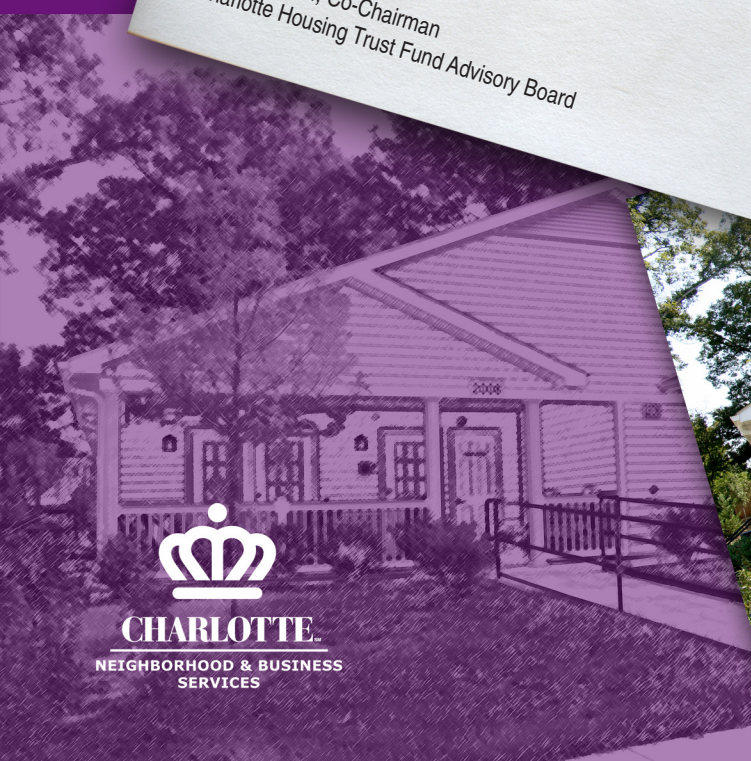
This year also marked the final year of service for Paul Woollard, one of the original members of the Housing Trust Fund advisory board. Paul's commitment to affordable housing has tremendously propelled Charlotte's Housing Trust Fund since its inception in 2002. Please join us and our fellow board members in extending our gratitude to Paul for his years of service to the citizens of Charlotte.

On behalf of the members of the Housing Trust Fund Board, we submit to you our 2009 annual report.

Sincerely,

  
Bobby Drakeford, Co-Chairman  
Charlotte Housing Trust Fund Advisory Board

  
Tylee Kessler, Co-Chairman  
Charlotte Housing Trust Fund Advisory Board

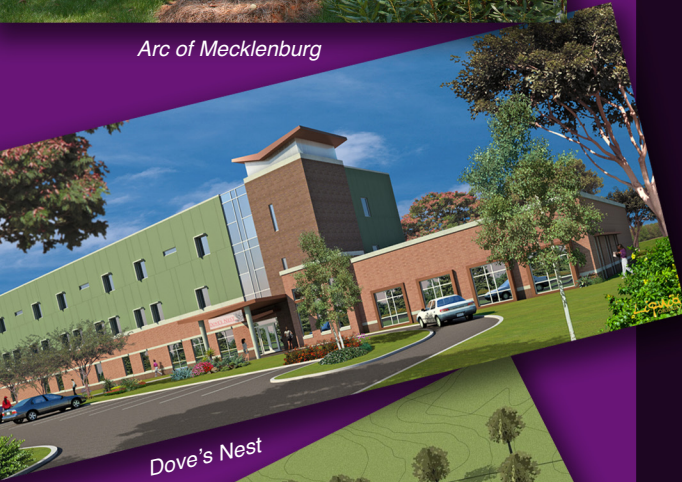


**CHARLOTTE**  
NEIGHBORHOOD & BUSINESS  
SERVICES





Arc of Mecklenburg



Dove's Nest



Domestic Violence Center



Seigle Point Apartment Homes

### Arc of Mecklenburg

Realizing the necessity to fund innovative Special Needs housing in Charlotte, the Housing Trust Fund Advisory Board recommended the funding of a \$238,642 grant to the Arc of Mecklenburg, a non-profit developer of housing for people with developmental disabilities. The grant was used for the construction of a five-unit apartment building located at 2008 Summey Avenue. The one-bedroom units were built to provide disabled residents easy accessibility and are equipped with the latest energy efficient appliances. On-site laundry and recreation activities are also available.

While designed as an independent living community for the developmentally disabled, the Arc of Mecklenburg partnered with Residential Support Services to coordinate and provide on-site assistance. This partnership ensures residents have access to the full array of supportive services provided by the Mecklenburg County Disability Network.

### Charlotte Rescue Mission/United Family Services

Imagine a human services campus located in Charlotte with two new facilities to serve Charlotte's at-risk women and victims of domestic violence. The Housing Trust Fund is helping to make this vision a reality by awarding two of its 2009 Special Needs grants to the Charlotte Rescue Mission and United Family Services. These historic and long serving Charlotte non-profit agencies are currently involved in Capital Campaigns to build adjoining facilities on an 11-acre parcel of land located on West Boulevard.

### Dove's Nest

The Charlotte Rescue Mission received a \$1.5 million grant from the Housing Trust Fund for the construction of a 90-bed facility to house homeless women in crisis. This facility, named Dove's Nest, will provide a full continuum of services from housing, substance abuse counseling, educational classes, computer labs, food services and medical assistance. It is projected that 250-275 women a year can be served with the primary goal of assisting them in breaking the cycles of addiction, homelessness and poverty. The Housing Trust Fund award of \$1.5 million represents 15% of the total projected cost of \$10.8 million the Charlotte Rescue Mission is actively campaigning to raise in the Charlotte community to complete the facility.

### Domestic Violence Center

The Housing Trust Fund awarded United Family Services a \$800,000 grant for the construction of a 80-bed facility to house victims of domestic violence and their children. This new shelter will provide acute care and long-term transitional housing for battered women and their children. It is envisioned that there will be 20 emergency beds for short-term stays lasting up to three weeks and 60 short-term transitional beds that can be utilized up to one year. This new facility will fill an existing gap in the current delivery system for the more than 1,000 women and children each year that require residential assistance. The \$800,000 Housing Trust Fund award is just one piece of an overall capital campaign to raise \$10 million. There are a total of 170 units planned for the Domestic Violence Center and the Dove's Nest.

### Housing Trust Fund Project Receives National Award

The National Development Council awarded Seigle Point Apartment Homes its 2009 Innovative Affordable Housing Development award. Seigle Point Apartment Homes, developed by the Charlotte Housing Authority, received \$1.8 million from the Housing Trust Fund in 2006 and was completed in November of 2008. This Housing Trust Fund financed project received the award at a national conference in Washington, D.C., in May of 2009. Seigle Point Apartment Homes is a 204-unit, mixed-income development located at Seigle Avenue and 10th Street and is a major part of the Hope VI redevelopment for the Belmont area. A total of 204 units were occupied as of August 2009.

## FY2009 Housing Trust Fund Financial Report Sources and Uses for Funds to Date

### Sources of Funds

FY2002 2/3 Housing Bonds Revenue	\$10,000,000.00
FY2003 Housing Bonds Revenue	\$20,000,000.00
FY2004 Housing Bonds Revenue	\$15,000,000.00
FY2006 Housing Bonds Revenue	\$10,000,000.00
FY2008 Housing Bonds Revenue	\$10,000,000.00
Sale of 7th McDowell Street Property	\$2,142,630.00
Program Income (Repayments, refunds, etc.)	\$181,696.00

**Total** **\$67,324,326.00**

### Uses of Funds

Ownership	\$2,504,031.00
Multi-Family Rental-New	\$28,112,768.00
Multi-Family Rental-Rehab	\$15,060,505.00
Special Needs	\$16,431,874.00
Scaleybark Transit	\$2,000,000.00

**Total** **\$64,109,178.00**

### FY09 Approved Allocation

Special Projects - Set-aside	\$1,060,000.00
Homeownership - FY09 RFP	\$563,465.00
Double Oaks - Set-aside	\$1,591,683.00

**Sub-Total Restricted Housing Allocation:** **\$3,215,148.00**

**Total Uses of Funds** **\$67,324,326.00**



### Charlotte Housing Trust Fund Advisory Board Fiscal Year 2009

*(left to right): Renata Henderson, Real Estate Representative  
Drew Jones, Banking/Finance Representative  
Tylee Kessler, Banking/Finance Representative  
Eric Montgomery, Legal Representative  
Claire Green Fallon, Neighborhood Representative  
Liz Clayson-Kelly, Neighborhood Representative*



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