

# The PARTNER

A NEWSLETTER from  
CHARLOTTE MECKLENBURG HOUSING PARTNERSHIP

Summer 2001

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## Statesville Avenue Revitalization Plan Gets City Council's Approval



While more than 40 community residents and CMHP supporters looked on, the Charlotte City Council unanimously voted to approve CMHP's Statesville Avenue Area Plan. The plan, which was developed by LDR International, Inc. of Columbia, Maryland resulted from a year and half of planning. During this time CMHP and LDR held both community and stakeholder meetings to get the community's input and buy-in. The large show of support by the residents at the City Council meeting affirms the success of this process.

The new area plan built on the Druid Hills Action Plan, which was completed by the Charlotte-Mecklenburg Planning Commission in 1997. The focus of CMHP's commitment was housing development and revitalization. This long-range initiative includes the Druid Hills community, the Kohler Avenue area and the J.T. Williams community. Given the large geographical area, CMHP enlisted LDR to assist in putting a plan together that would act as a flexible roadmap in revitalizing the area over the next ten to fifteen years.

Pat Garrett, CMHP's President said, "While we are excited about the Council's approval, we are even more pleased to have received such overwhelming support from the community. I think it shows that our efforts to reach out to the community were successful. Now the hard work begins...implementing the plan."

The community assessment, which was the first step of the process, identified the corridor's assets and challenges. Those assets include the Greenville and Genesis Park communities, both of which are communities in which CMHP has worked. It assessment also lists the Fairview Homes community, which was awarded a \$35 million HOPE VI grant in 1998. CMHP is slated to build nearly 80 for sale homes as a part of this redevelopment. Other assets included the new Greenville and Druid Hills elementary schools, the Greenville community center and the Double Oaks pre-K school.

The long-term conceptual plan calls for the rehabilitation and/or construction of more than 600 single-family homes and the construction of almost 200 new townhomes. The plan also proposed more than 150 new multifamily rental units. All said, that will result in 940 residential units, with approximately 70% being for-sale units.

The centerpiece of the conceptual plan calls for the creation of a new neighborhood park along Norris Avenue in the center of the Druid Hills community. Mecklenburg County Parks and Recreation Department has already begun the process of purchasing the necessary land. It anticipates the first phase will be completed by July 2002.

# 2001 Progress Report: CMHP Has A Successful Year

Distributed 1388  
pre-homeownership  
questionnaires  
processed 669 returned  
questionnaires



- Ms Lazar, the new Executive Director for Neighborhood Reinvestment Corporation was the featured guest at the groundbreaking of the new apartments at Rosedale and announced the new mortgage program partnership among Neighborhood Reinvestment Corporation, Bank of America and CMHP

- Awarded federal and state tax credits and began construction on 74-unit Rosedale Apartments
- Negotiated an equity investment agreement with First Union Affordable Housing Group
- Successfully nominated Board member and Resident Leadership Council President Mae Ruth Harrell for Neighborhood Reinvestment Corporation's Dorothy Richardson Award for community activism

- Acquired property for the development of 151 units. Including:
  - 74 units at Rosedale
  - 24 units on scattered sites
  - 55 units in the Statesville Avenue Corridor
- Constructed/rehabilitated 76 units
  - 60 houses
  - 6 rental units for Lakewood
  - Rehabilitation of 10 units in Reid Park
  - Demolished 32 units in Statesville Avenue Corridor on Kohler Avenue
- Managed 343 rental properties
- Facilitated the sale of homes to 106 families
  - Sold 1 house to Wilmore Neighborhood Association (no mortgage)
  - Provided IDA grants to 14 participants who purchased homes
  - Provided homeownership training to 19 families who purchased houses without using other CMHP services
- Originated 2nd mortgages to 22 families
- Constructed, sold, financed and closed 51 CMHP houses
- Closing prices for 106 houses totaled \$10,848,033
  - First mortgages = \$9,222,464
  - CMHP second mortgages = \$1,418,777
  - Other second mortgages = \$72,320
  - CMHP third mortgages = \$175,000



- IDA grants = \$28,000
- Other grants = \$39,738
- Sold 15 loans to NHTSA for \$308,980
- Provided counseling services to 541 customers
- Provided pre-homeownership training to 195 customers

- Tracked the progress of 130 customers who purchased their own homes
  - Distributed 1388 pre-homeownership questionnaires, processed 669 returned questionnaires
- Organized the Cardinal Glen Neighborhood Association which included the creation of the Architectural Review Committee
- Facilitated the approval of the Statesville Avenue Corridor Plan by City Council May 29, 2001
- Began pre-development work on Druid Hills Senior Apartments and additional units at the Shelton Knoll and Pleasant View apartment complexes
- Provided internet access to all staff and maintained a website for customer relationship management
- Published annual report "Faces of Affordable Housing" and quarterly newsletters for homeowners and apartment dwellers
- Recertified as a HUD counseling agency on July 17, 2000.
- Recertified as a CDH by the Department of Treasury CDH Fund December 4, 2000
- Maintained realtor's license
- Upgraded CMHP's contractor's license to unlimited February 20, 2001.
- Assisted other neighborhood groups in the following:
  - Lakewood: Rehabilitated 6 rental units, acquired 24 additional units and sold 4 houses
  - Wilmore Neighborhood Association: Sold 1 house to the neighborhood association and extended the due date on the loan CMHP made to purchase property to build 37 affordable for-sale townhouses.

## Seversville Community Gets New Park

Good things continue to happen for the Seversville community. On June 19, 2001 the Seversville Community Organization and the Mecklenburg County Parks and Recreation Department announced plans for the new Seversville neighborhood park. The park comes as a result of a grant from the North Carolina Parks and Recreation Trust Fund, which selects projects from across the state. The grant award was for \$166,168.00.

Master planning for the park began in April 2000 and included plans to construct the park in phases as funding permitted. With the grant and matching funds from the County, the park can be completed in a single County Commissioners formally accepted the grant.

The new park location is adjacent to Bruns Avenue E School and will be utilized by the students from the area who use Stewart Creek for water-testing exercises. The park has a natural buffer with the construction of the park, it is protected from future development. The park will also include a picnic shelter and plenty of open playing area. Way to go



### NEW NEIGHBORWORKS® LEADER VISITS CHARLOTTE

Ellen Lazar, the new Executive Director for Neighborhood Reinvestment Corporation of Washington, the parent organization for the NeighborWorks® Network, visited Charlotte and CMHP this past Spring. While in town, Ms. Lazar participated in the groundbreaking for CMHP's newest multifamily tax-credit development, the Village of Rosedale Apartments at Sugar Creek. Ms. Lazar joined both CMHP Chair Caroline Dellinger, CMHP President Pat Garrett and local and state officials in the ceremony.

Following the groundbreaking, Bank of America sponsored a luncheon in Ms. Lazar's honor at the Charlotte City Club. During her remarks at the lunch Ms. Lazar expressed her appreciation and stressed the importance of the work and mission of the Partnership. She also announced a program that partners her organization with CMHP and Bank of America in offering a new mortgage program for CMHP's customers.

Charlotte-Mecklenburg Housing Partnership, Inc. became a member of the NeighborWorks® Network in 1998.

### CMHP HOMEOWNER & BOARD MEMBER WINS REGIONAL HONOR

Our hats are off to CMHP homeowner and Board member Mae Ruth Harrell. Ms. Harrell will be honored with the NeighborWorks® Southern District's Dorothy Richardson Award. The award is named for Dorothy Richardson, a neighborhood activist from Pittsburgh who founded a partnership that became the model for the development of other organizations across the nation. Ms. Richardson also served as a member of the Neighborhood Reinvestment's National Advisory Council. Recipients of this award are chosen because of their outstanding resident leadership and their ability to recognize and develop the leadership potential of others.

There is no doubt in our minds that Ms. Harrell has achieved this and deserves so much more. Ms. Harrell purchased her home from CMHP in the early 1990s. She is currently the chair of CMHP's Resident's Council and a member of CMHP's Board of Directors. Under Ms. Harrell's leadership, the Resident's Council has won several awards including a special grant from NeighborWorks®.

Ms. Harrell will be honored at a special banquet in Washington, D.C. on August 20, 2001.

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*She also announced a program that partners her organization with*

*CMHP and Bank of America in offering a new mortgage program for CMHP's customers.*

# Important Dates

September 3		CMHP Closed / Labor Day
September 26	4:30pm	CMHP Board of Directors Meeting
October 24	4:30pm	CMHP Board of Directors Meeting
November 12		CMHP Closed / Veteran's Day

## CARDINAL GLEN'S CLOSING OUT

The end is near for construction at CMHP's Cardinal Glen. The last several houses are under construction and the new community signs are up. With only 2 houses left to sell, the Derita area neighborhood has become the reality we dreamed back in 1997. We are extremely happy that 71 new homeowners now call this CMHP community home.

For more information about our last 2 homes, call 704-377-HOME (4663) or visit our website at [www.CMHP.org](http://www.CMHP.org).



Charlotte-Mecklenburg Housing Partnership, Inc. is a broad-based, private, non-profit housing development and finance corporation which expands 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.

1201 Greenwood Cliff,  
Suite 300  
Charlotte, NC 28204  
(704)342-0933 Main Line  
(704)377-4663 Home Sales  
(704)342-2745 FAX  
(704)343-4692 TTY  
[www.CMHP.org](http://www.CMHP.org)

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**Charlotte-Mecklenburg  
Housing Partnership**

1201 Greenwood Cliff, Suite 300  
Charlotte, North Carolina 28204  
[www.CMHP.org](http://www.CMHP.org)

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