

The PARTNER

A NEWSLETTER *from*
THE HOUSING PARTNERSHIP

Fall 2010

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HouseCharlotte Moves to The Housing Partnership



The City of Charlotte and The Housing Partnership have joined forces to administer the City's HouseCharlotte program. This program increases the supply of affordable housing, provides opportunities for homeownership, and strengthens and stabilizes select neighborhoods. Pat Garrett, The Housing Partnership's President, says, "Administering HouseCharlotte is a natural extension of our Homeownership Center. This is our target homeownership audience, and we have worked hand in hand with HouseCharlotte participants to ensure a quality educational experience throughout the program's history."

This new partnership officially begins

January 4, 2011. At this time HouseCharlotte participants will continue to enjoy the same program benefits with the same program guidelines and requirements that the program has had prior to this new partnership. They will just have a different point of contact. The Housing Partnership has contacted lenders, realtors and attorneys to advise them of the change. A great deal of planning has occurred to make the transition as seamless as possible. The Housing Partnership's offices will have a dedicated phone line and staff for the HouseCharlotte program.

HouseCharlotte provides down payment, closing cost, and interest rate buy-down

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assistance to low and moderate-income families purchasing homes in eligible neighborhoods. Program benefits include:

- Down payment assistance up to \$10,000 for qualified buyers in select challenged neighborhoods,
- Down payment assistance of up to \$7,500 for qualified buyers in select transitioning and select stable neighborhoods, and
- Pre-purchase homebuyer education.

Several guidelines determine eligibility for HouseCharlotte. Families with incomes that are 110% or less of the median income are eligible for assistance. Participants must complete pre-purchase homebuyer education training. The home must be a family's primary residence and located in any of 87 designated neighborhoods. Maximum purchase price of the home is \$147,000. Employed police officers who purchase homes in designated neighborhoods are eligible for assistance up to \$15,000.

Audubon Lifestyles

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its Approved Audubon

Lifestyles Design design-

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green elements within a

redevelopment community.

Double Oaks Updates - Redevelopment Plan Making Strides



Audubon Lifestyles - Audubon Lifestyles awarded Double Oaks its Approved Audubon Lifestyles Design designation which reflects that Double Oaks brings the opportunity to focus on green elements within a redevelopment community. Double Oaks is The Housing Partnership's largest redevelopment to date and

as such will express the most extensive commitment to green building practices.

Close attention will be given to parks and greenways that act as both amenities and positive connections between neighborhoods. Plans also call for stream restoration, upgrades to Double Oaks Park, improvements to Anita Stroud Park and Irwin Creek Greenway, and the construction of a connector to the Druid Hills Park. Funding is being sought to help fully realize this aspect of the master plan and offer this community open space amenities.

The Audubon Lifestyles Sustainable Development Program is geared toward assisting those seeking to become local, regional, national, and international models of sustainability by using sustainable design principles and techniques. Double Oaks received a Site Classification of 5F which means that the master plan should be designed in ways that attempt to preserve remnant natural elements found on the site and restore patches of native community vegetation that still exist.

Infrastructure – The master plans for Double Oaks include approximately 100 acres of parks, green space, roads and land that will be developed into an urban neighborhood of homes, shops, offices, and recreational amenities. Caroon Construction was selected to start the first phase of infrastructure work at Double Oaks which will include most of the road improvements for the interior of the development.

Marketing – The Littlejohn Group has been selected to market the Double Oaks redevelopment. They devised a brand and marketing plan for Double Oaks and have prepared a communications program to set the stage for the development of Double Oaks as a nationally recognized model for progressive urban development and workforce housing. They have identified key elements and action steps that will support the brand and ultimately serve Double Oaks and both its current and future residents.

NEWEST DEVELOPMENTS

ULI YOUNG PROFESSIONALS

Urban Land Institute (ULI) Charlotte Young Leaders group hosted a mobile workshop on the Double Oaks Redevelopment at The Housing Partnership's Gables II development, one of 3 new affordable rental developments built within the Double Oaks redevelopment. Participants had the opportunity to see the quality of a particular senior rental development as well as discuss and ask questions about the merits of an infill development such as Double Oaks.

The group's discussion leader was Lee Cochran, CFO of The Housing Partnership, and conversation ranged across several topics including financing elements, layout and design, housing price points, analysis of the current market, surrounding neighborhoods, a vision, a mixture of product, and unique developer and development elements. Participants represented engineers, educational institutions, urban planners, real estate advisors, architects, contractors, accountants, land management companies and law firms.

HEALTH & COMMUNITY

The Housing Partnership has a strong interest in promoting not only a healthy working environment for its employees, but the actual health of the overall community. In this effort to promote

health, The Housing Partnership began having wellness participation challenges to have staff participate in area charitable walks through walking, volunteerism or fundraising. Area walks supported were:

- *NC Music Factory 5K Rock-'N-Run Walk presented by North End Partners* – The Mission of this first-ever event is to promote community health awareness, develop alliances with area businesses, connect Charlotte-Mecklenburg to the “New North End”, and create a social and economic impact in the North End Corridor. The Housing Partnership's Resident Leadership Council and staff participated.
- *The Step Out: American Diabetes Association Wellness Walk* – Last year more than 100,000 walkers from around the country joined in the fight against diabetes. The Charlotte area walk has the goal that each step taken and every dollar raised helps the American Diabetes Association provide community based education programs, protect the rights of people with diabetes and fund critical research for a cure.
- *Chris Wolf Homeless Awareness Walk* – The walk, newly named in honor of its founder and champion, was a well-attended event. It is the visible result of the continued and growing awareness and support of the homeless community.

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■ NeighborWorks® America awarded \$325,000 to assist with the Seversville Apartments renovation where there are 47 units affordable to families at 50% of Area Median Income.

■ NeighborWorks® America also awarded \$120,000 for capital costs related to the development of new affordable rental homes in targeted revitalization areas.

■ Stanley Black & Decker donated \$1,500 to support affordable housing efforts through its Community Giving Program. The company generously acknowledges the importance of resources of community programs annually at its site in Fort Mill, South Carolina.

FORECLOSURE PREVENTION NEWS

The Housing Partnership's Homeownership Center of Charlotte (HCC) will offer delinquency and default assistance through the State Home Foreclosure Prevention Project beginning on December 15, 2010. This partnership, led by the NC Commissioner of Banks, is the result of emergency legislation signed into law in August 2008 to reduce subprime foreclosures in North Carolina. Partners include housing counseling agencies, mortgage servicers, and community organizations.



In addition to participation in this project, HCC has an extensive Delinquency Prevention and Servicing component designed to help homeowners stay in their homes. HCC advises homeowners who are at risk of foreclosure to act immediately.

HCC provides individual counseling sessions to assist threatened homeowners with curing their mortgage default. Advisors also provide individual sessions which include determining the cause of the

default, budget analysis, options to avoid foreclosure, and developing an individual action plan.

"Our foreclosure prevention services will continue to work with partners, such as the NC Commissioner of Banks, to ensure that distressed homeowners are aware of all their options to prevent foreclosure," said Ralphine Caldwell, The Housing Partnership's Senior Vice President of Homeownership.



**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.

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