

The PARTNER

A NEWSLETTER *from*
THE HOUSING PARTNERSHIP

Summer 2010

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SPECIAL VISITS



City Councilman and CMHP Board member James Mitchell, US Senator Kay Hagan, CMHP President Pat Garrett, and CMHP Board chair Jim Simpson

The Housing Partnership was honored to host US Senator Kay Hagan and US Secretary Shaun Donovan of HUD (Department of Housing and Urban Development) in early Spring. Both visits provided an important opportunity to showcase the organization's neighborhood revitalization, homeownership education and affordable housing development activities.

Senator Kay Hagan had the opportunity to tour several of the communities in the Greater Statesville Avenue Corridor that The Housing Partnership has been involved in since 1990. She also had the chance to put on a hard hat and visit the construction site of the second phase of The Gables at Druid Hills Senior Apartments.

The tour allowed Senator Hagan to see job opportunities The Housing Partnership is creating in current construction and

future maintenance projects in the corridor. Staff shared information regarding the Double Oaks redevelopment master plan, which included highlights of future commercial efforts and a larger day care facility that will create more local jobs based upon staffing needs.

Senator Hagan also learned about critical homeownership education and advising that The Housing Partnership provides through its Homeownership Center of Charlotte. Information regarding the organization's outreach, financial literacy efforts as well as delinquency/foreclosure prevention advising was very important given Mecklenburg County's high unemployment rate and record foreclosures levels.

The Housing Partnership hosted a special luncheon for HUD Secretary

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This year, however, the relationships have been able to go deeper and the organization's staff has been able to actually assist small businesses not yet registered as SBEs through the City of Charlotte registration process.

Shaun Donovan and invited local leaders and elected officials from the City, County, State and Congress to receive a briefing on pressing housing initiatives. US Rep. Melvin Watt introduced the Secretary to a full meeting room at The Housing Partnership's Anita Stroud Senior Apartments. Mecklenburg Board of County Commissioners Chair Jennifer Roberts, the late Mayor Pro Tem Susan Burgess and State Senator Malcolm Graham were all on hand to share information with Secretary Donovan and ask questions about current and proposed HUD initiatives, including changes to affordable housing funding at the federal level. Secretary Donovan updated the audience on how HUD is trying to take steps to make programs that are working well even stronger.

Secretary Donovan also provided updates regarding federal stimulus funding as it relate to housing, including the Rapid Re-Housing initiative the City of Charlotte



City Councilman and CMHP Board member James Mitchell, CMHP President Pat Garrett, US HUD Secretary Shaun Donovan, and US Congressman Mel Watt

and the Homeless Services Network and the Neighborhood Stabilization Program with the City and The Housing Partnership, Habitat for Humanity of Charlotte, Self-Help Credit Union and Charlotte Housing Authority. The newest innovations he spoke of included Sustainable Communities and Choice Neighborhoods, which will bring together for the first time multiple federal agencies to coordinate their interests through a single funding stream, recognizing the value of a holistic approach to communities.

Small Business Enterprise Initiative Recruiting Now

The Housing Partnership has a special interest in working with Small Business Enterprises (SBEs) and Minority and Women Owned Business Enterprises (MWBEs) as often as possible. Over the past 20+ years, The Housing Partnership has been very successful in recruiting both small businesses and minority owned businesses to contract with the organization for the many construction projects it has undertaken.

This year, however, the relationships have been able to go deeper and the organization's staff has been able to actually assist small businesses not yet registered as SBEs through the City of Charlotte registration process. A Small Business Enterprise/Minority Companies Initiative contract with the Small Business Administration is allowing The Housing Partnership to provide technical assistance to qualified small businesses and help them achieve SBE certification with the City of Charlotte.

Some small businesses have been intimidated by steps they would have to take to get the designation or just unaware of the benefits the designation brings to their business. The Housing Partnership has upgraded the organization's website (www.cmhp.org) to include a section for SBE or potential SBEs to register to receive timely information on bid opportunities. Interested businesses just click on the "Learn About The Housing Partnership" tab and click on "SBE Program Registration" to start the process. A very simple form follows to complete the registration and begin receiving notification about bidding opportunities for jobs across a variety of disciplines. To date, 169 businesses have taken advantage of this opportunity.

NEWEST DEVELOPMENTS

The McNeel and The Gables at Druid Hills Senior Apartments (phase two) were 100% pre-leased before the completion of construction. They are the Statesville Avenue Corridor's newest developments, home to 48 families and 72 seniors and a statement about the quality of construction and living expected within the Double Oaks redevelopment.



The McNeel is named for community leader and former Anita Stroud Senior Apartments' resident Luciel McNeel (1920-2009). The 48-unit family apartment community is located across the street from The Gables and acts as part of the gateway into the redevelopment.

The Gables II adds 72 units next to the existing 63 units of phase one. The building was constructed with Energy Star requirements and shares the entrance, parking spaces, walking trail and gazebo with phase one. Each phase has its own office and laundry facilities.

Just down the street is The Alexander Apartments, 96 units of additional family homes that will alleviate the burgeoning waiting list at The McNeel. The Alexander's construction is 71% complete and already 74% pre-leased. The excitement created by these developments is unprecedented. The immediate aesthetic impact of their presence cannot be overlooked. A McNeel's resident wept on move-in day. A hard-working school district employee, she was looking forward to raising her own children in a nice environment.

The Alexander is named for the Honorable Fred Alexander (1910-1980), the first African American elected to the Charlotte City Council. The 96-unit affordable family apartment community will include a licensed daycare facility. The new facility is being built by The Housing Partnership as a part of its tax credit award for The Alexander. The new building is for Double Oaks Nursery which has provided a nurturing, structured and loving environment for low income families since 1950. Re-named the Double Oaks Child Development Center, the facility will serve children from infancy through four years of age and provide an after-school program for children up to twelve years of age. The positive presence of Double Oaks Child Development Center remains while addressing their need for a more conducive atmosphere where children can discover and develop a sense of confidence and be ready for success in school.

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- NeighborWorks® America awarded \$182,600 for general operations, \$20,000 for homeownership program operating costs and \$2,000 for Resident's Leadership Council.
- Housing Partnership Network awarded \$85,620 for the Homeownership Counseling Program.
- Bank of America awarded \$50,000 for general operations.
- First Citizens Bank awarded \$3,000 for homeownership program operating costs.
- Duke Energy Foundation awarded \$1,000 in recognition of the leadership and service of a Duke Energy employee and Board Member of The Housing Partnership.
- Governor Beverly Purdue reappointed The Housing Partnership's President, Patricia Garrett, as a member of the N.C. Housing Coordination and Policy Council.

BOOTCAMP

On October 9, 2010, Wells Fargo and The Housing Partnership's Homeownership Center of Charlotte will host a one-day Financial Fitness Bootcamp at Thompson Child & Family Focus.

The Bootcamp will promote economic independence in the community by preparing participants for successful financial decision-making. This is an opportunity for all members of the community - particularly those who have been underserved by the financial system - to increase their awareness and comprehension of an array of financial concepts.

"Learning money management skills is the foundation for ultimately changing financial behaviors for the better," states Ralphine Caldwell, The Housing Partnership's Senior Vice President of Homeownership. "This will be a great atmosphere whether someone is trying to clean up their credit or start the path to homeownership. Our presenters are interactive, energetic and committed to everyone enjoying the day."

Specific workshops will include Banking/Savings, Money Management/Budgeting, Credit/Identity Theft, and An Introduction to Homeownership. Participants have the chance to win a variety of prizes, including free financial counseling, savings bonds, gas cards, gift cards, a shredder and a 19" flat screen television. Given the large turnout expected, registration is required. To register, call 704-342-0933 and ask for the Homeownership Center of Charlotte. Space is limited.



**The HOMEOWNERSHIP
CENTER of CHARLOTTE**

The Housing Partnership's mission is to expand affordable and well-maintained housing and promote stable neighborhoods for low and moderate income families with a continuing interest in the ability of occupants to more fully enter the economic mainstream.

4601 Charlotte Park Drive
Suite 350
Charlotte, NC 28217
(704)342-0933 Main Line
(704)377-4663 Home Sales
(704)342-2745 FAX
www.CMHP.org

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4601 Charlotte Park Drive
Suite 350
Charlotte, North Carolina 28217

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