

# The PARTNER

A NEWSLETTER from  
CHARLOTTE MECKLENBURG HOUSING PARTNERSHIP

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Energy and activity can be found in great abundance at The Park at Oaklawn right now, where a steady stream of buyers is putting down roots and a sense of community is taking hold. An amazing eleven homes by featured builder Saussy Burbank sold within the first month they were on the market this fall. With construction complete on several other homes that are ready for immediate occupancy, it is expected that all will sell out quickly. Saussy Burbank homes are found in some of the best neighborhoods in Charlotte.

"These houses are full of charm and really appeal to first-time buyers who love the in-town location with front porch views of the skyline" says Natalie Robertson, Saussy Burbank Sales Consultant. "The price point is very attractive.

Our product has a great reputation because we offer the same high quality construction at every price level."

"We feel like people have been waiting for something like this so close to town," adds Sales Consultant Pamela Pearce. "They are looking for more than just a house. They are looking for a lifestyle."

An even greater flurry of activity is expected after the December opening of the Saussy Burbank sales center. Prices range from the \$110,000-\$140,000 in these spacious, craftsman-style homes. Excellent financing incentives are available. For more information, call 704.563.5700, visit the on-site sales center and model or log on to [saussyburbank.com](http://saussyburbank.com).

# Tyvola Crossing Will Meet West Side Demand

*"We are putting great effort into landscaping and on-site amenities to make Tyvola Crossing a nice living environment above and beyond stereotypical affordable housing."*



Revitalization efforts on the West Side continue at an exciting pace with near completion of CMHP's 80-unit Tyvola Crossing Apartments off West Boulevard near the Coliseum. Targeted to those at 60% of area median income or lower, the two and three-bedroom units will be finished mid 2005. They were designed to help meet the demand for quality affordable housing in the area which is high due to the positive transformation brought about by the West Boulevard Corridor Plan and the work of the CityWest Community Development Corporation.

"We are putting great effort into landscaping

and on-site amenities to make Tyvola Crossing a nice living environment above and beyond stereotypical affordable housing," adds Fred Dodson, CMHP Vice President of Development. "This development is a vital part of West Side revitalization."

Crosland is the general contractor for Tyvola Crossing. Development was financed with tax credits allotted by the NC Housing Finance Agency and a loan from the City of Charlotte, with equity provided by Enterprise Social Investment Corporation (ESIC) and additional support from the Neighborhood Reinvestment Corporation.

## CMHP Moves Forward On Two New Projects

Two exciting new CMHP projects have recently cleared the re-zoning hurdle of the planning process and are moving forward. The first is less than a mile from the future CATS Arrowood light rail station. It is a 10.3-acre parcel adjacent to CMHP's Shelton Knoll Apartments off Old Pineville Road. This will be the first affordable housing development on the light rail line. The mixed-income project is intended to be the first phase of redevelopment along the Old Pineville Road corridor.

Once the project is built and the seven-acre Shelton Knoll site is redeveloped, it will completely transform the appearance and housing along Old Pineville Road to Arrowood.

The second new project is on Kohler Avenue, where CMHP has accumulated 7.19 acres of buildable land and continues revitalization efforts within the Statesville Avenue Corridor Plan. An 80-unit apartment complex will be built directly across from the Gables at Druid Hills site, creating an "entrance" to the Statesville Avenue corridor.

# YWCA Gets Major Boost From CMHP Loan

CMHP reached out to the YWCA of Central Carolinas in November with a \$400,000 loan to remodel its Women In Transition facilities. The 66,251 square-foot building sits on nearly ten acres at 3420 Park Road in Charlotte. The loan will be used to reconfigure the space for efficiency, update bathrooms, install laundry rooms and kitchens, and make the space accessible for the handicapped.

"These wonderful improvements were made possible by a network of supporters," said Kirsten Sikkelee, Director of the Women in Transition program. "Our transitional housing facility for women will soon reflect our genuine concern for their welfare."

The YWCA's Women In Transition program provides affordable housing in a supportive environment while case managers help participants learn to organize and manage challenges of employment, nutrition, emotional health, coping skills, new job skills, budgeting and medical needs, as they strive toward new and positive life paths.

"CMHP worked with the YWCA in making this loan because it fulfills our mission of providing affordable housing for low and moderate income families and individuals in Charlotte," said Pat Adair, CMHP's Vice President of Resource Development. "We have a vested interest in the ability of occupants to more fully enter the economic mainstream."

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*"Our transitional housing facility for women will soon reflect our genuine concern for their welfare."*

## *Women In Transition Works!*

The single, unaccompanied women in the YWCA's Women In Transition program face many personal challenges. Given these challenges, the following strides made by the women served last year are particularly impressive:

- > 87% of women exiting after four months' participation are now permanently housed, as renters, Housing Authority tenants, or homeowners.
- > 91% of women permanently housed the previous year remain safely housed one year later.
- > 88% increased or maintained their income during program participation, despite a struggling economy.

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## Board Adds Three Members

Three new corporate and community leaders were named to the CMHP Board of Directors this fall. They are City Council member Susan Burgess, Pat Mumford, Senior Vice President of

Community Affairs at Wachovia Corporation and Robert Warfield, Senior Vice President of Commercial Real Estate at Bank of America.

# Grant Station Completed At Lakewood

Another step toward revitalizing the Lakewood community has been made with CMHP's renovation of Grant Station Apartments. A total of 18 units were completed in two phases, all renting for an affordable \$350 per month.

"These revitalized units go hand-in-hand with other efforts to help the Lakewood community achieve renewal and rebirth," said Linda Hall, CMHP's Property Manager.

A great deal has been done to improve quality of life here since 1991 when the Lakewood Community Development Corporation was established. The initial Lakewood neighborhood action plan was completed in 1995. Leadership from the primary partners serving the neighborhood meets for ongoing collaboration. Mahan Rykiel Associates, Inc. was hired to draft a new plan moving forward which will be submitted for review in December with a public meeting to be held in January.



*Charlotte-Mecklenburg Housing Partnership, Inc. is a broad-based, private, non-profit housing development and finance corporation organized to expand 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.*

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