

## Griffin Brothers, Quore put focus on residents in planning for Brookhill Village

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Melissa Key/CBJ

Griffin Brothers Property Services and Quore Real Estate Advisors are working on a partnership with the city and county to provide \$7 million for the renovation of 100 units at Brookhill Village.

Though the fate of Brookhill Village remains in limbo, those involved with the property's redevelopment say protecting its remaining tenants is imperative. Cornelius developer Griffin Brothers Property Services and Quore Real Estate Advisors intend to do that through partnerships with the city of Charlotte and Mecklenburg County. Last week, **Charlotte City Council heard a proposal for a \$7 million investment** to protect the 78 units currently occupied at Brookhill, plus 22 more that are uninhabited.

The proposal includes \$3.5 million each from the city and the county that will be used for interior and exterior renovations on 100 remaining units, as well as acquisition of the land lease. The Harvest Center, a local nonprofit focused on housing and jobs, would manage the units and maintain an on-site presence. Some of the currently vacant units will be used by The Harvest Center as transitional housing for families and individuals experiencing risk of homelessness. **Antoine Dennard**, partner at Quore, said he and Mike Griffin began working on the

potential partnership at the beginning of this year, after Griffin Brothers was denied project-based vouchers from Inlivan.

"After that, we started reaching out to community stakeholders to ensure these (Brookhill) residents don't get displaced," he said. "The constant struggle with affordable housing comes down to the simple math. When you have certain construction that costs 'Y' and rent costs 'X', they don't pencil."

Dennard added, "There needs to be some kind of subsidy or tax credit ... to find some kind of partnership to help offset the cost, so we can focus on residents being taken care of in respectable, clean housing."

Brookhill Village was developed by the late businessman C.D. Spangler Jr. in the 1950s. The 35-acre property is owned by a Spangler affiliate called Brookhill Land Lease Ventures. A 99-year ground lease ends in 2049, after which time the property and everything on it reverts back to original ownership. **Griffin assumed ownership of the land lease in March 2022**, after Lookout Ventures' Tom Hendrickson pulled out of the project.

Dennard said the land lease has made redeveloping the site difficult over the last decade or more. This, he said, is why the development team is taking care to only publicly discuss certain aspects of the project and have decided to inform tenants first throughout the process.

"Because of the complexity of Brookhill, it's been hard to execute anything. If you can imagine, the residents have been on the receiving end of a lot of broken promises," he said. "Our promise to the residents is that they will know first when it comes to timing, demolition, scheduling renovations, etcetera."

The 100 units targeted for renovations sit on a 9-acre of Brookhill's 35-acre site. Dennard said the partners do not yet have a timeline for work to begin, but he believes it will be before the end of the year. Planning for the remaining land is still in early phases, but Dennard said it will be a mix of uses that will likely include office, retail and additional multifamily housing.

"There are quite a few businesses and concepts interested in relocating to Brookhill, so we're vetting those to see how we can create a mixed-use, walkable and integrated development," he said.

Council is expected to vote on the funding at its July 10 meeting. Heath said the county is in preliminary discussions for its portion as well, and he expects the board of commissioners to vote in July or August.

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