



Charlotte Housing Authority

July 20, 2011

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Mr. Ivan M. Pour, MTW Program Director
U.S. Department of Housing and Urban Development
PIH – Office of Public Housing Investments
451 Seventh St., SW, Suite 4130
Washington, DC 20410

Re: Charlotte Housing Authority FY12 Annual Plan Amendment

Dear Mr. Pour:

Charlotte Housing Authority is requesting a First Amendment to the FY 2011- 2012 Moving Forward Annual Plan. CHA would like to request approval for Broader Use of Funds Authority to 1) construct affordable units; and 2) acquire and rehabilitate existing multi-family units. The U.S. Department of Housing and Urban Development (HUD) previously approved an amendment of the FY 2011 Moving Forward Annual Plan for The Lofts at Seigle Point and Woodlawn House using the same flexibility. This request is for a general approval (not project specific). Please note, CHA will continue to go through all required approvals for the developments and will list specific projects in the Annual Plan and Report.

The required documents evidencing the Agency's Board of Commissioners approval are also attached. The Charlotte Housing Authority conducted a public hearing on July 19, 2011 after a 45 day public review period. Please note that there were no comments received to consider in the proposed amendments.

Thank you for your continued support and prompt attention on this very important endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Woodyard', is written over a large, stylized blue loop that extends from the signature down towards the typed name below.

Charles Woodyard
President/CEO

cc: Luci Blackburn, HUD Liaison

1. New Construction of Affordable Units

Description of Activity

The Charlotte Housing Authority proposes to develop properties into mixed-income communities. The projects will include units intended for a wide range of income levels, from market rate to units that are affordable to those earning less than 30% AMI. The units available to families at or below 30% AMI may be subsidized by CHA Project Based Section 8 or Section 9. Adding these units will increase housing choices for those needing affordable housing. The selected environment will be an ideal situation for residents to excel in CHA's Moving Forward program.

Statutory Objective

This activity will expand housing choices for low-income families and individuals. It is anticipated that not only will more units be available, but the location and type of unit will deconcentrate poverty and expand housing choices for low-income families and individuals.

Anticipated Impact

CHA anticipates the impact to be the addition of affordable housing opportunities in an overall mixed income environment with units serving 30%, 40%, 50%, 60%, 80% of AMI as well as unrestricted units.

Baselines and Benchmarks

The baseline is set at 0. The benchmark is to produce 110 affordable units in FY13.

Data Collection and Metrics

Leasing reports will be used for data collection and the metric will be increased units.

Authorization

Attachment D, Community Specific Authorizations, through which the Agency may use MTW Funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

2. Acquisition and Rehabilitation of Existing Units

Description of Activity

The Charlotte Housing Authority proposes to acquire and rehabilitate existing multi-family properties into mixed-income communities. CHA is pursuing this activity because it is more cost effective and allows the agency to add more units to inventory in a shorter period of time than new construction. In recent years, the economic downturn allowed CHA to increase unit production in higher income areas of Charlotte. In contrast, if CHA had opted to only build new, it would have severely delayed the addition of units because of construction costs.

Statutory Objective

This program will expand housing choices for low income families and individuals by providing affordable units in a desirable part of the city's geography.

Anticipated Impact

By adding these units to the existing inventory CHA will provide units for families in an area that they would not normally be able to afford.

Baselines and Benchmarks

The baseline is 0. The benchmark is to establish 21 Section 9 units in mixed-income communities in FY12.

Data Collection and Metrics

Staff will maintain records of all properties acquired. The metric will be increased units for affordable households.

Authorization

Attachment D, Community Specific Authorizations, through which the Agency may use MTW Funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

RESOLUTION
AUTHORIZE THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
(CHA) TO AMEND THE 2011 – 2012 MOVING FORWARD ANNUAL PLAN

WHEREAS, Moving to Work is a demonstration program authorized by Congress and implemented by the U.S. Department of Housing and Urban Development; and

WHEREAS, in establishing MTW, Congress granted broad authority to housing authorities to design programs that would achieve three primary goals:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

WHEREAS, a Fiscal Year 2011 – 2012 Moving Forward Annual Plan amendment was put out for public review/comment on June 2, 2011 that is in line with the MTW agreement for the Charlotte Housing Authority to design and test innovative, locally-designed housing and self sufficiency strategies for low income families;

WHEREAS, on July 19, 2011 the CHA Board of Commissioners conducted a public hearing on the Housing Authority of the City of Charlotte's First Amendment to the Fiscal Year 2011 – 2012 Moving Forward Annual Plan ; and

The following addition was included in the amendment of the Fiscal Year 2011 – 2012 Moving Forward Annual Plan:

CHA plans to use the Broader Use of Funds authority granted by HUD to provide housing assistance for families whose income does not exceed 80% of the median income for the area and services to facilitate the transition to work on such terms and conditions as the agency may propose and the Secretary of HUD may approve. The current requested initiatives are:

1. Use MTW funds for new construction of affordable units
2. Use MTW funds to acquire and rehabilitate existing units

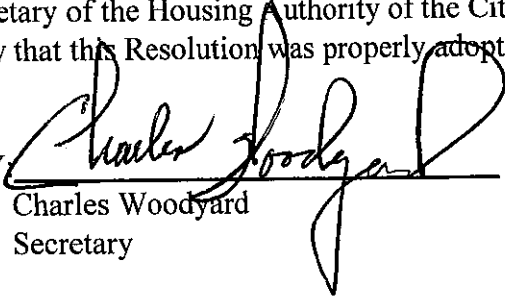
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Charlotte (CHA) to authorize the Chief Executive Officer to amend the 2011 – 2012 Moving Forward Annual Plan.

RECORDING OFFICER'S CERTIFICATION

I, Charles Woodyard, the duly appointed Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this Resolution was properly adopted at a regular meeting held July 19, 2011.

(SEAL)

BY


Charles Woodyard
Secretary