

NCHFA SUPPORTIVE HOUSING DEVELOPMENT PROGRAM

NORTH CAROLINA

**HOUSING
FINANCE
AGENCY**

North Carolina Housing Finance Agency

**Our mission is to create
affordable housing opportunities for
North Carolinians whose needs are
not met by the market.**

Supportive Housing Development Program

Funds housing with supportive services for households with special needs earning less than 50% of area median income.

Eligible Applicants

- Nonprofit organizations (in operation at least three years)
- Local Governments

Type of Housing

- Emergency Shelter
- Transitional Housing
- Permanent Housing
- Emergency Shelter Rehabilitation (building must be owned by nonprofit or local government)

Eligible Populations

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

Type of Funding

- 20 year and 30 year 0% Loans up to \$600,000
- Maximum funding capped at 70% of Total Development Cost in Large Entitlement Communities, 50% elsewhere
- Continuum of Care Match Loans
- One funding cycle a year, deadline in March

Application Process

- Site visit required prior to application
- Applicant must have development capacity
- Site Control required – option recommended
- Preliminary Design required
- Supportive Services Plan required
- Application available at: www.nchfa.com/Nonprofits/SHDsupportivehousing.aspx

Accomplishments

- 3,517 Units Funded since 1994
- Units Developed in 60 Counties
- \$77.3 million invested since 1994 in projects worth \$226 million
- 233 Projects

- Data as of 11/14/2012

Challenges

- Capacity of Nonprofit Organizations
- Competition for CDBG & Other Local Funding
- Scarcity of Rental Assistance/Operating Subsidies for Supportive Housing – required for independent apartments
- Instability of Supportive Services

Challenges

- NIMBY
- Local zoning regulations
- Availability of buildable, affordable land

Examples of Funded Projects

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Moore Place

Urban Ministry Center, Charlotte

- 85 efficiency apartments
- Chronically homeless men and women



Families Together Townhomes

YWCA, Charlotte

- 10 family apartments
- Transitional housing for women and children



Club Nova Apartments

OPC Foundation & MHA, Carrborro

- 24 efficiency apartments
- Persons with mental illness



Eisele Home

Childrens Homes of Iredell County, Statesville

- 6-bed group home
- Children in foster care



Hospitality House

Hospitality House of Boone, Boone

- 62 beds
- Homeless men, women and children
- Emergency, Transitional and Permanent Housing



LIFE House of Asheville

Volunteers of America of the Carolinas

- 22 apartments
- Persons with physical disabilities



Shirley Stroebel Apartments

Next Step/NAMI, Durham

- 12 efficiency apartments
- Persons with mental illness



Cherokee Street Apartments

Reinvestment in Communities, Gastonia

- 12 independent apartments
- Persons with disabilities



The Healing Place for Women

The Healing Place, Raleigh

- 88 beds
- Homeless women and children
- Substance abuse treatment
- Ex-offenders



Hope Crest Apartments

CASA, Raleigh

- 10 efficiency apartments
- Homeless persons with disabilities



Maple Court

Volunteers of America, Durham

- 24 one bedroom transitional units
- Homeless veterans with disabilities



Ridge Apartments

WNC Housing, Asheville

- 8 apartments
- Persons with mental illness



Fifth Street Ministries

Diakonos, Statesville

- 152 beds
- Emergency and transitional



Spring Glen

Residential Services, Orange County

- 15 units
- Elderly persons with developmental disabilities



Technical Assistance

- Consultation Visits with NCHFA Supportive Housing Development Team
- NCHFA Information and Referral Services
- Guidance on completing applications (e.g. many deficiencies curable)
- Advocacy with other funding sources