

# The PARTNER

A NEWSLETTER from  
THE HOUSING PARTNERSHIP

Winter 2010

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## 20TH ANNIVERSARY BANK OF AMERICA AND FOUNDATION FOR THE CAROLINAS CELEBRATIONS



*The Housing Partnership received \$200,000 from Bank of America.*

The Housing Partnership's 20th year of providing services was celebrated with work on Double Oaks, three new affordable rental home developments, a daycare, and expansion of its financial literacy and foreclosure prevention services. Highlights from the 20th year include major announcements by Foundation For The Carolinas and Bank of America.

Foundation For The Carolinas provided The Housing Partnership with a \$1 million no-interest loan through the newly established Nell Rose Bates Affordable Housing Fund. The revolving loan fund, established from a bequest from the beloved Charlotte-Mecklenburg Schools teacher Nell Rose Bates, is dedicated to helping children in poverty by creating

quality affordable housing opportunities in stable neighborhoods. The Housing Partnership purchased land for a new housing development with the loan. This new development will provide low-income and workforce rental homes close to employment and schools.

"This line of credit for affordable workforce housing is a wonderful gift for Mecklenburg County," said Pat Garrett, President of The Housing Partnership. "We are very grateful for the Foundation's partnership in creating a revolving loan fund and for the generosity of Ms. Bates to create affordable housing for families. Given in the form of a loan that will recycle, this is a gift that will truly keep on giving for years to come."

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Nell Rose Bates

Bank of America named The Housing Partnership a 2009 Neighborhood Builder® through its 2009 Neighborhood Excellence Initiative® Awards. The award includes \$200,000 in unrestricted funding and the opportunity for the organization's President and an emerging leader in the organization to participate in a strategic leadership development program. This award recognizes The Housing Partnership along with Communities In Schools of Mecklenburg and nonprofits from 45 communities across the country and London. The awards express Bank of America's commitment to strengthening the community and making it a better place for all to live and work.

Bank of America announced the honor at The Housing Partnership's 20th Anniversary Celebration in October, noting that they wouldn't come to a birthday

party without a present. The Celebration was held at the Double Oaks site on a day which proved the weather can't dampen the spirits of local and national public and private partners.

A luncheon complete with birthday cake marked an afternoon of remembrance, friendship and a call to action as there is still much work to be done in neighborhoods across the community. Speakers for the celebration were Congressman Mel Watt, County Commission Chair Jennifer Roberts, Mayor Pro Tem Susan Burgess, Bank of America's Charles Bowman, Wachovia/Wells Fargo's J.B. Abdullah and NeighborWorks® America's Ken Wade.

Program reviews were also perfect for The Housing Partnership last year. The organization underwent reviews as a City of Charlotte partner and as a charter member of NeighborWorks® America. The organization has once again achieved the highest possible ratings with both entities. The Housing Partnership received a perfect score in its review with the City of Charlotte and an Exemplary rating from NeighborWorks® America.

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## Stimulus Fund Opportunities

### NEIGHBORHOOD STABILIZATION



The Neighborhood Stabilization Program (NSP), a Federal stimulus initiative, targets the reduction of neighborhood blight and the creation of affordable housing. The Housing Partnership, Habitat For Humanity, Self-Help Credit Union, and Charlotte Housing Authority are working with the City of Charlotte to implement its NSP. The funds can purchase, rehabilitate, re-sell or rent foreclosed and abandoned properties. Funds can also establish financing mechanisms or land banks, demolish blighted structures, or redevelop demolished or vacant properties. Funds assist households with incomes at or below 120% of the Area Median Income (AMI) with 25% of the funds used for households with incomes at or below 50% AMI. The Housing Partnership, to date, has purchased seven housing units with NSP funds. Its goal is twenty.

# EVENTS

## Charlotte's HOPE NOW

Tough economic times and its affect on homeowners was the topic of an event in Charlotte on April 25th at The Park. The HOPE NOW Alliance, NeighborWorks® America and the Federal Reserve Bank of Richmond hosted the event to help improve the situation for troubled borrowers. As the only NeighborWorks® organization in Charlotte, The Housing Partnership's Homeownership Center of Charlotte (HCC) was actively involved.

Just over 500 borrowers attended the free event. Job loss was a constant theme. The opportunity to meet with a lender face to face rather than by phone drew the crowd. Seventeen mortgage companies and banks attended.

Ralphine Caldwell, Senior Vice President Homeownership at The Housing Partnership, said, "This event represented great teamwork between national sponsors and local organizations. We were able to connect homeowners with their lenders and educate the general public about Charlotte's foreclosure crisis."

HCC housing advisors participated in the event and Ms. Caldwell was featured in a promotional radio spot leading up to the event. HCC's staff reports that it's not unusual for troubled borrowers and trained counselors to spend countless hours on the phone trying to resolve delinquency cases. This event provided a different outcome.

## BB&T Volunteer Day

An energetic group of BB&T volunteers visited Belmont Springs, a six-unit senior community with a resident population living on fixed incomes, in October 2009. The community is located in an area being dramatically affected by market-driven redevelopment and ever-changing community characteristics.

Belmont Springs residents know one another and truly look out for their neighbors. Their average age is sixty-eight. Some have chronic conditions which may slow them down, but they are all still active and were very curious as to what this group of volunteers proposed to do on their turf.

The BB&T volunteers were very eager to get to work and enhance the curb appeal of Belmont Springs to match its success in being a quality, affordable development in the Belmont neighborhood. They had a clear vision and purpose for the property and supplied \$5,000 for associated costs, and yet they had but a small hint of how positive the interaction with curious residents would be.

Physical improvements accomplished included completing a landscaping rehab on the street frontage and building two raised planter boxes for residents. The transformation visibly brightened the property. The intangible element, however, was the camaraderie experienced by BB&T staff and the appreciation of residents.



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# GRANTS

- NeighborWorks® America awarded \$230,000 toward The Gables II.
- The Wachovia Foundation granted \$100,000 toward affordable housing development.
- Citi Foundation granted \$50,000 to delinquency/foreclosure prevention and \$3,000 for homeownership program delivery.
- An Anonymous Donor donated \$50,000 for general operations.
- F. B. Heron Foundation and GMAC Financial Services each granted \$25,000 for homeownership education and counseling.
- Fannie Mae Foundation donated \$25,000 to support affordable housing.
- Fifth Third Bank granted \$10,053 for homeownership education and counseling.
- BB&T granted \$5,000 for homeownership education and counseling.
- Black & Decker donated \$2,000 to support affordable housing efforts.

# CENSUS: Please Complete The Survey



The Census is a systematic way of acquiring and recording information about a given population every 10 years. Census information is used to distribute congressional seats to states, make decisions about what community service to provide, and distribute \$300 billion in federal funds to local, state and tribal governments each year. The Census counts people of all ages, races and ethnic groups, both citizen and non-citizen.

The Housing Partnership encourages everyone to fill out their Census survey. The Census, which happens every ten years as required by law, takes less than 10 minutes to complete and should be returned to the address stated in the letter.

The Census Bureau does NOT conduct the 2010 Census via e-mail or the Internet. Census Bureau communication through e-mail does not request detailed personal information. The Census Bureau also does not send e-mail requesting PIN codes, passwords, social security numbers, or similar access information for credit cards, banks or other financial accounts. If you receive a questionable e-mail stating it's from the Census, do not reply, click on any links within the e-mail or open any attachments. You can forward the email or web site URL to the Census Bureau at [itso.fraud.reporting@census.gov](mailto:itso.fraud.reporting@census.gov).

To find out more information about the 2010 Census, go to [www.census.gov](http://www.census.gov).



*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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