

NCHFA SUPPORTIVE HOUSING DEVELOPMENT PROGRAM

A Resource for Emergency Shelter Providers

NORTH CAROLINA

**HOUSING
FINANCE
AGENCY**

SHDP PROGRAM OBJECTIVES

- To assure the linkage of supportive services to housing
- To serve households with supportive housing needs earning less than 50% of area median income
- To provide funds to leverage other public and private resources
- To achieve an equitable distribution of funds geographically
- To finance the development of housing that will provide long-term affordability and supportive services

Supportive Housing Development Program Guidelines

- Eligible applicants - nonprofit organizations and local governments
- Funds must be used for new construction or acquisition and rehabilitation
- Residents must be either homeless or have disabilities with incomes below 50% of area median income

Eligible Populations

- Homeless
- Non-Homeless with disabilities, including mental illness, development disabilities, physical disabilities, substance abuse
HIV/AIDS
- Survivors of domestic violence

Types of Supportive Housing Loans

- Up to \$500,000 Available per Project
- Predevelopment Loans up to \$25,000
- Amortizing Loans at 0% interest for new construction or acquisition and rehabilitation
- Continuum of Care Match Loans (Deferred)

Challenges

- Capacity of Nonprofit Organizations
- Competition for Local Funding
- Lack of Rental Assistance/Operating Subsidies for Supportive Housing
- Reduction in HUD funding for Supportive Services

Challenges continued

- Uncertainty Related to Area MH/DD/SA Programs and Mental Health Reform
- Continuing Problems with NIMBY
- Supportive Housing Viewed as Low Priority by Local Governments
- Local zoning regulations
- Availability of buildable, affordable land

Accomplishments

- 2,460 units Funded since 1994
- Units Developed in 53 Counties
- \$55 million invested since 1994 in projects worth \$150 + million
- 170 Projects

Accomplishments Continued

- \$2,729,316 in housing for survivors of domestic violence
 - 12 domestic violence emergency shelters = 178 emergency beds
 - 5 transitional housing projects = 40 apartments
- \$2,892,567 in housing for homeless shelters
 - 9 shelters, 532 beds

Recent Awards

- \$500,000 - Haven Complex – Sanford, NC = 24 beds and offices for Haven in Lee County
- \$500,000 - Outer Banks CDC Supportive Housing = 8 transitional apartments
- \$500,000 - Hospitality House of Boone = 62 beds of emergency, transitional and permanent housing

Examples

- Shelters
- Transitional Housing
- Permanent Housing

Onslow Women's Shelter

- 10 Emergency Shelter Bedrooms
- Survivors of Domestic Violence
- Total Cost: \$719,044
- NCHFA SHDP: \$155,000



REACH of Jackson County

- 9 Transitional Apartments
- Survivors of Domestic Violence
- Total Cost: \$1,189,034
- NCHFA SHDP: \$318,354



AHope Safe Haven

Hospitality House, Asheville

- 6 Transitional Beds
- Homeless Individuals
- Day Shelter Services
- Total Cost: \$717,257
- NCHFA SHDP: \$250,000



Burlington Transitional Apartments

Family Abuse Services of Alamance County, Burlington

- 4 Shared Units – 8 beds
- Homeless Women (Domestic Violence)
- Total Cost: \$260,045
- NCHFA SHDP: \$100,000



Harrington Place

CASA, Raleigh

- 12 Efficiency Units
- Homeless Persons with Mental Illness
- Total Cost: \$652,076
- NCHFA SHDP: \$298,000



YWCA Central Carolinas Families Together Townhomes -*Charlotte*

- 10 Transitional Units
- Homeless Families & Children
- Total Cost: \$1,629,942
- NCHFA SHDP: \$500,000



Fifth Street Ministries Shelter

Statesville

- 153 Emergency Shelter Beds
- Homeless Persons & Families
- Total Cost: \$4,500,000
- NCHFA SHDP: \$550,000



The Healing Place for Women

Raleigh

- 88 Transitional Beds
- Homeless Women with Substance Abuse
- Total Cost: \$4,555,414
- NCHFA SHDP: \$300,000



Maple Court Apartments

Durham

- 24 Transitional Apartments
- Homeless Veterans
- Total Cost: \$2,709,853
- NCHFA SHDP: \$600,000



Depot Street Apartments

Clyde

- 6 Permanent Apartments
- Homeless Persons with Disabilities
- Total Cost: \$696,000
- NCHFA SHDP: \$450,000



Hope Crest Apartments

Raleigh

- 10 Permanent Apartments
- Homeless Persons with Disabilities
- Total Cost: \$1,155,148
- NCHFA SHDP: \$400,000



Supportive Housing Development Program - Staff

- Mary Reca Todd, Manager of Supportive Housing
 - (919) 877-5672, mrtodd@nchfa.com
- Gwen Belcredi
 - (919) 877-5648, sgbelcredi@nchfa.com
- Michael H. Mittenzwei
 - (919) 877-5654, mhmittenzwei@nchfa.com
- Margrit Bergholz
 - (919) 877-5633, mcbergholz@nchfa.com