INTRODUCTION

The numbers tell a story. Hundreds of revitalized apartments and houses. One entirely new subdivision created from the ground up and another nine more projects in the works. Thousands of individuals counseled through our homeownership program. Millions of dollars in mortgages closed. All in a dozen years. All in the life of Charlotte-Mecklenburg Housing Partnership.

Now in its twelfth year, the accomplishments of CMHP have added up to a substantial impact on the landscape of affordable housing in this community. Take a look at the numbers and you’ll see how we’ve built upon our success. Expect even more in the coming years. Charlotte-Mecklenburg Housing Partnership is making a difference. You can count on that.
527... THAT'S HOW MANY MULTI-FAMILY UNITS CMHP HAS IN PRODUCTION RIGHT NOW. ADDED TO THE 279 WE’VE BUILT OR RENOVATED SINCE THE BEGINNING, WE NOW HAVE A SIGNIFICANT NUMBER OF UNITS STRETCHING FROM REA ROAD IN SOUTH CHARLOTTE TO THE UNIVERSITY RESEARCH AREA. AND WITH EACH EFFORT, WE’VE WATCHED NEIGHBORHOODS STRENGTHEN, CRIME RATES DECREASE AND RESIDENTS REJUVENATE. WE’RE PROUD OF THE EXTREMELY HIGH OCCUPANCY RATES IN OUR MULTI-FAMILY UNITS AS TURNOVER REMAINS VERY LOW. WHILE THE DEVELOPMENT OF MULTI-FAMILY UNITS HAS ALWAYS BEEN A CMHP GOAL, THESE EFFORTS INTENSIFIED IN 2001.

30-60% OF CHARLOTTE'S AREA MEDIAN INCOME IS NOT ENOUGH TO AFFORD MOST HOUSING, BUT BREEDWINNERS WHO FALL INTO THIS CATEGORY NOW HAVE AN OPTION IN THE VILLAGE OF ROSEDALE APARTMENTS AT SUGAR CREEK. THIS RICHLY HISTORIC LOCATION IS WHERE WE'RE BUILDING 74 NEW UNITS THANKS TO MORE THAN $5 MILLION IN FINANCING THROUGH FEDERAL AND STATE TAX CREDITS AWARDED BY THE NORTH CAROLINA HOUSING FINANCE AGENCY. THE BEAUTIFULLY RESTORED ROSEDALE HOUSE IS LOCATED NEARBY. SPANNING SIX ACRES OF AN 18-ACRE SITE, THE APARTMENTS FEATURE TWO AND THREE-BEDROOM FLOORPLANS AND RANGE FROM 800-1100 SQUARE FEET. A COMMUNITY ROOM AND PLAYGROUND AREAS WILL BRING RESIDENTS TOGETHER.

$300,000 IS THE AMOUNT OF THE LOAN APPROVED BY CHARLOTTE CITY COUNCIL TO DEVELOP NEW RENTAL UNITS IN THE LAKewood COMMUNITY. CHURCHES, COMMUNITY RESIDENTS AND VOLUNTEERS HAVE WORKED FOR MANY YEARS TO REVITALIZE THIS NEIGHBORHOOD. THEIR DETERMINATION AND SUCCESS PROMPTED THE CITY OF CHARLOTTE TO MAKE INFRASTRUCTURE IMPROVEMENTS OF MORE THAN $3 MILLION. CRIME IS DOWN 30%, AND THE LAKewood PRESCHOOL PROGRAM HAS MOVED INTO A BRAND NEW FACILITY.

FEW PEOPLE KNOW THAT AT THE TURN OF THE CENTURY, LAKewood WAS CHARLOTTE'S PREMIER ENTERTAINMENT DESTINATION. DEVELOPED AROUND A MANMADE LAKE, IT FEATURED PAVILIONS, A THEATRE, ROLLER COASTERS, A FERRIS WHEEL, TRAINS AND A SMALL ZOO. ALL THAT CHANGED IN THE 1930'S WHEN THE LAKE'S SUPPORTING DAM BROKE AND THE PARK WAS CLOSED. THEN THE GREAT DEPRESSION HIT. IT WAS IN THE 1980'S THAT RESIDENTS JOINED WITH TWO CHARLOTTE CHURCHES AND BEGAN TO BRING BACK THIS NEIGHBORHOOD THAT HAD DECLINED INTO VIOLENCE AND POVERTY. RESTORING LAKewood HAS BEEN A DECADES-LONG PROCESS, BUT IT IS A GIFT THAT WILL LAST FOR GENERATIONS.
"The mortgage company gives us leverage that few nonprofit organizations around the country have, especially with our bank partners. We have stepped into uncharted territory, so to speak, and it is very exciting. Now we are able to empower an even greater number of credit-worthy customers to purchase the home of their choice."

- Jean Walakovits
Vice President, Sales/Mortgages

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4935 Osage Circle. There’s just no place like home. Residents of Cardinal Glen click their heels and sing that all the time. Not just any neighborhood in northwest Charlotte. The brand new neighborhood was planned from the ground up by CMHP. Construction began in 1999 and finished this year. In all, 71 families call Cardinal Glen home. And what homes they are! Spacious three and four-bedroom floorplans feature two-story square footage with optional amenities like vaulted ceilings and fireplaces.

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The matched savings program created by the Charlotte-Mecklenburg Individual Development Account Consortium (CMIDAC) works like this: save $1000 and participate in homeownership counseling through CMHP and we match it with another $2000 at closing. Money may be spent on the down payment, to pay off bills or furnish a new nest. For obvious reasons, we like to call it our “Many Happy Returns” account.
pro-homeownership questionnaires were distributed throughout the community by CMHP this year to screen for potential customers. Nearly 700 were returned and processed. From these, 541 individuals entered our homeownership counseling program and began their journey toward purchasing a home. Following a personalized action plan, the program takes six to eight months to complete on average while the most "mortgage ready" customers can finish much faster. Those with more hurdles to cross may take up to 18 months or longer. A record 130 customers "graduated" in 2001 and have already purchased their own homes.

How can 130 people be in so many places at once? The number of folks in our Community Outreach Department may be few, but their circle of influence is wide. Once CMHP partners with a community, these staff members provide immediate support as well as long term guidance. This includes anything from architectural reviews and technical assistance to attending neighborhood meetings and writing grants. Our liaisons keep communication and inspiration flowing freely between the office and the field.

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24/7 SOME PEOPLE CAN'T SLEEP BECAUSE THEY'RE DREAMING OF A NEW HOME. INSTEAD OF COUNTING SHEEP, THEY'LL GO OVER TO THE COMPUTER AND LOG ON TO WWW.CMHP.ORG WHERE INFORMATION IS AVAILABLE AROUND THE CLOCK. THERE IS A LISTING OF HOMES FOR SALE AND APARTMENT COMMUNITIES AS WELL AS DETAILED INFORMATION ABOUT OUR PROGRAMS AND SPECIAL FINANCING. POPULAR WITH CURRENT AND POTENTIAL CUSTOMERS, THE CMHP WEBSITE WAS VISITED THOUSANDS OF TIMES IN 2001. AT ALL HOURS OF THE NIGHT AND DAY.

“We do an excellent job of reaching people and are always looking for ways to be more inclusive.
Our homeownership counseling program is continually refined for effectiveness.
The education we provide is very valuable and has proved to be a major retention factor.”
-Bill Carter
Vice President, Counseling/Education.
Charlotte-Mecklenburg Housing Partnership is an excellent and outstanding partner for the City of Charlotte to help meet low and moderate income housing needs.

- Stanley Watkins

Key Business Executive for Neighborhood Development
City of Charlotte

600 + 200 + 150 = 950.

Do the math and you’ll be amazed at what is slated to happen as a result of CMHP’s Statesville Avenue Area Plan. It’s a flexible roadmap for revitalizing the area over the next 10-15 years. Approved by Charlotte City Council in June 2001, the long-range 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 proposes more than 150 new multifamily units, with approximately 70% being for sale. Community input and support were key in the plan’s unanimous approval. The first step of the process was a community assessment which identified the corridor’s assets and challenges. The focus of CMHP’s commitment was housing development and revitalization. This long-range initiative, which partners CMHP with the City, includes Druid Hills, the Kohler Avenue area and the J.T. Williams community. The centerpiece of all of this construction will be a new neighborhood park along Norris Avenue in the heart of the Druid Hills community.

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It is an exciting time for Chair - Mecklenburg Housing Partnership. The entire community (government, business and faith) is focused on the need for all affordable housing as never before.

At the same time, the F a ctor ship has emerged as a solid, seasoned organization with strong and talented resources to help meet this challenge. This alignment gives us great opportunity to make a significant contribution to the availability of affordable housing and to improve living conditions in the "entire neighborhoods."

The Partnership is deeply grateful to all of those who provide support to our efforts. The City of Charlotte, Mecklenburg County, the financial institutions that participate in our loan pool and all of the other individuals and organizations that support us are very, very important to the Partnership.

The Partnership is not just concerned with bricks and mortar. A critical component of our success is working with the individual who is trying to find affordable housing to rent or to own. These customers receive counseling which often makes a difference in their lives and allows them to move into affordable housing or into owning their own homes.

Charlotte-Mecklenburg Housing Partnership is fit, strong and ready to take on the challenges of our community by focusing on providing affordable housing.

Letter from the Chair

Jim Burbank, President
SaussyBurbank, Inc.

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Letter from the President

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MISSION STATEMENT

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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* Retiring Board Member
** Newly Elected Member

DEDICATION:

The 2001 CMHP Annual Report is dedicated to retiring board member Deputy Chief Stan Cook. Whether teaming up with us in revitalizing Genesis Park, or guiding us in how to use a development's architectural designs to promote crime prevention, his contributions have been immeasurable. A motivator, advocate and tremendous supporter, Stan has been one of the most dedicated people to ever serve on the board of CMHP.