AGENDA

Meeting Type:	B
Date:	10-28-1991
SUBJECT	

City of Charlotte, City Clerk's Office

MAYOR'S SCHEDULE
October 28, 1991

6:30 p.m. - CITIZENS' HEARING

1. Recognize Dr. Harold Reiter who will introduce 6 students and 3 parents representing their students who participated in the 12th Annual International Tournament of the Towns in Poland and the Soviet Union. Dr. Reiter is bringing the certificates the Mayor will present.

2. Recognize John Padgham of LaSalle Partners Asset Management, Ltd. for a Certificate of Appreciation for donation of trees to the City that have now been planted at Old City Hall.

* due around 6 45 p m

3. Recognize Bond Committee Chairman Dave Rizzo. Mr. Rizzo would like to make brief comments on the upcoming November 5th bond election.

4. Jackie Davis, 107 S. Smallwood Pl., 28208, 332-7433 - Ordinance referring to Community Development

(OVER)

7:00 p.m. - CITY COUNCIL MEETING

5. Invocation by Rev. C. V. Owens of First Mt. Zion Baptist Church.

6. The following persons have signed up to speak to agenda items:

~~(a) Agenda Item No. 3 - Consent - Condemnation #34-2~~

WILL NOT BE AT MEETING

~~(1) Steve Hooper, 9725 Pinewood Ln., 28269, 595-4314~~

(b) Agenda Item No. 3 - Consent - Housing Code #27

(1) Don Henderson, 3117 Caral Ave., 28208, 393-3031
(2) BILL WRIGHT,

(c) Agenda Item No. 4 - Taxicab Ordinance

(1) Lloyd Scher, 9815 Meringue Place, 332-2158
(2) Mike Koblanski, 1305 N. Church St., 28206
(3) Jerry Williams, 5006 Beatties Ford Rd., 28216, 392-4326

(OVER)

(d) Agenda Item No. 5 - Blandwood Drive Storm Drainage

(1) Dorothy Waddy, 4032 Broadview Drive, 525-8646
(2) Bessie Qaiyirn, 1027 Rollingwood Dr., 523-5619

(e) Agenda Item No. 10 - Resolution for Cable TV Legislation

X (1) Lloyd Scher, 9815 Meringue Place, 332-2158
(2) BEN THALHEIMER, CHAIRMAN CABLE OVERSIGHT COMM.
519 DILWORTH MEWS CT - 342-2515
(3) JOHN JENNINGS

✓(5) MISS BARBARA NICHOLSON, 526 CANDY STICK LN.
CRIME IN OUR CITY.

#16 RICCO RAY, P.O. BOX 16565 - 525-3959
AGENDA ITEM #4 - TAXI CAB ORDINANCE
✓(4) ROBERT SEALS
✓(5) THOMAS HAMM
✓(6) DALE SWANGER
✓(7) WILFRED McCULLOUGH
~~(8) LEVI TONEY~~ - Relinquish to Jerry Williams
✓(9) MICHAEL SZYMBORSKI
✓(10) REGINA SCOTT, 104-D WEST BLVD. 333-1111, EXT. 298
✓(11) JOHN WALKER, S. McDOWELL ST, 333-8801
✓(12) ANNA HOOD, 1327 ORVIS ST., 333-4685
✓(13) KENT BROWN, 122 N McDOWELL, 335 1500 attorney for
✓(14) ED GORMLEY, 606 CAMPUS ST. 358-8209 Crown Cab
✓(15) BERTHENIA LURENCHER, 312 MARTOON ST, 335-0704
AGENDA ITEM #8 - ADDISON APTS.
✓(1) ~~DON~~ CARROLL, CAROLE HOEFENER, 1301 S BLVD, 332-0051

AGENDA ITEM # 11 - CHERRY
LUCY ELLIS, 1800 B LUTHER ST - 376-9081
(4) ED GORMLEY
✓(1) ANNA HOOD, 1327 ORVIS ST - 333-4685
✓(2) BARBARA RAINEY, 312 BALDWIN AVE, 332-0444
(3) LUCY ELLIS, 1800 B LUTHER ST.
AGENDA ITEM # 1 - STEVERSVILLE
(1) JAMES ALEXANDER, 3144 DAWNSHIRE AVE, 392-6278

P. 93

October 28, 1991 - Briefing

Time -

Present -

Mayor ✓
Cambell ✓
Clodfelter
Hammond ✓
McCrory ✓
Mangum ✓
Martin ✓
Matthews ✓
Patterson ✓
Scarborough
Vinroot ✓
Wheeler ✓

Harvey Joyner
Baxter Ashman

5:30 p.m. Tarsill
Delaney
Cather

White
Bob Pressley, Dir. CDOT
White
Harvey

Showed Slides
Commuter - Long distance
Level of Service { Heavy - urban
Light - urban

McCrory
Harvey

McCrory
Harvey
Heavy Rail - Completely
separate grade - above
or below ground.
Vinrod arrived 5:45
Light Rail - Overhead
electrical pick-up

Dick ?
Harvey
Dick
Mynick
Dick
Harvey
Matthews
Dick
Mynick
Dick
Harvey
Mynick
Harvey
Martin
Harvey
Martin
Mynick

Martin
Myrick
Harvey
Lynn Purnell
Harvey
Myrick
Harvey
McCrary
Harvey
Mangum
Harvey
Mangum
Harvey
White
Harvey
Winroot
Harvey
Matthews
Harvey
Matthews
Harvey
Matthews
Harvey
Matthews
Harvey

Mayor
Hammond - Are they using term commuter incorrectly?
Harvey
Hammond
Harvey
D.W. White
Martin
Harvey - most have regon-wide sales tax to fund
Martin
Harvey
Martin
Harvey
Mayor
Matthews
Harvey
Matthews
Harvey
Mayor
McCrory
Harvey
McCrory
Harvey
Campbell
Harvey
Campbell

Harvey
Mayor
O W White
Syfert - Taxi Committee
Mayor

Council Meeting 10/28/91

Mayor ✓
Campbell ✓
Clodfelter ✓
Hammond ✓
McCrory ✓
Mangum ✓
Martin ✓
Matthews ✓
Patterson ✓
Scarborough ✓
Vinroot ✓
Wheeler ✓

6:40 p.m.

Myrick
Dr. Harold Reiter
Myrick
Vinroot
Myrick

Mayor for a day

Myrick
Barbara Nicholson
Myrick

DAVE RIZZO - BONDS

Myrick

Lloyd Scher -

Matthews

Matthews / Martin

VOTE Stan + Pat - No

7:03

Hammond / Martin

34 L, M, N, O, R, U, & Y ETC - SETTLED -

Martin / Margson approve remove from agenda - Tenen.

Pull Consent - 21 & 22

White

Hammond

~~Hammond~~ Margson / Vinroot - approve all but 21 & 22

#21 - Matthews

Syfert

Matthews

White

Syfert

Matthews / Hammond - defer

Martin

Matthews

Martin

White

Matthews - Withdrew motion

Clodfelter / Margson approve

Myrick
VOTE - Unan.
#22 - Wheeler
Wheeler
Patterson
White
Patterson
Wheeler
White
Wheeler
Syfert
Patterson
White
Matthews
White
Martin
White
Wheeler / Martin - Approve
McCrory
Patterson
McCrory
Mangum
VOTE - Unan.

#4

Myrick
Gormley
Myrick
Gormley
Martin
Martin / McCrory 1.30 (MINUTE + 30 SECONDS)
Unan.

Syfert
Lloyd Scher
Robert Seals
Thomas Hamm
Dale Swanger
Wilfred McCullough
Michael Szymborski
McCrory
Regina Scott
Anna Hood
John Walker
Myrick
Walker
Jerry Williams
Kent Brown
Ed Gormley
Campbell

Patterson

Campbell

Patterson

Matthews

Patterson

Myrick

Steger — Murder - Manslaughter, Felony Death by Vehicle,

Patterson

McCrory

Campbell / Wheeler - Motion for Option 2 Prostitution, Gambling out Vehicle Homicide Misdemeanor out, Felony Vehicle Homicide in.

Martin

McCrory

Martin

Patterson

Martin FBI CHECK - HOW LONG?

McCrory

Martin END OF TAPE 1 - 8:04

Steger NCIC - 3 TO 5 DAYS

Martin

Steger

Hammond

Steger

Hammond

McCrory
Myrick
Vinroot
Clodfelter
McCrory
Clodfelter
McCrory
Martin
Steger
Clodfelter
Steger - each year renew
Patterson
Clodfelter
Steger
Patterson - uncomfortable - TELL THEM - "GO AND APPEAL".
Steger
Patterson
Syfert
Matthews
Patterson
McCrory -
White - GO AHEAD & TAKE ACTION ON WHAT YOU ARE COMFORTABLE WITH.
Martin APPEAL PROCESS NEEDS TO BE CLEAR.
Matthews
Martin

Patterson - 3 to 5 DAYS FOR CHECK. APPEAL QUICK
Martin - OTHER CITIES?
Steger 7
Vinroot
Hammond - STAFF WORK ON APPEALS PROCESS
Patterson
Hammond - Ordinance will come back?
Myrick Yes
McCrory
Clodfelter - GET BACK BEFORE 12/1
White
Myrick - For Option 2
VOTE - Unan.

#5 BLANDWOOD
Dorothy Waddy
Bessie Quigin
Julie Burch - pursue involuntary assessment
100 property owners
Patterson
Burch
Patterson
Patterson/Clodfelter DO BASIN-WIDE ASSESSMENT
Scarborough
Clodfelter/Vinroot - Excuse Scarborough
+ McCrory

Clodfelter
Burch
Clodfelter
Burch
Martin
Burch
Martin
Burch
Martin
Burch
Patterson
Myrick
VOTE - Zenan.

27 - Housing Code
Don Henderson
Scarborough
Henderson
Wright
Scarborough
J. Walton
Patterson
J. Walton
Scarborough
Walton

Myrick
Walter
Martin
Walter
Martin
Henderson
Martin
Henderson
Martin
Henderson
Myrick
Henderson
Myrick
Henderson
Clodfelter
Henderson
Clodfelter
Henderson
Clodfelter
Vinroot / Scarborough - give van
30 days to comply with all requirements
Clodfelter Unan.
Walter - "Move - on"

#6 - Vinroot / Patterson

VOTE - Tuman.

Myrick

Patterson

Myrick

Tommy Norman

Patterson

#7 Vinroot / Searborough

Hammond

Seifert

Martin

Walton

Martin

Clodfelter

White

Clodfelter

Walton

Searborough

Walton

Searborough

Walton

Searborough

Walton

Patterson
Matthews
Clodfelter
Walton
Clodfelter

2 CHANGES TO LOCATIONAL CRITERIA
(1) RTC PROJECTS BE INCLUDED (2) CHANGED WORD CLASSIFICATION OF "RESTRICTED" TO "PERMISSABLE" AREA.

VOTE - Unan.

#8 Mangum / Wheeler
Patterson/Mangum Excuse Vinroot - Unan.
Don Carroll -
Patterson
Carroll
White
McCrory
Walton
White
McCrory
White
Myrick
Clodfelter
Patterson
Walton
Clodfelter
White
Myrick
McCrory

Subst. Clodfelter / McCrory Move A
Add Innovative
Housing Review

Wheeler
White
Scarborough
White
Carroll
Wheeler
Matthews
Clodfelter
Matthews
White
Matthews
Walton
Matthews
Walton
Matthews
Walton
Matthews
Martin
Hammond
Patterson
Myrick

VOTE - SUBST. - NO - Mangum, + Matthews

Carroll

Margan

#9 - Patterson / Hammond
Approve + Unan.

RECESS 9:30
Reconvene 9:35

#10 VINROOT / McCrory Approve
Ben Mahleiner
Lloyd Scher
John Jennings
Myrick
VOTE - Unan

End of Tape 2

#11 - Cherry
Jim Lewell of YCHB
Myrick
Barbara Rainey
Anna Hood
Lucy Ellis
Ed Gormley
Myrick

Clodfelter
Leavell -
Want joint cooperation
of neighborhood + City
Clodfelter
Phyllis Lynch.
Myrick
Patterson
Leavell
Patterson
Leavell
Matthews
Leavell
Matthews
Leavell
Matthews
Leavell - Yes
Matthews
Leavell
Matthews
Lynch
Matthews
Lynch
Martin
Leavell

Martin
Lynch
Martin
White
Martin
Walton
Martin
Leavell
Clodfelter
Leavell
Clodfelter
Matthews
Mangum
Scarborough
Leavell
Patterson
meeting 4/29

Housing + CD Committee
meeting with CCO

6/10

Lynch
Patterson
Lynch
Patterson
Lynch

Patterson
Vinroot
Vinroot / McCrory - Foreclose
Hammond
Subst. Scarborough / Hammond -
① Deal with NCNB agreement seek it further
② Seek legal recourse to get letter separately if that is Council's desire.

Clodfelter
Scarborough
Myrick
Patterson
McCrory
Patterson
McCrory
Matthews - CHERRY OWES ?
Walton $1.2 MILLION (APPROX)
Matthews Value of Property (APPROX)
Walton $2.6 MILLION TAX VALUE
Matthews End of tape 3
Lewell - Open - strongly feel City should share some of the loan.

Matthews
Hammond
Scarborough withdrew
Subst. Matthews / Patterson
Accept NCNB offer for
discussion of taking City
out of agreement with
Cherry. - Delays action until
60 days -
Leavell - Agreable
Campbell
A - Buy us out or
B - We Foreclose
Vincent
Clodfelter -
Campbell
Wheeler
Matthews
Wheeler
Leavell - VERY IMPORTANT FOR PARTNERSHIP
TO BE CITY, COMMUNITY & NCNB
White
Clodfelter
Myrick
Clodfelter
Mangum

Patterson
Laura Kratt
Matthews
Kratt
Patterson
Vinroot
Clodfelter
Patterson
Martin
Myrick
Patterson
Myrick
McCrory - HOW LONG WILL WE CONSIDER?
Patterson -
Leavell - 60 days.
McCrory
Mangum - WILL CCO SIT ON NCNB THE LETTER
Lynch - HAVE ALREADY.
Vinroot.

~~VOTE SUBSTITUTE~~

Matthews DELAY DECISION FOR 60 DAYS SO NCNB, CITY STAFF, + CCO CAN ENTER INTO DISCUSSION THAT WOULD BRING ABOUT NCNB'S PAYING OFF THE MORTGAGE TO CITY; AND CITY WOULD BE WILLING TO PARTICIPATE IN THE COMMUNITY WITH THE ITEMS ON PAGE 2 OF NCNB'S LETTER. THEN IF THIS LEADS TO AN ACCEPTABLE AGREEMENT, THERE WILL THEN BE A FIRM ITEM TO VOTE ON.
McCrory
Matthews
Mangum
Matthews

Patterson
Matthews
McCrory
Mangum
Matthews

VOTE SUBST. MOTION - Vinroot, McCrory, Campbell, Wheeler, Mangum - NO
Others Yes - Carries 6-5

#12 Mangum/Patterson - Approve
Zenan.

#13 Vinroot/Mangum
Go into executive session for Housing Authority
Scarborough, Hammond - No 9-2

#12 Deerseville
James Alexander

#13-1 CMUD ADVISORY
1ST. BALLOT - TIE - EDLIN & HOLLAND
2ND BALLOT - ELECTED - MATTHEW HOLLAND

#13-2 COMMUNITY RESOURCES BOARD
CAROL HUGHES

Mangum
Scarborough
Mangum

Recess for Exec. Session
11:49

Reconvene 11:55

#13-3
Vinroot / Patterson - Elect Velva Woollen
assuming she will resign
from Housing Partnerships - Zoran
Scarborough

Martin
Hammond
Martin
Hammond

Martin / Hammond Adjourn
12:00 a.m.

CHARLOTTE

Meetings in October '91

OCTOBER 1 - 4

1, Tuesday

4 00 p m — PLANNING COMMISSION/Planning Committee CMGC, 8th Floor Conference Room

4 30 p m — PLANNING COMMISSION/Zoning Committee - CMGC, Room 270

6 00 p m — STORM WATER TASK FORCE - CMGC, Conference Center

2, Wednesday

6 00 p m — YOUTH INVOLVEMENT COUNCIL - CMGC, Conference Center

3, Thursday

8 00 a m — CITY COUNCIL/Tour of Fairmarket Square Housing Development CMGC, Lobby

10 00 a m — PARADE PERMIT COMMITTEE - CMGC, DOT, 6th Floor Conference Room

THE WEEK OF OCTOBER 7 - 11

7, Monday

12 00 noon — CITY COUNCIL TRANSPORTATION COMMITTEE CMGC, Rooms 270-271

12 00 noon — PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room

4 00 p m — SPECIAL USE PERMIT HEARING (City Council and Planning Commission) - CMGC, Conference Center

5 00 p m — CITY COUNCIL WORKSHOP - CMGC, Conference Center

8, Tuesday

8 00 a m — AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A

4 00 p m — PLANNING COMMISSION/Planning Committee CMGC, 8th Floor Conference Room

9, Wednesday

7 30 a m — CLEAN CITY COMMITTEE - CMGC, Room 270

8 30 a m — CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room

9 00 a m — CIVIL SERVICE BOARD/Hearing - CMGC, Meeting Chamber Conference Room

4 00 p m — HISTORIC DISTRICT COMMISSION - CMGC, 8th Floor Conference Room

4·30 p m — CITIZENS CABLE OVERSIGHT COMMITTEE - CMGC, 7th Floor Conference Room

THE WEEK OF OCTOBER 14 - 18

14, Monday

3 00 p m — CITY COUNCIL COMMUNITY DEVELOPMENT AND HOUSING COMMITTEE - CMGC, Rooms 270-271

5 00 p m — COUNCIL/MANAGER DINNER - CMGC, Conference Center

6 30 p m — CITIZENS HEARING - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — CITY COUNCIL MEETING - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — HISTORIC LANDMARKS COMMISSION - Commission Office, 1221 S Caldwell Street

15, Tuesday

12 00 Noon — HOUSING AUTHORITY/Work Session - Administrative Office, 1301 S Boulevard

2 00 p m — HOUSING AUTHORITY - Administrative Office, 1301 S Boulevard

4 00 p m — PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room

6·00 p m — CHARLOTTE ADVISORY PARKS COMMITTEE - CMGC, Rooms 270 & 271

6 00 p m — STORM WATER TASK FORCE - CMGC, Conference Center

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF OCTOBER 14 - 18 (Continued)

17, Thursday

2 00 p m — **CMUD ADVISORY COMMITTEE** - Utility Dept , 5100 Brookshire Blvd

3 30 p m — **CLEAN CITY COMMITTEE/Business Beautification Awards Committee** - CMGC, Room 270

4 00 p m — **CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room

7 00 p m — **CHARLOTTE TREE ADVISORY COMMISSION** - CMGC, Room 270

18, Friday

7 30 a m — **PLANNING COMMISSION/Planning Liaison Committee** - CMGC, 8th Floor Conference Room

THE WEEK OF OCTOBER 21 - 25

21, Monday

12 00 noon — **McALPINE TREATMENT PLANT CEREMONY & OPEN HOUSE** - 12701 Lancaster Highway (Hwy 521 South)

5 00 p m — **COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room

6 00 p m — **CITY COUNCIL MEETING/Zoning Hearings** - CMGC, Meeting Chamber

22, Tuesday

3 30 p m — **PLANNING COMMISSION/Executive Committee** CMGC, 8th Floor Conference Room

4 00 p m — **PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room

4 30 p m — **COMMUNITY RELATIONS COMMITTEE** - CMGC, Conference Center

23, Wednesday

7 45 a m — **PRIVATE INDUSTRY COUNCIL** - CMGC, Rooms 270 271

24, Thursday

4 30 p m — **TRANSIT ADVISORY COMMITTEE** - CMGC, Room 270

OCTOBER 28 - 31

28, Monday

4 30 p m — **PLANNING COMMISSION/Zoning Committee** - CMGC, 8th Floor Conference Room

5 00 p m — **COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room

6 30 p m — **CITIZENS HEARING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — **CITY COUNCIL MEETING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

29, Tuesday

9 00 a m — **AUDITORIUM-COLISEUM-CONVENTION CENTER COMMITTEE** First Union Center, S Tryon St , Room 2940

1 00 p m — **CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 N Tryon St

4 00 p m — **PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room

6 00 p m — **STORM WATER TASK FORCE** - CMGC, Conference Center

30, Wednesday

6:00 p m — **YOUTH INVOLVEMENT COUNCIL** - CMGC, Conference Center

8 00 p m — **MAYOR & CITY COUNCIL CANDIDATE FORUM** - CMGC, Meeting Chamber (Televised Live On Channel 32)

31, Thursday

5 00 p m — **CHARLOTTE-MECKLENBURG ART COMMISSION** - CMGC, 8th Floor Conference Room

These organizations will not meet in OCTOBER:
Advisory Energy Commission
Firemen's Retirement Board
Insurance & Risk Mgmt Advisory Board

Monday, October 28, 1991 City Council Agenda
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CHARLOTTE

Mayor Sue Myrick — *Mayor Pro Tem Cyndee Patterson*

Stanley M Campbell — *Hoyle H Martin*
Daniel G Clodfelter — *Roy Matthews*
Ann Hammond — *Ella Butler Scarborough*
Pat McCrory — *Richard Vinroot*
Tom Mangum — *Lynn M Wheeler*

Council Agenda

Monday, October 28, 1991

5:00 p.m.	-	Council-Manager dinner • Light rail vs. heavy rail
6:30 p.m.	-	Citizens Hearing
7:00 p.m.	-	Council Meeting

ITEM NO.

1. Invocation by Rev. C. V. Owens of First Mt. Zion Baptist Church.

2. Consider approval of Minutes of the October 7 SUP Hearing and the October 7 Council Workshop.

VOTE ON CONSENT ITEMS

3. Agenda items 14 through 34 may be considered in one motion except for those items removed from the consent agenda as a result of a Council member making such a request of the City Clerk prior to the meeting.

Staff Resource: Pam Syfert

POLICY

4. Recommend ~~adoption of an ordinance amending Chapter 22~~ APPROVAL OF OPERATIONS COMMITTEE RECOMMENDATIONS FOR of the City Code entitled Vehicles for Hire.

Information on this item will be sent in the Friday, October 25, 1991 Council-Manager memo.

NOT IN MEMO

Staff Resource: Don Steger

Campbell/Wheeler
Approve Option 2

Green
Police

Chadfield/Wurzat/Scarborough & McCrary; Patterson/Chadfield/Lunn approve "Basin-Wide" assessment (Lunn)

5. Consider the 3715/3720 Blandwood Drive storm drainage options as outlined below.

Blandwood Storm Drainage

At the October 14 meeting, Council discussed the three options listed in the attached agenda item and made a motion for a new option (listed below as Option 4) before deferring action until October 28.

- Action was deferred to allow an opportunity for the neighborhood to be advised of the decision Council was considering.

- The neighborhood meeting is scheduled for October 24 at 7:30; an update will be sent to Council in the October 25 memo.

New Option

Council is asked to consider the new option listed below, or the other options listed in the attached agenda item.

Option 4 - This option includes the following:

a. Current Storm Drainage Repair Policy regarding cost sharing (100% City in right-of-way and 80%-20% on private property for total property owner cost of $26,600).

b. Use of Section 6.101 of the City Charter to require unwilling participants to (1) grant right-of-entry, and (2) be assessed their share of costs. The City Attorney's Office states that section 6.101 can only be used to assess properties where the actual physical improvements are constructed. Properties where only temporary construction easements are needed cannot be assessed.

c. Allow willing property owners the alternatives of:

- paying full assessment upon completion of construction (current policy),

- paying for the work in ten annual payments at 5½% interest (current policy),

(Eng)

- or agreeing to a deferred payment option (new).

With the deferred payment option, the property owner grants the City a deed of trust on the property in the amount of the assessment. No payment is required until the property is sold; payment would come from the proceeds of the sale. Low income assistance is available, limiting qualifying property owner cost to $1,000.00 with the same payment options listed above. Unwilling property owners assessed costs through Section 6.101 will be given the above payment alternatives, at the 5½% rate consistent with our current policy.

The deferred payment option will have financial consequences if routinely used in that funds from property owner repayment of construction costs are utilized to fund other projects. The amount in the Blandwood case ($26,600.00) is not of major consequence.

If Council chooses to assess each of the properties directly affected equally as discussed at the October 14 meeting, approximately 10 of the 16 properties can be assessed for approximately $2,660.00 per property. Specific properties directly affected cannot be precisely determined until field surveys and design plans are completed. A final assessment roll will be presented to Council for approval upon completion of the project.

Funding: Storm Drainage Repair Capital Account.

Clearances: Engineering Department.

Staff Resource: Julie Burch

Attachment No. 1

6. Recommend (A) the use of $1,300,000 from the Development and Revitalization Fund (DARF) to create an equity fund which will be used in concert with $6,500,000 from participating banks and (B) authorize the City Manager to enter into participation agreements with the participating banks.

Vinroot | Patterson
Norman

Funds from this public-private venture will be used to provide loans to targeted areas of the City of Charlotte to meet needs of the City Within A City program.

West Side Ec. Dev. Task Force

In August of 1990, the Mayor authorized the establishment of the West Side Economic Development Task Force.

- Mr. Tommy Norman, of Norcom Development, accepted the position of chairman of the task force.

- The initial efforts of the task force focused on short term projects to help promote small businesses on the West side of Charlotte. A list of the task force members is attached as Exhibit A.

- In November 1990, the task force met with a group of local bankers to discuss their interest in assisting in this endeavor.

- The bankers and the task force agreed the most pressing need of small businesses in this area was lack of capital/equity.

- The City Within a City - City/Bank Loan Participation Program was established to meet this need.

C D.

City Within A City

During the early part of 1991, the City Within a City program initiative started emphasizing activities for all targeted areas of Charlotte. With the City Within a City directive, the task force, bankers and staff agreed that the City/Bank Loan Program should not be limited to the West side but also expanded to include all areas of the City Within a City boundary. A map of the City Within A City boundaries is attached as Exhibit B.

Public Purpose

The purpose of the proposed City/Bank Loan Participation Program is to create a public/private venture which should increase lending opportunities for targeted areas of the City of Charlotte to provide expanded economic development opportunities, particularly the creation of jobs.

- This program will allow the banks in partnership with the City to make marginal loans that would not have been made without the use of the public/private venture funds being provided by the City.

- Loans are to be made to individuals earning 80% or less of the median income for Charlotte or to companies or persons that will employ individuals within the City Within a City boundary earning 80% or less of the median income for Charlotte.

- The minimum loan amount will be $15,000, and one job is to be created for each $10,000 in City DARF funds loaned.

- If the $1.3 million of City funds is committed, a minimum of 130 jobs will be created. At minimum wage of $4.25 per hour, these 130 jobs will create an annual payroll of $1,149,200.

A project description is attached along with an addendum (Exhibit C) for details regarding each participating bank's commitment, use of repaid funds, delinquencies, technical assistance to be provided, job verification and business reviews.

Funding: Development and Revitalization Fund.

Clearances: The West Side Economic Development Task Force. Chairman Tommy Norman has approved the concept of the "City Within a City" City/Bank Loan Participation Program.

Staff Resource: Del Borgsdorf

Attachment No. 2

7. Recommend approval of the City's Comprehensive Housing Affordability Strategy (CHAS) for submission to the U. S. Department of Housing and Urban Development (HUD) by October 31, 1991 as recommended by the Community Development and Housing Committee.

Comprehensive Housing Affordability Strategy (CHAS)

CHAS

Vernoot/Scarborough
Man

- The CHAS is a new planning document required by the National Affordable Housing Act (NAHA) of 1990.

- The National Affordable Housing Act is the first substantial renewal of Federal housing policies in a decade. It reauthorizes funding for several existing housing programs and authorizes the creation and funding of important new housing programs, i.e. HOME and HOPE.

- The CHAS replaces the Housing Assistance Plan (HAP) under CDBG programs and the Comprehensive Homeless Assistance Plan (CHAP) and incorporates the City's Housing Policy Plan.

- Every city and state eligible for funding under NAHA housing programs and under the CDBG program submit a CHAS to HUD once every five years.

- The deadline for submitting the CHAS to HUD is October 31, 1991.

- More detailed information on the CHAS is attached. The attachment makes reference to a number of exhibits which are also attached as Exhibits A-E.

C.D.

Proposed Strategy for HOME Funds

The priority ranking established for utilizing HOME funds by the City is as follows:

1. Acquisition
2. Rehabilitation
3. New Construction
4. Tenant-based Rental Assistance

Priorities

Charlotte's first and second priorities for assistance over the next five years is the preservation of existing dwelling units through an aggressive City acquisition/disposition policy (ADP) and rehabilitation, both moderate and substantial.

- This policy choice is based partly on market conditions and partly on the assumption that acquisition and rehabilitation of eligible properties is often more cost effective than new construction.

- It is also predicated on the belief that a transfer of ownership of eligible properties to non-profit agencies will result in a longer-term solution to the affordability problem than alternative policy choices aimed exclusively at strengthening demand, i.e. expanding local rent subsidies.

- The City believes that acquiring and rehabilitating the existing housing stock represents the best opportunity to increase the quality and quantity of affordable housing for residents, both renters and homeowners.

The third priority will be new construction in permissible areas as defined in the locational policy criteria and neighborhoods where there is few or no assisted housing units.

The fourth priority is rental assistance for low-income renters. An adequate data base showing the real need for Federally-assisted housing in the community will be developed. (The executive summary of the CHAS is attached as Exhibit F which gives an in-depth analysis on the priority use of funds.)

Resources Anticipated resources for the 1992 fiscal year will be:

- the City's Entitlement CDBG Program ($3,800,000);
- Emergency Shelter Grant ($86,000);
- HOME ($2,000,000); a $17,500,000 mortgage pool established by a consortium of six banks in 1990 available for single-family home mortgages;
- the Innovative Housing Fund ($4,500,000).

With these anticipated resources for 1992, it is expected that 370 units of decent, affordable housing will be provided to low-income families. Numerous other families and individuals will receive assistance through remedial education for youth, job creation from loans to businesses from two revolving loan funds, code enforcement and housing services counseling.

Attached as Exhibit G is the CHAS.

Clearances: Community Development and Housing Committee.

Staff Resource: Del Borgsdorf

Attachment No. 3

8. Recommend referral of the Charlotte Housing Authority's request for funding the renovation of the Addison Apartments to the Innovative Housing Committee.

Addison Apartments On October 22, 1991, the Charlotte Housing Authority's Board of Commissioners requested that City Council consider funding a proposal for the renovation of the Addison Apartments.

- Attached as Exhibit A is the letter of request from the Housing Authority which includes background information on the Addison Apartments, their two alternative proposals and the funding sources.
- The loan package for the Addison Apartments renovation is not attached to the agenda but will be sent separately.

Mangum/Wheeler approve
Patterson/Mangum Excuse Vernon
Unan.
Subst - approve A
Clodfelter/McCrory
Carried 9-2
Mangum + Matthews No
CD

In adherence to City Council's policy, it is requested that City Council refer the Housing Authority's request for funding to the Innovative Housing Committee so that an in-depth financial analysis and review of the proposal is completed and a recommendation is made to City Council at a future meeting.

Funding: Innovative Housing Fund.

Clearances: Housing Authority's Board of Commissioners.

Staff Resource: Del Borgsdorf

Attachment No. 4

9. Recommend approval of a mid-year budget policy.

Patterson/Hammond approve Urban.

Mid-Year Budget Policy: At the October 7, 1991 Council workshop, a presentation was made on a proposed mid-year budget policy.

- The proposed policy would hold most budget amendments until February of each year so that the relative merits of each request could be weighed against the other requests.
- By February, Council would have information of property tax collections, general revenues and the condition of the various fund balances.

Recommendation: Staff recommends approval of the following mid-year budget policy:

Budget

- Budget amendments will be held for review as a group in February of each year for all competing Funds. Competing Funds are those which rely on the same revenue base, particularly property taxes and sales taxes. Those Funds are: General, Community Development, Employment and Training, Insurance and Risk Management, Transit, Municipal Services Districts, and Pay-As-You-Go.

- The mid-year budget policy will apply to all requested amendments to the operating budgets of competing Funds, including requests for new positions and new programs, as well as to Capital Improvement Projects which request a change in the scope of the project, a supplemental appropriation or reprogramming of project savings.

- Amendments requested too late to be included in the February package of amendments or subsequent to the February Council action will be considered for inclusion in the next Manager's Recommended Budget.

- Amendments requiring immediate implementation will continue to be brought to Council on an as needed bases.

Staff Resource: Vi Alexander

Res. #20
B-28
P-325

10. Recommend adoption of a resolution requesting that the City of Charlotte's representatives to the U.S. Congress actively support the passage of pending legislation which would regulate the cable TV industry and give local governments some control over the industry's business practices.

Vinroot / McCrory

Rate Increase: As a result of citizen complaints stemming from the recent rate increase by ATC Cablevision of Charlotte, the City Manager's Office indicated a resolution would be drafted for Council's approval. The proposed resolution, prepared by the City's Cable Television Division and the Citizens Cable Oversight Committee, is attached.

Cable Committee: To express the depth of their concerns with the rate increase, the Cable Committee passed a separate resolution at their October meeting. A copy of this resolution is also attached. The committee felt that City Council should be aware of their concerns in this area and, therefore, chose to provide this resolution to Council to reinforce their viewpoint about the rate increase.

Clearances: CIS - Cable Television Division and Citizens Cable Oversight Committee.

Staff Resource: Julie Burch

Attachment No. 5

RCA 2

Vinroot/McCrory Second Matthews/Patterson Subst. to discuss with NCNB, CCO & City STAFF. Allow 10 days No VINROOT, MCCRORY, CAMPBELL, WHEELER & MANGUM Carried 6-5.

BUSINESS

11. Decision on the Cherry Community Organization.

This item was deferred at the October 14, 1991 Council meeting. Reports will be made to City Council at the Council meeting.

Manager's Office

12. Recommend: A. authorize the City Manager to negotiate and execute a multi-party agreement which identifies the roles and responsibilities of various organizations involved with the Seversville School Site project and the development of the Seversville Community;

B. Approve the sale of the Seversville School site to Trammell Crow Residential at an appraised value of $195,000 for developing low income housing which will ultimately be owned by the Charlotte-Mecklenburg Housing Partnership, Inc., subject to finalization of the multi-party agreement described in (A) above in form suitable to the City Manager; and

Martin/Vinroot approve Urban

C. Authorize the City Manager to enter into a loan agreement in an amount up to $195,000 with the Charlotte-Mecklenburg Housing Partnership, Inc. to be utilized in connection with the purchase of the Seversville School site, subject to finalization of the multi-party agreement described in (A) above in form suitable to the City Manager.

C.D.

Seversville School

Sequence of Events

- At the June 25, 1990 City Council meeting, John E. Offendahl, President of the Seversville Partners, Inc., requested assistance in securing control of the vacant Seversville Elementary School for redeveloping the property into affordable housing.

- City Council requested that the City pursue control of the site.

- City and School Board staff developed a memorandum of understanding which provided for the transfer of the school and 2.23 acres of land (the "Property") to the City in trade for comparable valued City-owned property within 24 months after closing.

- On October 8, 1990, City Council approved a memorandum of understanding between the City and the Board of Education authorizing the sale and transfer of the Seversville Elementary School at 1701 Sumter Street to the City to develop affordable housing and to work with Seversville Partners and the Trinity Group to develop a contract to be brought back to Council. The school has been transferred to the City. The school was appraised at $195,000 by an independent appraiser.

Joint Venture Proposal

Proposal

- The developer, Neil Leach, doing business as the Trinity Group, initially proposed to rehabilitate the existing school up to 24 housing units for the elderly and build single family housing around the school.

- The developer determined that it would be more cost effective to demolish the school and now proposes, in a joint venture with Trammell Crow Residential, to acquire the Property from the City, demolish the existing building, remove any environmental hazards and construct 47 apartment units, a maintenance room, laundry and a Community Center under a turnkey contract to be sold to the Charlotte-Mecklenburg Housing Partnership, Inc. upon completion.

- The developer will coordinate the design, arrange financing and build the project, which will be sold to the Charlotte-Mecklenburg Housing Partnership, Inc. ("Partnership") upon completion in mid-1992 for $2,503,625. The Partnership will be the non-profit owner and will arrange for permanent financing.

- The Partnership will:

  - own the development and will assure that the project will continue to be affordable for low-income residents. In addition, the proposed project currently contains substantial financing in the form of North Carolina Housing Finance Agency low income housing credits and a N. C. Housing Trust Fund Subsidy which requires that the project be utilized for low income housing for a minimum of 15 years.

  - contract with an agency to manage the property.

  - also commit staff from its Pathway Program to provide family support services.

- The development will have a community center with space for neighborhood uses.

- The project overview is attached as an addendum which identifies proposed financing and compliance with City HAP and exhibits.

60-Day Option

On September 23, 1991, City Council approved giving a 60-day option agreement to Trammell Crow Residential/Charlotte-Mecklenburg Housing Partnership for $195,000 to purchase and develop the Property into affordable housing.

- The option was needed to allow the developer to apply for N. C. Housing Trust Fund loans, which are necessary for the project financing.

- For tax reasons the Partnership intends to assign its interest in the option to Trammell Crow Residential, subject to Trammell Crow Residential's granting the Partnership a right of first refusal and/or an option to purchase the Property.

$195,000

Subject to approval of the project by City Council and the Partnership, and the execution of a multi-party agreement designed to identify roles and responsibilities of various organizations involved with this project and the overall development of the Seversville community, the City Manager will enter into a long-term loan agreement with the Partnership whereby the City will lend $195,000 to the Partnership to be used in connection with the purchase of the Property. The Partnership will then loan $195,000 to Trammell Crow Residential for the purchase of the property with such loan being secured by the property. The Partnership's loan to Trammell Crow Residential will be subject to Trammell Crow Residential's granting the Partnership a right of first refusal and/or an option to purchase the Property in order to maintain the Property under the control of the Partnership.

Community Input

The proposed development has been discussed with the Seversville community as part of a comprehensive housing redevelopment plan which is attached as Exhibit A. The plan has not been officially approved to date, but Councilmember Hoyle H. Martin is discussing the plan with the Seversville community. Upon approval of the proposed project by the City Council and the Partnership, the multi-party agreement will be prepared by the Partnership.

If the sale of the Property and the loan are approved, staff will proceed with advertising the property for the sale using the upset bid process as required by state law.

If Council approves the sale of the school to Trammell Crow Residential, we would have to amend the Memorandum of Understanding between the City and the Board of Education to authorize demolition of the building rather than the rehabilitation of the building. Our respective staffs and our Legal Department have had preliminary conversations on this matter and believe that the Board of Education will agree to such an amendment.

Funding: Innovative Housing Capital Account.

Clearances: Community Development Department and the Innovative Housing Committee. The Mandatory Referral review for the Seversville School was considered by the Planning Commission's Planning Committee on October 2, 1990 (see Exhibit B). Planning staff indicates that no additional mandatory referral review is necessary because the Planning Committee considered both the acquisition and sale of the school site on October 2, 1990. As of October 21, 1991 neither the Seversville Community nor the Charlotte-Mecklenburg Housing Partnership Board has approved this proposed development.

Staff Resource: Del Borgsdorf

Attachment No. 6

BOARDS AND COMMISSIONS

13. A. APPOINTMENTS

The City Council may want to go into executive session for the purpose of casting ballots. The City Clerk will announce the results of the balloting.

1. CMUD Advisory Committee - One position beginning immediately. Mr. James Ewers has declined to serve. Mr. Ewers was from the Neighborhood Leader category, and may be replaced by a member of a neighborhood organization, a water/sewer contractor, or a financial expert. This term will be for three years. Nominations are as follows:

(a) Mansour Edlin, nominated by Councilmember Clodfelter in the Neighborhood Organization Leader category
(b) R. Scott Henry, nominated by Councilmember Mangum in the Neighborhood Organization Leader category
(c) Matthew Holland, nominated by Councilmember Scarborough in the Financial Expert category

Attachment No. 7

2. Community Resources Board - One position beginning December 31, 1991. Council reappointed Marsha Gaspari on September 23rd, and we have now been told she resigned several months ago. Terms are for three years.

   (a) Genevieve Hedrick, nominated by Councilmember Clodfelter
   (b) Carol Hughes, nominated by Councilmember Patterson

   Attachment No. 8

3. Housing Authority - Two appointments, one of which must be a resident) beginning December 17, 1991. Lutitia Hall (Resident) is eligible for reappointment, but has resigned because of illness. Terms are for three years. Nominations are as follows:

   (a) Fay Jones, nominated by Councilmember Patterson in the RESIDENT Category
   (b) Velva Woollen, nominated by Councilmember Patterson
   (c) Rodney Harm, Sr., nominated by Councilmember McCrory
   (d) Dean Noble, nominated by Councilmember Vinroot
   (e) Frank Martin, nominated by Councilmember Vinroot

   Attachment No. 9

CONSENT

B-28 p 281 Rec #1 Ord. #1 #3241-X B-275

BUDGET ORDINANCE

14. Recommend adoption of (1) a resolution authorizing $500,000 to be advanced from the Municipal Debt Service Fund to the General Capital Project Fund - Law Enforcement Center, to be reimbursed from a future financing and (2) an ordinance to appropriate the $500,000 advance from the Municipal Debt Service Fund.

Law Enforcement Center

On June 24,1991 City Council adopted the FY92 Budget Ordinance that included $2 million for the Law Enforcement Center project. Additionally, Council adopted the FY92-96 Capital Improvement Program that included an additional $10 million in FY93 for this project.

Mayor/Vinroot approve all of Consent except 21 & 22 Finance

Funds for preliminary expenses (appraisals, staff time, architect programming, construction manager, etc.) will be required over the next six to nine months.

In order for the City to reimburse itself from a future tax exempt financing, U. S. Treasury Department proposed regulations require the adoption of a resolution that expresses official intent to reimburse.

Funding: Municipal Debt Service Fund Fund Balance.

Clearances: Finance and Bond Counsel.

Bud. #2 H 3242-X B-40 P-276

15. Recommend adoption of a budget ordinance transferring $500,000 in costs of Community Development's Housing Code Enforcement Division from Community Development Block Grant Funding to Innovative Housing.

Housing Code Enforcement

During the FY91 budget deliberations, City Council transferred approximately half - $500,000 - of the cost of the Community Development Department's Housing Code Enforcement Division from local monies to the annual Community Development Block Grant. After the budget was adopted, the Department learned from HUD Regional Office that this transfer is an ineligible expense for two reasons:

- HUD will not accept the transfer of the costs of an historically City-funded activity, and
- HUD interprets code enforcement as an eligible activity only when it is performed in conjunction with other public efforts to improve a specific area (such as the Belmont Program).

The City must decide whether to identify in the FY92 budget a new funding source for the $500,000 of Housing Code Enforcement Division activities or to wait until after HUD issues its finding (during the late spring/early summer of 1992) and then reimburse the Community Development Block Grant.

CD

$500,000 Transfer

The staff recommendation is to transfer $500,000 of Innovative Housing money now to cover the $500,000 currently budgeted in the Community Development Block Grant for code enforcement.

The $500,000 in the Community Development Block Grant funding that will be "freed up" by this action will be moved to Community Development's Property Acquisition program. Because the Block Grant funded Property Acquisition program and our locally funded Innovative Housing program fund similar activities, this change will have a negligible impact on the City's Innovative Housing program.

Funding: Innovative Housing Capital Account.

Clearances: The Community Development Department and Budget and Evaluation Department.

Ord. #3 #3243-X B-40 P-277

16. Recommend adoption of a budget ordinance of $624,000 as the Charlotte-Mecklenburg Schools portion of construction costs of Highway 51 District Park.

Cost Sharing

On September 23, 1991 Council approved a joint use agreement for the sharing of costs for construction of athletic facilities at the Highway 51/Strawberry Lane school park site.

- The construction bid is recommended for award in the following Bid section.
- County share of all costs is $624,000.
- This ordinance establishes an appropriation of the funds from the School Board to reimburse the contract costs.

Funding: Charlotte-Mecklenburg Schools.

Clearances: Engineering, Parks and Recreation, Budget, Finance.

Park + Rec

17. Recommend adoption of an ordinance appropriating $2,075,891 from prior year encumbrance reserves and drug forfeiture funds for an Automated Fingerprint Identification System (AFIS).

AFIS

One of the primary recommendations of the 1988 American University study of the Charlotte-Mecklenburg Criminal Justice System was the installation of an Automated Fingerprint Identification System (AFIS). AFIS allows the linkage of numerous law enforcement agencies, speeds the intake process, and allows for the computerized search of automated fingerprint cards.

- In FY89, Council approved the purchase of AFIS. The company which received the bid has been unable to provide the system and subsequently filed bankruptcy. When the project was re-bid, the new bids came in higher and therefore require additional appropriations; however, technology has changed significantly in this area since 1989, and the new system will have a useable life far in excess of the cheaper, earlier system.

Council Action

Approval of an ordinance appropriating $2,075,891 for AFIS. This amount includes $1,101,851 which was originally authorized in FY89 for the project. Over $1.3 million of these funds are from Assets Forfeiture Funds which must be used exclusively for law enforcement activities; therefore, $1.3 million of the $2 million purchase price is from other than local funds.

Funding:

Prior year (FY89) encumbrance reserves of $1,101,851 for which the original sources were Assets Forfeiture Fund Receipts ($400,000), Lease Purchase Funds ($603,151), and General Fund Fund Balance ($98,700), and $974,040 from FY92 Asset Forfeiture Fund balances.

Clearances:

Police and Budget and Evaluation Departments.

BID LIST

18. Recommend adoption of the bid list as shown. The following contract awards are all low bid and within budget estimate unless otherwise noted. Each project or purchase was authorized in the annual budget.

A. Add-A-Lane Group II — Engineering

Recommendation: By the City Engineer, based on the recommendation of the consultant, Post, Buckley, Schuh & Jernigan, that the low bid of $112,802.13 as submitted by Asphalt Associates of Charlotte, Inc., be accepted for award on a unit price basis.

Project Description: This project provides for quick-fix solutions to traffic congestion problems at the following locations: Carmel Rd. at Asherton Dr., Carmel Rd. at Carmel Retirement Center, Carmel Rd. at Quail View Rd., Carmel Rd. at Sharon View Rd., Providence Rd. at Lakeside Dr., and Idlewild Rd. at St. John Newmann Catholic Church.

Purchasing

Estimated Cost:	$130,000.00
Low Bid:	112,802.13
Difference:	$ 17,197.87 (13%)

Source of Funding: General Capital Improvement Fund - (Cutrate Transportation Program - Powell Bill Funds).

B. Fire Station No. 6 Renovations (Laurel Avenue) — Engineering

Recommendation: Recommend that the submittal of the wrong M/WBE form by the General bidder be waived and that the low base bids plus alternates G-2, G-3, E-2, and P-1 totaling $503,067.70, as submitted, be accepted for award on a lump sum basis as recommended by the City Engineer, based on the recommendation of consultant, Yelverton Architects.

Purchasing

General Contract	Base Bid	Base Bid + Alt G2, G3
R & G Construction Charlotte, NC	$339,927.00	$348,252.00

Plumbing Contract	Base Bid	Base Bid + Alt P1
Rea Brothers Plumbing Pineville, NC	$ 31,473.20	$ 31,223.20

Electrical Contract	Bid Base	Base Bid + Alt E-2
Burns Electrical Charlotte, NC	$ 84,892.50	$ 85,642.50

Mechanical Contract	Base Bid
Action Mechanical Charlotte, NC	$ 37,950.00

Project Description: This project is part of a Fire Department program to renovate old fire stations to bring them up to current requirements. Stations 5 and 7 have already been renovated. Station 8 is the next station planned for renovation.

This project involves some exterior restoration of the structure, which has historic designation, site work, and complete interior renovations including new plumbing, mechanical, and electrical systems.

M/WBE Form Waiver:
The General bidder submitted the wrong M/WBE form with his bid. Upon investigation of his good faith efforts, he submitted the correct form with a commitment that exceeds the project goals. The Engineering Department and the M/WBE Program Director recommend that submittal of the wrong form be waived as an informality.

Description of Alternates:
G-2 and P-1: ($3,380 and -$250) Includes removal and replacement of the apparatus floor and installation of new floor drain system.

G-3 and E-2: ($4,945 and $750) Includes construction of an exterior storage building, electrical service to the building, and a retaining wall. Historical designation of the site requires that the storage building be architecturally compatible with the fire station.

The sum of the low base bids is $494,243.00 which is 1% under the fixed limit of construction of $500,000 representing a savings of $5,757 on the anticipated cost of the project. Through the use of the savings and $3,068 from the project contingency allowance we are able to accept the alternates recommended by the architect.

Source of Funding: General Capital Improvement Fund - (Fire Station Renovations - Pay-As-You-Go Tax Levy and Fire Two-Thirds Bonds).

C. Highway 51 District Park, Joint Use Ball Fields — Engineering

Recommendation: By the City Engineer, based on the recommendation of consultant Derek Church Williams Landscape Architecture that the low bid plus alternates G-2, G-3, and G-4 totaling $815,913.00, as submitted by T. K Browne Construction Company, be accepted for award on a lump sum basis.

Purchasing

Project Description: The City of Charlotte and the Charlotte-Mecklenburg Board of Education agreed to share the cost and use of four softball fields and a football/track complex.

We are expediting the park athletic fields as part of the joint agreement with the Board of Education so the complex will be available for use when the school opens in the fall of 1993.

Description of alternates:
G-2: ($3,245.00) Furnish and install moisture sensors in all four ball fields as described on irrigation plans.

G-3: ($5,790.00) Furnish and install alternate surface system for running track.

G-4: ($10,138.00) Install tree planting as indicated on plan sheets. All other planting, seeding, sprigging and stabilization in base bid.

Estimated Cost:	$943,000	
Low Bid:	796,740	
Difference:	$146,260	(16%)

Source of Funding: General Capital Improvement Fund - (N.C. 51 District Park Development - 1988 Park and Recreation Facility Bonds and Charlotte-Mecklenburg School Board contributions.)

D. Westinghouse Boulevard Extension Landscape — Engineering

Recommendation: By the City Engineer that the low bid of $59,227.00, as submitted by Davis Landscape, be accepted for award on a unit price basis.

Project Description: This work includes the installation of landscape materials on the Westinghouse Blvd. Extension project from Old Nations Ford Road to South Blvd., and along South Blvd. from the Longleaf Drive area to area of completed construction.

Estimated Cost:	$122,000.00
Low Bid:	59,227.00
Difference:	$ 62,773.00 (52%)

Source of Funding: General Capital Improvement Fund - (Westinghouse Boulevard Widening and Extension - 1988 Street Improvement Bonds).

E. Irvins Creek Outfall, Phase II — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Hall Contracting Corporation of Charlotte, North Carolina in the amount of $1,264,348.85 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project will provide sewer service to the Wilgrove-Mint Hill area and eliminate two pump stations.

Estimated Cost:	$1,698,000.00
Low Bid:	1,264,348.85
Difference:	$ 433,651.15 (26%)

Source of Funding: Water and Sewer Capital Improvement Fund - (Irvins Creek Outfall - Phase II).

F. Water Distribution Project
12-Inch Water Main to Serve
Northeast Elementary School
At 4800 Harris Houston Road

Charlotte-Mecklenburg
Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Castor Plumbing Company, Inc. of Davidson, North Carolina in the amount of $61,718.53 be accepted for award of contract on a unit price basis.

Purchasing

Project Description: Construction of this project would extend water service to the Harris Houston Road area specifically to provide water service to Northeast Elementary School.

Estimated Cost:	$70,000.00	
Low Bid:	61,718.53	
Difference:	$ 8,281.47	(12%)

Source of Funding: Water and Sewer Operating Fund - (Water Tapping Privilege Fees).

G. Copiers - Law Enforcement Center
2-Year Rental (2 machines, 1 ea.
for Records Bureau and Patrol Bureau)

Police

Recommendation: By Acting Purchasing Director and Chief of Police that the low bid, Eastman Kodak, Charlotte, N. C. in the amount of $97,451.76 be accepted for award of contract.

Purchasing

Project Description: Copy machines in this proposal will replace equipment under rental agreement that expired October 1, 1991. This proposal is for a two year contract providing City Council approves the funds needed for the second year.

Source of Funding: General Fund - (Police Records).

H. Automated Fingerprint Identification System (AFIS) — Police

Recommendation: The Chief of Police and the Acting Purchasing Director recommend that the proposal of Electronic Data Systems (EDS), Herndon, VA/Infocel, Raleigh, N.C., in the amount of $1,600,269 for the AFIS system, $262,500 for fingerprint card conversion, and options in the amount of $201,122 be accepted for award of contract totaling $2,063,891.

Project Description: The acquisition of the AFIS system will benefit the Police Department's efforts to reduce crime. AFIS will provide more consistent identification of arrestees and will help identify offenders by comparing latent fingerprint images from crime scenes with prints already on file, a process that is extremely lengthy if conducted manually. Use of an AFIS system will result in increased arrests, better prepared cases for prosecution, and an increased likelihood of conviction and active prison time for offenders.

Bid Summary:

Vendor	Base System	Fingerprint Card Conversion	Total
Electronic Data Systems (EDS)	1,600,269	262,500	1,862,769
Other proposals received but not recommended.			
Printrak	1,410,000	171,000	1,581,000
Morpho	1,551,148	232,500	1,783,648
Nippon Electric Company (NEC)	1,673,000	189,000	1,862,000

The Request for Proposal contained several options. Recommend approval for the purchase of the following options:

MCCJIS Interface	92,925
"Live" Scan device	51,927
Alternate Name Search	56,270
	201,122

The solution proposed by EDS was judged superior based upon 19 criteria used in the evaluation process. The EDS solution differs from the other three vendors in that human intervention is not needed prior to a ten print fingerprint search. Therefore, the EDS solution reduces the need for trained fingerprint examiners who are scarce and difficult to recruit. The EDS solution offers the possibility to handle increasing workload without having to add staff.

Source of Funding: Drug Forfeiture Funds, General Fund-Fund Balance and Lease Purchase Funds.

This purchase is an example of using funds from the seizure of money and assets from drug dealers to buy equipment that will lead to solving more crimes and lead to a reduction in crime.

I. Digital Image Capture and Retrieval System — Police

Recommendation: The Chief of Police and the Acting Purchasing Director recommend that the bid of Technology for Productivity (TFP), Greenville, S.C. in the amount of $182,566.00 for the system, $1,950.00 for lighting, and $14,960.00 for operating expenses be accepted for award of contract totaling $199,476.00.

Purchasing

Project Description: The Digital Image Capture and Retrieval System will expand the present mug shot system in the Intake Center. This expanson will allow investigators and patrol officers to electronically compose color photo line-ups to display to crime victims. Workstations in the Investigation Division area will allow for capturing images of suspects who are not arrested. Another workstation will allow for the production of employee identification cards at a cost lower than the current system.

Source of Funding: General Fund - (Police - Planning and Research Bureau - Drug Forfeiture Funds - appropriated FY91).

This purchase is also an example of using funds from the seizure of money and assets from drug dealers to buy equipment.

BUDGET ORDINANCE/AGREEMENT

Bid #5 #3245-A B 40 P 279

19. Recommend adoption of a budget ordinance for $500,000 and approval of an agreement with Ralph Whitehead and Associates for $316,400 for planning phase, survey, geotechnical and other engineering services for the Colony Road Extension Phase II roadway project.

Colony Road Project

- In November 1987, Charlotte voters approved $46 million in transportation bond projects. One of the projects included in the bond package was Colony Road Extension, Phase II.

- This project represents the second and last phase of the Colony Road Extension plan. Phase I extended Colony Road from south of Fairview Road to Carmel Road. Phase II extends Colony Road for approximately two miles from Carmel Road to Rea Road.

- Using the Council-approved selection process, Ralph Whitehead and Associates is recommended to provide engineering services for Phase II.

- The engineering agreement will provide for planning, traffic analysis, surveying and geotechnical testing services. A contract for design services will follow at the conclusion of the planning phase.

- The budget ordinance will provide funds for the planning phase agreement, City staff charges, and other costs associated with the project.

- After the plans are completed and the road alignment established, it is anticipated that we will wait to proceed on the project until maximum private participation has been achieved.

Engr'

Funding: 1987 Street Improvement Bonds designated for the Private Sector Leveraging Program.

Clearances: The contract has been reviewed and approved by the Engineering Department and CDOT and reviewed by the City Attorney.

Ord #6 #3246-X B 40 P 280

20. Recommend adoption of a budget ordinance for $500,000 and approval of an agreement for $263,660 for engineering services with Kimley-Horn Associates, Inc. of Charlotte to provide planning phase and surveying services for the Westinghouse Boulevard Widening - Phase V Project.

Westinghouse Blvd. Project

- On August 26, 1991, City Council amended the Capital Improvement Program to include the Westinghouse Boulevard Widening - Phase V Project.
- Using the Council-approved consultant selection procedure, Kimley-Horn Associates, Inc. is recommended to provide engineering services for the widening of approximately 1.3 miles of Westinghouse Boulevard from the end of the State's interchange project at Interstate 77 to N.C. Highway 49.
- The engineering agreement will provide for planning phase services, extensive surveying services, geotechnical and environmental investigations, and the public input process.
- An agreement for design services will follow at the conclusion of the planning phase.

Eng'

Funding: The fourth quarter CIP Status Report identified $700,000 in savings from the Carmel Road widening project which is funded from 1988 Street Improvement Bonds. The budget ordinance transfers $500,000 of these savings to the Westinghouse Boulevard Widening - Phase V Capital Account.

Clearances: The contract has been reviewed and approved by the Engineering Department and CDOT and reviewed by the City Attorney.

AGREEMENT

21. Recommend approval of an agreement for $260,316 for engineering services with Post, Buckley, Schuh & Jernigan, Inc. of Charlotte to provide planning phase, survey, geotechnical, and other engineering services for the Milton Road Widening Project.

Milton Road Project

- On November 8, 1988, Charlotte voters approved $100.8 million in transportation bonds for the engineering and construction of high priority roadway projects.

- Approximately $4.6 million of the bonds will be used to fund the engineering and construction of the Milton Road widening project.

- Using the Council-approved consultant selection process, Post, Buckley, Schuh & Jernigan, Inc. is recommended to provide engineering services for the widening of approximately 1.3 miles of Milton Road between The Plaza and North Sharon Amity Road.

- The engineering agreement will provide for planning phase services, surveying services, geotechnical and environmental investigations, and a public input process.

- An agreement for design services will follow at the conclusion of the planning phase.

Charlotte Manager's Man

Funding: FY92-96 CIP includes a $420,000 appropriation from 1988 Street Improvement Bonds in FY92 for Milton Road widening. The total project cost is estimated at $4.6 million.

Clearances: The contract has been reviewed and approved by the Engineering Department and CDOT and reviewed by the City Attorney.

22. Recommend approval of an agreement for engineering services with Thompson, Gordon & Shook Engineers of Raleigh, North Carolina for $679,000 for design services for the Carmel Road Widening Project.

Wheeler/Martin approve Linan

Carmel Road Widening Project

- On June 25, 1990, City Council approved an agreement of $292,500 with Thompson, Gordon & Shook Engineers for planning, public involvement, survey and geotechnical investigation for the widening of approximately two miles of Carmel Road from Quail Hollow Road to NC Highway 51.
- The planning phase of the project is nearing completion and approval is requested for the agreement for the design phase of the project.

Funding: Carmel Road Widening Project Capital Account.

Clearances: The agreement has been reviewed and approved by the Engineering Department and CDOT and reviewed by the Attorney's Office.

CONTRACT

RCA?

23. Recommend award of a contract to Science Museums of Charlotte for custodial services at Discovery Place for $183,000.

Discovery Place

An agreement has been in effect since March 1987 between the City of Charlotte and the Science Museums of Charlotte to provide custodial services to Discovery Place by Discovery Place staff.

The new agreement will become effective November 1, 1991 through October 31, 1992 with the opening of the Omnimax Theatre with option to renew annually for ten years to coincide with the lease.

Gen Services

Funding: General Services Department Operating Budget.

Clearances: This agreement has been reviewed and approved by Discovery Place management, Budget & Evaluation Department and the General Services Department.

CONTRACT AMENDMENT

24. Recommend approval of Amendment No. 5 with Bio Gro Systems, Inc. for services for a chemical stabilization of sludge project for a total cost not to exceed $1,105,760.

Sludge Uses: As part of the Residuals Management Program to develop more beneficial uses for wastewater sludge, a demonstration project using chemically stabilized sludge for daily landfill cover is necessary.

- The specific engineering services with Black & Veatch, Inc. for this demonstration project were approved at the October 14, 1991 meeting.
- Equipment rental, support services, and transportation are required to produce and move this stabilized sludge product.
- Four firms submitted proposals and Bio Gro Systems, Inc. is recommended based on their cost effectiveness, odor control system, and support services.

Funding: McDowell Creek Wastewater Treatment Capital Account.

Clearances: Utility Director.

CMCD

REPLACEMENT HOUSING AGREEMENT/LOAN

25. Recommend: (A) approval of a tri-party agreement between the City and the developer, New Vision Homes, collectively, to build and finance a new house and, individually, with Mr. and Mrs. Excel Smith to purchase the new replacement house; (B) approve a construction loan of $55,658 to the developer, New Vision Homes, to construct the new house; and (C) approve a permanent loan from the Replacement Housing Program for Mr. and Mrs. Excel Smith to purchase the house.

C.D.

Borrower	Property Address	Loan Amount	Term	Int. Rate	Type Asst.	Mthly. Pymt.
Excel Smith	6016 Johnette	$26,162	20	3%	Loan	$145.20
& wife,	Lane	$30,781	20	0%	DPL	-
Lucille		$56,943				

Information is attached which provides background on the need for replacement housing for Mr. and Mrs. Smith, developer selection process, and loan information.

Funding: CDBG - Replacement Housing.

Clearances: Evaluation Committee and Community Development Department.

Attachment No. 10

LOANS

The following loans exceed our loan limit of $60,000 under the Standard Rehabilitation Program as approved by Council, and it is recommended that Council exempt the three from the maximum loan limit.

26. A. Recommend approval of a loan agreement with Trulla Kemp for $63,343 to refinance and rehabilitate her house located at 1008 Fontana Avenue.

Detailed information is attached for each loan.

Clearances: Each loan package was reviewed by the Community Development Department and all criteria to qualify for financial assistance were met by the applicants in accordance with the requirements outlined in the Community Development Standard Rehabilitation Loan Program.

C D

Borrower	Property Address	Amount	Term	Int. Rate	Type of Assist.
Trulla Kemp	1008 Fontana Ave.	$63,343	30 Yrs.	3%	Loan

Funding: Community Development Block Grant Funds.

Attachment No. 11

B. Recommend approval of a loan agreement with Ramona B. Johnson for $65,219.49 to refinance and rehabilitate a house located at 1339 Skyview Road.

Borrower	Property Address	Amount	Term	Int. Rate	Type of Assist.
Ramona B. Johnson	1339 Skyview Rd.	$65,219.49	20 Yrs.	3%	Loan

Funding: Community Development Block Grant Funds.

Attachment No. 12

C.D.

C. Recommend approval of a loan agreement with Clarence Fish and wife, Melva, in the amount for $63,782 to refinance and rehabilitate her house located at 1028 East 35th Street.

Borrower	Property Address	Amount	Term	Int. Rate	Type of Assist.
Clarence Fish & wife, Melva	1028 E. 35th St.	$26,058	20 Yrs.	3%	Loan
		$37,724	20 Yrs.	0%	DPL

Funding: Community Development Block Grant Funds.

Attachment No. 13

C.D.

HOUSING CODE

27. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2143 Remount Road (Ashley Park).

Vinson/Scarborough Give man 30 days to comply with all requirements

Detailed information is attached.

Funding: Funds for this action are available and a lien will be placed against the property for the cost incurred.

Clearances: Community Development Department

Attachment No. 14

Vinson

C.D

Res. #2 B 28 P-290

STORM DRAINAGE

28. A. Recommend adoption of a resolution to repair the storm drainage system in the 8000 block of Nathanael Greene Lane and assess a portion of the cost to the involved property owner in accordance with the Storm Drainage Repair Policy.

Location of Drainage Problem: 8028 Nathanael Greene Lane.

Ranking: Moderate Priority

Improvements to be Made: Cleaning out debris and trash from the existing channel. The channel will be shaped, lined with a filter fabric and Class I rip rap. The channel bank above this point and any other disturbed areas in the design limits will then be seeded and mulched.

Estimated Cost of Repairs: $11,200.00

City's Cost: City pays for one-half of improvements on private property ($5,600.00).

Involved Property Owners' Cost: One-half of improvements on private property ($5,600.00).

Hearing Requirements: No public hearing is required since all involved property owners signed the petition.

Funding: Storm Drainage Repair Capital Account.

Eng.

Res. #3 B-28 P. 293

B. Recommend adoption of a resolution to repair the storm drainage system at 5113 McAlpine Farm Road and assess a portion of the cost to the involved property owner in accordance with the Storm Drainage Repair Policy.

Location of Drainage Problem: 5113 McAlpine Farm Road.

Ranking: High Priority

The limits of this project are within the boundaries of the Montibello full petition project, which has recently been constructed. This project was not included with the full petition construction because, at the time of design of Montibello, the property owners requested not to be included. They instead hired a private contractor on their own to fix their flooding problems. Because the contractor's work did not fully address all their drainage

Eng.

problems, the property owners asked belatedly to be included in the storm drainage repair of the neighborhood. Since the neighborhood work is now complete, the property owners have decided to proceed with this work as a separate limited petition.

Improvements To Be Made: Construction of three inlets and approximately 40 feet of 15" pipe.

Total Cost of Repairs: $13,200.00

City's Cost: Eighty percent of total cost ($10,790.00).

Involved Property Owners' Cost: Twenty percent of total cost ($2,410.00).

Hearing Requirements: No public hearing is required since all involved property owners signed the petition.

Funding: Storm Drainage Repair Capital Account.

RAILROAD CROSSING AGREEMENT

RCD #4 B-28 P 294

29. Recommend adoption of a resolution authorizing an Industrial Railroad Crossing Agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) outlining construction and maintenance responsibilities for a railroad crossing on Mint Street.

Agreement The relocation of Graham and Mint Streets for the proposed NFL stadium site requires the construction of a new crossing on Mint Street for a railroad spur line to serve Knight Publishing Company. This section of Mint Street is state maintained and an agreement between the City and NCDOT is required before the railroad crossing can be constructed.

- The NCDOT will be responsible for all costs associated with the construction of the spur line crossing including the installation of a rubberized grade crossing and all associated signal and safety equipment.

- The City will be responsible for only the maintenance of the crossing and crossing protection devices.

CDOT

Funding: The cost for maintenance of the crossing is estimated to be $2,000 per year and will be included in the Department of Transportation FY93 Operating Budget.

Clearances: The agreements have been reviewed by the City Engineering Department and the Charlotte Department of Transportation (CDOT). The agreements and resolutions have also been approved as to form by the City Attorney's office.

SURPLUS EQUIPMENT

Rec #5 B 28 p-295

30. Recommend (1) that three fire trucks be declared surplus and (2) adoption of a resolution authorizing the sale by advertisement for bids pursuant to G.S. 160A-266 & 268.

Three fire trucks have been replaced by new or upgraded equipment and are ready for disposal.

Purchasing

The method of advertisement for bids was chosen in the interest of fairness and the most economical in terms of actual cost and time savings.

Funding: None Required. Service costs are net of proceeds.

SET PUBLIC HEARING

31. Recommend setting a public hearing at 7:00 p.m. on November 25, 1991 to obtain the views of citizens regarding a second amendment to the FY92 Community Development Block Grant (CDBG) Final Statement.

C.D.

SPECIAL OFFICER PERMIT

32. Application for Special Officer Permits.

Consider approval of applications for Special Officer Permits to Cynthia Brown, David Carleton, Joanna Fulbright, Mark Swaney and Mark Wood for use on the premises of Charlotte/Douglas International Airport.

City Clerk

Res. #6 B 28 P. 297

CONDEMNATION AMENDMENT

33. Recommend adoption of an amended resolution authorizing further condemnation proceedings for the acquisition of certain real property owned by Melvin F. Graham & Terri P. Graham, Park/Johnston Road Widening-Phase I Project.

Amended Resolution: On December 11, 1989 and May 13, 1991, City Council adopted resolutions authorizing condemnation proceedings against the property owned by Melvin F. Graham & Terri P. Graham. On advice of the City's Legal Department, a new amended resolution is needed for the City to acquire any remaining interests the Grahams may have under the previously existing road right-of-way.

The amended resolution which will add 9,121 sq.ft. (.209 ac.) to the two previous resolutions.

Clearances: The Legal Department requests this approval in order to proceed with the eminent domain process.

PROPERTY TRANSACTIONS

34. Recommend approval of the following property transactions and adoption of the condemnation resolutions.

OPTIONS:

A. Project: Park/Johnston Road Widening-Phase II, Segment III
Owner(s): Novak-Kutner Associates, Ltd. (a/k/a Kinder Care)
Property Address: 10609 Johnston Road
Property to be acquired: 2,036 sq.ft. (0.0467 ac.)
Permanent Easement plus 2,197 sq.ft. (0.0505 ac.)
Temporary Construction Easement
Improvements: Chain link fence, asphalt driveway and parking lot, two concrete entranceways, relocation of playground equipment, landscaping and lawn
Price: $36,600.00
Remarks: Desirability of the use of this daycare center will be hampered by the realignment of the road within 12 feet of their building. The daycare center will also have difficulty of ingress and egress during their peak morning and evening hours when children are arriving and departing. Legal Department and Real Estate Division concur in this settlement.

Zoned: O-5 Use: Child Care Center

R.E.

B. Project: Sardis Road Widening
Owner(s): Charles R. McAdams, Jr., & wife, Bette Jane Silcox McAdams
Property Address: 6331 Sardis Road
Property to be acquired: 30,620 sq.ft. (0.703 ac.) plus 15,092 sq.ft. (0.347 ac.) of Temporary Construction Easement
Improvements: Trees, shrubs, asphalt drive
Price: $27,200.00
Remarks: The area being acquired includes 8,477 sq.ft. (0.195 ac.) of the property owner's remaining interest to existing road right of way.

R E

Zoned: R-12 Use: Single-Family-Residential

C. Project: Sardis Road Widening
Owner(s): Alfred E. Yarborough & Charles R. Carmichael & wf., Katherine G. Carmichael
Property Address: 1.62 AC corner Sardis Road & Boyce Road
Property to be acquired: 24,028 sq.ft. (0.552 ac.) plus 3,140 sq.ft. (0.072 ac.) Temporary Construction Easement
Improvements: Trees
Price: $21,600.00
Remarks: The area being acquired includes 9,444 sq.ft. (0.217 ac.) of the property owners' remaining interest to existing road right of way.

R.E

Zoned: R-12 Use: Vacant

D. Project: Sardis Road Widening
Owner(s): Garland Scott Francis & wife, Mary E. Francis
Property Address: 6218 Sardis Road
Property to be acquired: 26,862 sq.ft. (0.616 ac.) plus 7,664 (0.176 ac.) of Temporary Construction Easement
Improvements: Trees, shrubs, yard, asphalt drive, yard irrigation system
Price: $33,300.00
Remarks: The area being acquired includes 13,554 sq.ft. (0.311 ac.) of the property owners' remaining interest to existing road right of way.

R.E

Zoned: R-15 Use: Single-Family-Residential

E. Project: Sardis Road Widening
Owner(s): Everett P. Cameron & wf., Ivy Mae Cameron
Property Address: 6901 Sardis Road
Property to be acquired: 13,833 sq.ft. (0.317 ac.) plus 3,227 sq.ft. (0.074 ac.) Temporary Construction Easement
Improvements: Concrete drive, shrubs, tree
Price: $19,600.00
Remarks: The area being acquired includes 4,068 sq.ft. (0.093 ac.) of the property owners' remaining interest to existing right of way.

Zoned: R-12 Use: Single-Family-Residential

R.E.

F. Project: Sardis Road Widening
Owner(s): Cheryl R. Reid and husband, Tim Reid
Property Address: 7101 Sardis Road
Property to be acquired: 13,192 sq.ft. (0.303 ac.) plus 6,652 sq.ft. (0.153 ac.) of Temporary Construction Easement
Improvements: Trees, shrubs, fence, asphalt drive
Price: $21,600.00
Remarks: The area being acquired includes 2,814 sq.ft. (0.065 ac.) of the property owners' remaining interest to existing right of way.

Zoned: R-12 Use: Single-Family-Residential

R.E.

G. Project: Sardis Road Widening
Owner(s): J. A. Troutman & wf., Mary Anne Troutman
Property Address: 6725 Sardis Road, Charlotte, NC 28270
Property to be acquired: 31,846 sq.ft. (0.731 ac.) plus 4,802 sq.ft. (0.110 ac.) Temporary Construction Easement
Improvements: Trees, shrubs, stone drive
Price: $34,300.00
Remarks: The area being acquired includes 15,653 sq.ft. (0.359 ac.) of the property owners' remaining interest to existing road right of way.

Zoned: R-12 Use: Single-Family-Residential

R.E.

Res. #7
B 28
p-299

CONDEMNATIONS

H. Project: Sardis Road Widening
Owner(s): Jerry W. Byrd and any other parties of interest
Property address: Northeast corner of Sardis Road and Sardis Road North
Property to be condemned: 24,664 sq.ft. (0.57 ac.)
Improvements: Red Tips
Price: $8,300.00
Reason for condemnation:

Total Area:	206,910 sq.ft. (4.75 ac.)
Area in Existing R/W:	13,784 sq.ft. (0.316 ac.)
Area to be Acquired:	5,513 sq.ft. (0.127 ac.)
Permanent Drainage Easement:	1,596 sq.ft. (0.037 ac.)
Temp. Construction Easement:	3,771 sq.ft. (0.087 ac.)

Property owner contends project creates an unusable portion of his land and wishes for the City to purchase it for $45,000.00. This additional land is not needed and is not deemed unusable by City staff and an independent Real Estate Appraiser.

Zoned: R-12 Use: Vacant

Res. #8
B-28
p-301

I. Project: Sardis Road Widening
Owner(s): Gerard J. Peppard, Diane M. Peppard and any other parties of interest
Property address: 7723 Sardis Road
Property to be condemned: 10,893 sq.ft. (0.25 ac.)
Improvements: Trees
Price: $3,600.00
Reason for condemnation:

Total Area:	90,754 sq.ft. (2.083 ac.)
Area to be Acquired:	3,570 sq.ft. (0.82 ac.)
Permanent Drainage Easement:	831 sq.ft. (0.019 ac.)
Temp. Construction Easement:	6,492 sq.ft. (0.149 ac.)
Area Remaining:	87,184 sq.ft. (2.001 ac.)

Owner contends the road project will worsen the drainage problem on his property. City staff and consultant studies indicate project will not add to the drainage problem. Owner also feels compensation is too low but submitted no counter offer.

Zoned: R-12 Use: Vacant

Res. #9 B-38 P 303

J. Project: Sardis Road Widening
Owner(s): H. Edwards Stone, Jr. & wf., Brenda K. Stone
Property address: 7320 Sardis Road
Property to be condemned: 11,000 sq.ft. (0.252 ac.)
Improvements: Trees
Price: $14,000.00
Reason for condemnation:

Total Parcel Area:	108,900 sq.ft.	(2.50 ac.)
Area to be acquired:	5,396 sq.ft.	(0.124 ac.)
Area in existing right-of-way:	3,016 sq.ft.	(0.069 ac.)
Permanent Down-Guy:	80 sq.ft.	(0.002 ac.)
Temporary Construction Easem't:	2,508 sq.ft.	(0.058 ac.)
Area remaining:	100,488 sq.ft.	(2.307 ac.)

Property owner contends that loss of trees will eliminate privacy and requests additional funds to build a brick wall. The width of a private driveway is also a major concern; however, CDOT waived the requirements. Property owner still will not assent.

Zoned: R-15 Use: Residential

Res #10 B-38 P 305

K. Project: '91 Annexation - Plott Road
Owner(s): Marvin Excell Hagler, Barbara Hagler and any other parties of interest
Property address: 7516 Plaza Road
Property to be condemned: 11,669.25 sq.ft. (0.268 ac.)
Improvements: None
Price: $1,900.00
Reason for condemnation:

Total Parcel Area:	218,235.6	sq.ft.
Permanent Sanitary Sewer (15') area:	7,001.55	sq.ft.
Temporary Construction Easement Area:	4,667.7	sq.ft.
Residual area:	206,566.35	sq.ft.

Owner requested a realignment which would require the City to drain a pond and remove an existing dam. The City believes its original alignment reduces the City's liability for removal of the pond and dam, and is the best location for the proposed sewer line.

Zoned: R-15 Use: Residential

DELETED
SETTLED

L. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Everett N. Haigler, Geraldine Haigler and any other parties of interest
Property address: 3240 Sam Newell Road
Property to be condemned: 11,275.25 sq.ft. (0.259 ac.)
Improvements: None
Price: $1,000.00
Reason for condemnation:

Total Parcel Area:	453,459.5 sq.ft.
Permanent Sanitary Sewer (15') Area:	6,765.15 sq.ft.
Temporary Construction Easement Area:	4,510.1 sq.ft.
Residual Area:	442,184.25 sq.ft.

Owners demand compensation that is three times the appraisal amount. They refused to discuss a lesser compensation amount.

Zoned: R-15 Use: Residential

DELETED
SETTLED

M. Project: '91 Annexation - Plott Road
Owner(s): Akram Q. Karam and any other parties of interest
Property address: 3220 James Road
Property to be condemned: 4,039 sq.ft. (0.093 ac.)
Improvements: None
Price: $3,100.00
Reason for condemnation:

Total Parcel Area:	248,292.0 sq.ft.
Permanent Sanitary Sewer (15') Area:	2,423.4 sq.ft.
Temporary Construction Easement Area:	1,615.6 sq.ft.
Residual Area:	244,253.0 sq.ft.

Settlement not reached prior to deadline for advertising the construction contract.

Zoned: R-15 Use: Residential (vacant)

DELETED SETTLED

N. Project: '91 Annexation - Plott Road
Owner(s): Harry D. Watson and any other parties of interest
Property address: 7021 Robinson Church Road
Property to be condemned: 10,688.5 sq.ft. (0.245 ac.)
Improvements: None
Price: $1,200.00
Reason for condemnation:

Total Parcel Area:	503,553.6 sq.ft.
Permanent Sanitary Sewer (15') Area:	6,413.1 sq.ft.
Temporary Construction Easement Area:	4,275.4 sq.ft.
Residual Area:	492,865.1 sq.ft.

Owner has working relationship with adjacent landowner and will not sign until neighborhood executes an agreement.

Zoned: R-15 Use: Residential

DELETED SETTLED

O. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): John A. Turk and any other parties of interest
Property address: 3408 Orchard Knob Drive
Property to be condemned: 5,070.25 sq.ft. (0.116 ac.)
Improvements: None
Price: $2,100.00
Reason for condemnation:

Total Parcel Area:	
Permanent Sanitary Sewer (15') Area:	3,042.15 sq.ft.
Temporary Construction Easement Area:	2,028.1 sq.ft.
Residual Area:	

Location of the proposed line was moved closer to the creek per the owner's request. Owner's counteroffer is three times the appraisal amount.

Zoned: R-9 Use: Residential

#11
Res B-28 p-307

P. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Paul Thomas Morgan, Jr., and any other parties of interest
Property address: 3348 Margaret Wallace Road
Property to be condemned: 11,866.75 sq.ft. (.272 ac.)
Improvements: Large hardwood trees in front and side yards
Price: $9,770.00
Reason for condemnation:

Total Parcel Area:	72,832.66 sq.ft.
Permanent Sanitary Sewer (15') Area:	7,120.05 sq.ft.
Temporary Construction Easement Area:	4,746.7 sq.ft.
Residual Area:	60,965.91 sq.ft.

Location of sewer line requires the removal of a tree-lined area between house and pond. Owner contends appraisal amount is not sufficient to replant this area.

Zoned: R-9 Use: Residential

Res. #12
B 28 p 309

Q. Project: '91 Annexation - Plott Road
Owner(s): Charles C. Davis, Jr., Gloria M. and any other parties of interest
Property address: 7420 Plaza Road
Property to be condemned: 467.3 sq.ft. (0.01 ac.)
Improvements: None
Price: $300.00
Reason for condemnation:

Total Parcel Area:	71,874.0 sq.ft.
Permanent Sanitary Sewer (15') Area:	417.3 sq.ft.
Temporary Construction Easement Area:	50.0 sq.ft.
Residual Area:	71,406.7 sq.ft.

Owner has working relationship with adjacent owner. Refuses to sign until issues are resolved with alignment on the neighbor's property.

Zoned: R-15 Use: Residential

DELETED
SETTLED

R. Project: '91 Annexation - Prosperity Church Road/Browne Road
Owner(s): Farmington Owners Association, Inc. and any other parties of interest
Property address: Hubbard Road
Property to be condemned: 6,437 sq.ft. (0.148 ac.)
Improvements: Trees
Price: $500.00
Reason for condemnation:

Total Parcel Area:	197,762.4 sq.ft.
Permanent Sanitary Sewer (15') Area:	3,862.2 sq.ft.
Temporary Construction Easement Area:	2,574.8 sq.ft.
Residual Area:	191,325.4 sq.ft.

Owner does not want to execute an agreement prior to the completion of another land transaction. This transaction is expected to close by the end of October. A settlement will be attempted as soon as the other transaction is consummated.

Zoned: R-15 Use: Vacant

Rio #13
B 28
P 311

S. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Grace H. Hargett and any other parties of interest
Property address: 2301 Hargett Road
Property to be condemned: 19,600.25 sq.ft. (0.45 ac.)
Improvements: None
Price: $2,900.00
Reason for condemnation:

Total Parcel Area:	392,911.2 sq.ft.
Permanent Sanitary Sewer (15') Area:	11,760.15 sq.ft.
Temporary Construction Easement Area:	7,840.1 sq.ft.
Residual Area:	373,310.95 sq.ft.

Dispute over ownership of land. Condemnation requested to clear title.

Zoned: R-15 Use: Residential

Res #14 B 28 p 313

T. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Tyleta Anne Morgan, et. al. and any other parties of interest
Property address: Independence Boulevard off U.S. Highway 74
Property to be condemned: 3,811.5 sq.ft. (0.088 ac.)
Improvements: None
Price: $450.00
Reason for condemnation:

Total Parcel Area:	1,668,348.0 sq.ft.
Permanent Sanitary Sewer (15') Area:	1,633.5 sq.ft.
Temporary Construction Easement Area:	2,178.0 sq.ft.
Residual Area:	1,664,536.5 sq.ft.

Owners want special provisions to the agreement which hampers CMUD from constructing and maintaining the line. It would also escalate the construction costs of this project.

Zoned: R-9 MF Use: Residential (vacant)

DELETED SETTLED

U. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Pappamihiel Properties and any other parties of interest
Property address: 7731 Independence Boulevard
Property to be condemned: 24,698.7 sq.ft. (.57 ac.)
Improvements: None
Price: $19,000.00
Reason for condemnation:

Total Parcel Area:	1,031,500.8 sq.ft.
Permanent Sanitary Sewer (15') Area:	14,679.9 sq.ft.
Temporary Construction Easement Area:	10,018.8 sq.ft.
Residual Area:	1,006,802.1 sq.ft.

Developer would like realignment of line to allow for proposed building locations. Realignment does not appear feasible due to hills and ridgeline in the area.

Zoned: BISCD Use: Vacant

R-2 #15 B 28 P 315

V. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Albert J. Phifer, Evelyn J. Phifer and any other parties of interest
Property address: 3800 Sam Newell Road
Property to be condemned: 25,811 sq.ft. (0.593 ac.)
Improvements: None
Price: $2,700.00
Reason for condemnation:

Total Parcel Area:	689,119.2 sq.ft.
Permanent Sanitary Sewer (15') Area:	15,486.6 sq.ft.
Temporary Construction Easement Area:	10,324.4 sq.ft.
Residual Area:	663,308.2 sq.ft.

Attorney for owner has not responded to appraisal offer. Condemnation requested to avoid delay in construction of project.

Zoned: R-15 Use: Residential

R-2 #16 B 28 P 317

W. Project: '91 Annexation - Plott Road
Owner(s): Mattie J. Reynolds and any other parties of interest
Property address: 3100 James Road
Property to be condemned: 19,174.0 sq.ft. (0.440 ac.)
Improvements: None
Price: $1,300.00
Reason for condemnation:

Total Parcel Area:	416,433.6 sq.ft.
Permanent Sanitary Sewer (15') Area:	11,504.4 sq.ft.
Temporary Construction Easement Area:	7,669.6 sq.ft.
Residual Area:	397,259.6 sq.ft.

Owner's counteroffer is three (3) times the appraised amount. Owner refuses to settle for an amount less than his counteroffer.

Zoned: R-15 Use: Residential

DELETED
SETTLED

X. Project: '91 Annexation - Margaret Wallace/Independence Boulevard
Owner(s): Walter L. Cartee, Quilla D. Cartee and any other parties of interest
Property address: 3225 Blackvine Drive
Property to be condemned: 4,522 sq.ft. (0.104 ac.)
Improvements: None
Price: $2,400.00
Reason for condemnation:

Total Parcel Area:	41,864.6 sq.ft.
Permanent Sanitary Sewer (15') Area:	2,713.2 sq.ft.
Temporary Construction Easement Area:	1,808.8 sq.ft.
Residual Area:	37,342.6 sq.ft.

Owner says proposed sewer line will prevent him from building workshop or office on property. Has refused all offers and will not give a counteroffer.

Zoned: R-9 Use: Residential

DELETED
SETTLED

Y. Project: '91 Annexation Margaret Wallace/Independence Boulevard
Owner(s): Jo Anne Lilly, Katherine Lilly and any other parties of interest
Property address: 4407 Margaret Wallace Road
Property to be condemned: 7,000.25 sq.ft. (0.161 ac.)
Improvements: None
Price: $3,450.00
Reason for condemnation:

Total Parcel Area:	46,609.2 sq.ft.
Permanent Sanitary Sewer (15') Area:	4,050.15 sq.ft.
Temporary Construction Easement Area:	2,950.1 sq.ft.
Residual Area:	39,608.95 sq.ft.

Owner's family advisor has refused all offers and refuses to negotiate. Condemnation requested to avoid delaying the construction of the project.

Zoned: R-9 MF Use: Residential

Res. #17 B 28 P 319

Z. Project: '91 Annexation - Prosperity Church Road/Browne Road
Owner(s): Stephen Hooper, Margaret Hooper and any other parties of interest
Property address: 9725 Pinewood Lane
Property to be condemned: 606.6 sq.ft. (0.014 ac.)
Improvements: Trees
Price: $200.00
Reason for condemnation:

Total Parcel Area:	217,800	sq.ft.
Permanent Sanitary Sewer (15') Area:	156.6	sq.ft.
Temporary Construction Easement Area:	450	sq.ft.
Residual Area:	217,193.4	sq.ft.

Owner is unable to connect to system because his house is located below the grade of the line. The proposed line is 12 feet deep. The owner contends he needs the line to be approximately 16 feet deep if he is to have access to it.

Zoned: R-15 Use: Residential

Res. #18 B 28 P 321

AA. Project: Nations Ford Road/Farmhurst Right of Way
Owner(s): David L. Bryan, Jr. and any other parties of interest
Property address: 8003 Nations Ford Road
Property to be condemned: 2,056 sq.ft. (0.047 ac.)
Improvements: Trees
Price: $1,800.00
Reason for condemnation:

Total Area:	19,071 sq.ft.	(0.438 ac.)
Portion to be Acquired:	2,056 sq.ft.	(0.047 ac.)
Fee Simple Acquisition:	962 sq.ft.	(0.022 ac.)
Temporary Construction Easement:	1,094 sq.ft.	(0.025 ac.)
Area Remaining:	17,015 sq.ft.	(0.39 ac.)

Property owner refused offer and stated that the City undervalued property. Owner wants the City's offer to reflect value of property as if it were commercially zoned.

Zoned: R-9 Use: Residential

SCHEDULE OF MEETINGS
October 24, 1991 - October 30, 1991

Thursday, October 24, 1991	City Council Planning and Public Works Committee CMGC, Room 270 - 4:00 p.m.
Monday, October 28, 1991	City Council Transportation Committee CMGC, Room 270 - 12 Noon
Wednesday, October 30, 1991	Mayor and Council Candidate Forum CMGC Meeting Chamber - 8:00 p.m.

ITEM NO.

Res. #19 B-28 p. 323

BB. Project: Nations Ford Road/Farmhurst Right of Way
Owner(s): David E. Fuller, Sr. and any other parties of interest
Property address: 7927 Nations Ford Road
Property to be condemned: 7,886 sq.ft. (.181 ac.)
Improvements: None
Price: $1,800.00
Reason for condemnation:

Total Area:	141,667 sq.ft.	(3.252 ac.)
Portion to be Acquired:	3,943 sq.ft.	(0.090 ac.)
Permanent Easement:	551 sq.ft.	(0.009 ac.)
Temporary Construction Easement:	3,392 sq.ft.	(0.078 ac.)
Area Remaining:	137,724 sq.ft.	(3.16 ac.)

Property owner made counter offer of $4,800.00. Would not negotiate lower amount even though City's improvements will prevent owner from having to install $20,000.00 worth of curb, gutter and sidewalk to the property when developed.

Zoned: O-15 Use: Vacant

ROUTING SLIP

To Pat Sharkey Department City Clerk

PLEASE

- [ ] Note & have Sec'y file
- [ ] Note & return to me
- [ ] Note & see me about this
- [ ] For your approval
- [ ] Take appropriate action
- [ ] Make recommendations
- [ ] See me
- [ ] Call me
- [ ] Sign
- [ ] Please answer
- [ ] For your information
- [ ] Per our conversation
- [ ] Per your request
- [ ] Request further information

REMARKS Mark Wood, Airport Safety Officer I Candidate, has withdrawn from the process. Thanks for your assistance

Date 11-6-91 From Babette Boone Aviation

Consider the 3715/3720 Blandwood Drive storm drainage options as outlined below.

Staff will be available at the Council meeting to make a brief presentation if requested.

Storm Drainage Problem

- In February 1991, the Engineering Department received storm drainage complaints (large pipe blowouts) from 3715 and 3720 Blandwood Drive in the Clanton Park neighborhood.

- The Engineering Department has developed several conceptual alternative solutions and a way to expedite repair of blowout.

- At a public meeting in August, Councilmembers Ella Scarborough and Cyndee Patterson offered to ask Council to pay for 100 percent of the improvements if 100 percent of the affected property owners signed the petition and right-of-entry forms.

- Property owners on two properties have not signed the petition forms. The remaining property owners have signed based on 100 percent City funding.

Options

Council is asked to consider one of the three options listed below. Factors to be considered are: 1) funding of the property owner's share of costs; 2) private property support (i.e. gaining necessary easements by property owner's signature); and 3) limited versus neighborhood solution of the problem.

Option 1 - Limited improvements at 100 percent City funding

a. This option will fix blowouts and repair the pipe system at 3715 Blandwood Drive as well as 3714 and 3720 Blandwood Drive. These are the most severely damaged properties as well as the most significant safety hazards in the neighborhood. Improvements to the aging system on other properties would be deferred until decisions regarding the level of service provided by the Stormwater Utility are made. This improvement is expected to cost $55,000 and have the lowest total City cost from the current bond funded Storm Drainage Repair Program.

b. Other portions of this system are dilapidated and undersized and will likely experience problems such as yard flooding and blow outs.

c. If Council chooses to pursue this option, the property owners will need to be recontacted for signatures regarding right-of-way because only the neighborhood solution was presented at the public meetings and in the petition. If the property owners choose not to donate easements and right-of-entry, Section 6.101 of the City Charter would be invoked to obtain access to the property. (Under this section Council has the authority to require property owners to allow improvements to be made upon their property.)

<u>Option 2 - Neighborhood solution at 100 percent City funding</u>

a. The neighborhood solution would be pursued at a City cost of $345,000. Sec. 6.101 would be invoked to require unwilling donors of easements to allow right-of-entry.

b. Due to the severity of problems, staff would proceed with immediate repair to 3714, 3715 and 3720 in advance of the neighborhood solution. Implementation of the neighborhood solution would require design drawings and take approximately one year to begin construction.

Uncommitted funding in the existing Storm Drainage Repair Program is approximately $2 million. The neighborhood solution is the best solution because it addresses the storm drainage problems in the neighborhood.

<u>Option 3 - Follow current City policy - Limited or neighborhood solution through a cost sharing between City and property owners.</u>

a. As a high priority project, the City would fund 100 percent of all costs within the right-of-way and 80 percent of all private property costs to improve the storm drainage system throughout the neighborhood.

- The total project cost is $345,000.
- The property owners' share is $26,600.
- The City's share is $318,400.

Individual property owners could gain improvements listed in Option 1 through 50/50 City funding if the neighborhood solution is not accepted. All easements must be donated. Low income assistance is available, limiting qualifying property owner cost to $1,000 payable in 10 annual payments at 5½% interest.

b. If Council chooses to pursue this option, the petition signatures are not valid because property owners have not committed to any funding on their part to date. A new petition would need to be circulated for this purpose.

For options 1 and 2, the Engineering Department will continue to pursue voluntary signatures on the petition and right-of-entry forms. If after two weeks from the date of this Council action the Engineering Department is unsuccessful, Sec. 6.101 will be invoked.

Policy Implications

Improvements through the Storm Drainage Repair Policy require property owners to pay a share of the cost. We recognize the safety concerns of the residents due to the large blowouts. However, because the problem does not involve street or house flooding, it is not among the very worst problems City-wide.

Funding: Storm Drainage Repair Capital Account.

Staff Resource: Julie Burch

EXHIBIT A

WEST SIDE ECONOMIC DEVELOPMENT TASK FORCE MEMBERS

Mr. Tom Norman
Norcom Development

Dr. Robert Albright, President
Johnson C. Smith University

Mr. Ron Fisher
Community Reinvestment
First Union National Bank

Mr. Frank Gilreath
Charlotte Resident

Mr. Rex N. Gribble, Jr., President
Charlotte Machine Company

Ms. Frances Harkey
WBTV

Mr. Jim Leavelle
NCNB

Mr. Ronald Leeper
Charlotte Resident

Mr. Lem Long
Long's Mortuary Service

Mr. E. Judson McAdams
Norcom Development

Ms. Laura McClettie
West Charlotte Business Incubator

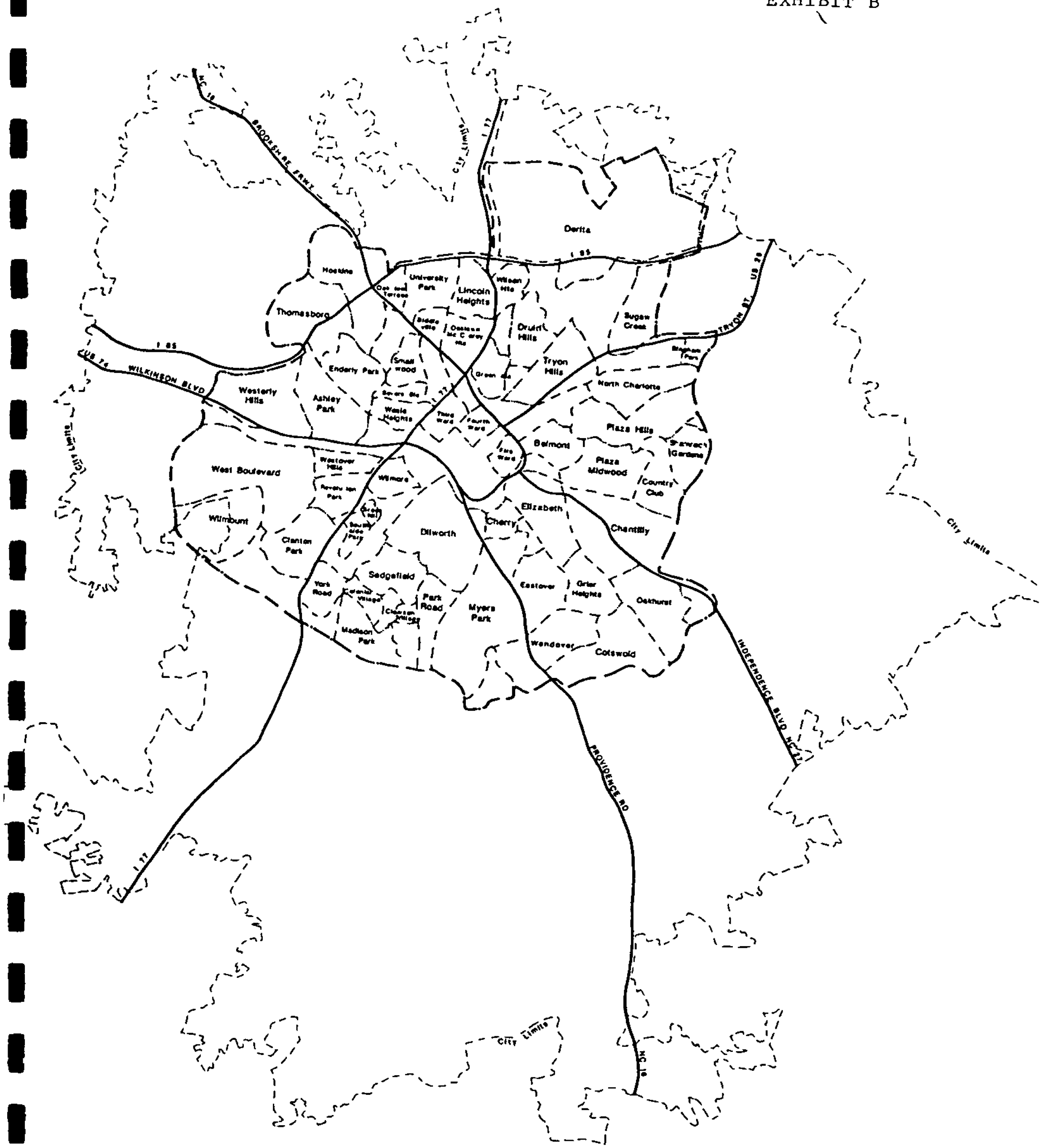
Mr. Jerry Orr
City of Charlotte

Mr. Lawrence Toliver
Charlotte Chamber of Commerce

Ms. Eleanor Washington
Charlotte Resident

Mr. Fred E. West, Jr.
Duke Power Company

EXHIBIT B


NC 16
BROOKSHIRE FRWY
CITY LIMITS
I 77
Derita
I 85
Hoskins
University Park
Lincoln Heights
Wilson Hts
Thomasboro
Druid Hills
Sugaw Creek
TRYON ST
US 29
I 85
CUS 74
WILKINSON BLVD
Westerly Hills
Ashley Park
Enderly Park
Smallwood
Tryon Hills
North Charlotte
Wesle Heights
Third Ward
Fourth Ward
Plaza Hills
Belmont
Plaza Midwood
Sherwood Gardens
Country Club
West Boulevard
Westover Hills
Wilmore
Wilmont
Clanton Park
Dilworth
Cherry
Elizabeth
Chantilly
Sedgefield
York Road
Park Road
Myers Park
Eastover
Grier Heights
Oakhurst
Madison Park
Wendover
Cotswold
INDEPENDENCE BLVD NC 27
PROVIDENCE RD
I 77
CITY LIMITS
NC 16

Project Description - City/Bank Loan Participation Program

The City Within a City-City/Bank Loan Participation Program will total $7.8 million consisting of $6.5 million in contributions from participating banks, and a $1.3 million contribution from the City of Charlotte Development and Revitalization Fund.

Each bank will have its committed funds available to be used in conjunction with the City funds to make loans to eligible borrowers. The bank loans will be made to targeted borrowers for new businesses or the expansion of existing businesses. All loans are made with 80% bank contribution and 20% City contribution (with City funds being subordinated to bank debt).

The City will set up a line of credit for each bank in an amount equal to 20% of the bank's commitment. The City funds will be available to the banks at a 0% interest rate. This arrangement (subordinated, 0% interest loans) will enable the banks to view these funds as equity, thereby enhancing borrowing opportunities for targeted applicants. Once a bank has approved a loan for an eligible borrower i.e., $100,000, the bank will request an advance from its City line of credit for 20% of the loan amount i.e., $20,000. The interest rate on bank loans is not to exceed Prime + 1%, and the loan terms can range between two and ten years.

Marketing of the program will consist of a coordinated effort between the banks and the City.

This program is an innovative approach to providing loans for targeted areas in that marginal loans that the banks might not have made will be approved by the banks (with the use of City funds as quasi-equity). There are risks involved in this program since the City funds are subordinated to the bank funds and the City funds would be written off before the bank funds. However, risk is somewhat mitigated in that the bank will not use relaxed approval guidelines but will utilize their standard underwriting criteria when approving loans, thereby assuring high quality loans are approved.

Once loans have been approved by the banks, the City will be called upon to fund up to 20% of the loan amount. Therefore, no further approvals will be required of City Council after this Council action is approved. There will, however, be a review of this program by City staff and the banks after the first year. After this review, a report will be sent to Council indicating the review of the program and program results. The proposed start date for the program is January 1, 1992.

EXHIBIT C

Addendum to Request for Council Action

Bank commitments

Bank	Commitment Amount
NCNB	$3,000,000
First Union	1,000,000
Wachovia	1,000,000
Southern National	500,000
United Carolina Bank	500,000
First Citizens	200,000
BB&T	200,000
Bank of Mecklenburg	100,000
	$6,500,000

Bank commitment letters which have been received are attached.

Use of repaid funds and delinquencies

- If a bank loan is repaid in full, funds are recycled and added back to the loan pool.

- If a loan becomes delinquent and a portion or all of it must be written off, the following steps will occur:

    - City funds written off
    - City allocation to bank reduced by amount written off
    - Bank loan amount written off (any funds repaid by borrower will be added back to the loan pool)

Example:

City makes $100,000 allocation to Bank A.
Bank A approves a $50,000 to borrower.

Bank A contribution	$40,000	(80% participation)
City DARF contribution	10,000	(20% participation)
Total	$50,000	

A portion of the loan becomes delinquent and must be written off ($8,000).

City funds to be written off	$8,000
Bank funds to be written off	-0-
Total	$8,000

City's credit line to Bank A of $100,000 is reduced to $92,000, and Bank A now has $92,000 of City funds for loans.

Technical Assistance

Technical assistance will be available for any applicant from the City staff or the City's Consultant, Cherry, Bekaert & Holland (CBH), on an as needed basis in the form of either assistance in the preparation of a business plan and/or loan packaging. Additionally, CBH will make on site visits to borrowers to ascertain operating and/or financial difficulties being experienced and make recommendations on corrective action to be taken.

If an applicant requires technical assistance in the preparation of their business plan, the City of Charlotte's Community Development Department will be contacted after which, if need be, the CD staff will refer the applicant to a bank. If the applicant has already prepared its business plan and does not require technical assistance, direct contact should be made with the bank of their choice.

Job Verification and Business Review

The City of Charlotte's Community Development Department Consultant, Cherry Bekaert & Holland, will annually review existing loans to ensure that the job criteria is being met and that the business is not experiencing any operating difficulties.

NCNB National Bank
Charlotte NC 28255
Telephone 704 | 386 5000

COMMUNITY DEV
OCT 21 10:44

NCNB

October 17, 1991

Mr. Thomas E. Norman
Chairman
Westside Economic Development Task Force
Post Office Box 32068
Charlotte, North Carolina 28236

Mr. J. W. Walton
Director
Community Development Department
600 East Fourth Street
Charlotte, North Carolina 28202-2859

Gentlemen:

NCNB is pleased to commit to reserve for the CITY WITHIN A CITY EQUITY LOAN FUND our Bank's loan pool in an amount of $8,000,000. We immediately have available $3,000,000 to be used in combination with the City of Charlotte's equity loan fund contribution for the benefit of the CITY WITHIN A CITY EQUITY LOAN FUND. An additional $5,000,000 will be made available based on the City of Charlotte's satisfication with the progress and results of the CITY WITHIN A CITY EQUITY LOAN FUND Program.

We at NCNB applaud the efforts put forth by the Westside Economic Development Task Force under the leadership of Tom Norman. Also, we especially commend the positive steps taken by the City of Charlotte through the Community Development Department directed by J. W. Walton to help make this new program possible.

This is a public/private program with great opportunity for success. Our financial commitment of support should be viewed as an indication of NCNB's resolve to assist in making this equity loan fund a meaningful addition to the CITY WITHIN A CITY Program. As further support, our Bank stands ready to provide the expertise and staff to offer training as well as promote this program within the community.

Per your letter of October 7, 1991 outlining the terms and conditions of the equity loan fund, I will look forward to hearing from you to work out the basic legal and administrative details of this commitment to both our mutual satisfaction.

Sincerely,

James R. Leavelle
Senior Banking Executive

/cd

ced:efund.ltr

First Union Corporation
Charlotte, North Carolina 28288
704 374-6565

Post-it™ brand fax transmittal memo 7671	# of pages ▸ 1
To Steve Washington	From Ron Fisher
Co.	Co.
Dept.	Phone # 374-6558
Fax # 336-6587	Fax #

FIRST UNION

October 22, 1991

Mr. Steve Washington
City of Charlotte
Community Development Department
600 East Fourth Street
Charlotte, NC 28202-2859

Dear Steve:

Regarding the proposed City/Bank Loan Participation Program, First Union will commit up to $1MM in loanable funds to this purpose.

Please contact me as to when the program and marketing plan will be developed.

Sincerely,

Ron Fisher
Vice President

WACHOVIA

Wachovia Bank of North Carolina, N.A.
Post Office Box 31608
Charlotte, NC 28231-6071

October 21, 1991

Mr. Tom Norman, Chairman
Westside Economic Development Task Force
NOROOM Development, Inc.
One First Union Center, Suite 3640
301 South College Street
Charlotte, NC 28202

Dear Tom:

It is with pleasure that Wachovia Bank of North Carolina, N.A. offers to provide $1,000,000 of the bank funds associated with the City Within a City Partnership loan pool. We do this with the understanding that the program's terms and conditions will follow substantially the outline of terms and conditions attached to this letter.

We compliment you and the city for arriving at a cooperative solution that seems to be in all parties' favor.

Sincerely,

R. Clayton Woodard

R. Clayton Woodard
Senior Vice President

RCW/sdo

cc: Mr. J. W. Walton

cw-tn.21

To: Steve Washington

UNITED CAROLINA BANK ucb

September 20, 1991

Mr. Tom Norman
Chairman, West Side Economic
Development Task Force
Norcom Development, Inc.
One First Union Center
301 S. College St.
Charlotte, NC 28202

Dear Tom:

After last night's meeting regarding the West Side Economic Development Task Force, UCB has increased the amount of funds we would like to consider for this program. UCB is interested in funding loans up to $500,000 for this purpose. We will need to review the language of the Participation Agreement with the City of Charlotte, before issuing a formal commitment letter. However, the points of the program, both as outlined and as discussed have increased our appetite for involvement. The purpose of this letter is to update you on UCB's level of support for the program.

I look forward to receiving a formal proposal from City government.

Cordially,

Craig Hunley

Craig Hunley
Branch Administrator

cc: Jack Vickrey
Wes Sturges
Harold Sellars

CH/es

FIRST CITIZENS BANK

P.O. Box 31727, Charlotte, North Carolina 28231 704-335-4000

October 18, 1991

Mr. Tom Norman, Chairman
Westside Economic Development Task Force
Norcom Development, Inc.
One First Union Center
301 South College Street
Charlotte, North Carolina 28202

RE: Amount for participation of
First Citizens Bank and Trust Company

Dear Tom:

In response to the committee's request for an amount, First Citizens Bank at this time is prepared to use the target figure of $200,000 to lend up to for the proposed program. While we are still working on the details of exactly how this will work, i.e. the loan from the city to the bank, line of credit, etc. and how we would actually book it, we do feel strong enough with the program that we do want to work toward the $200,000 target.

As you get more detailed information, please forward it to me and if you have any questions, please call me at your convenience.

With best regards,

Robert C. M. Thomas
Vice President
Corporate Banking

RCMT:jk

BANK OF MECKLENBURG

October 21, 1991

Mr. Steve Washington
Community Development Department
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202-2859

Dear Steve,

Bank of Mecklenburg is pleased to participate, to the extent of $100,000, in the City's "City within a City" loan program to aid in the economic development of the West side. We assume that it will be administered as outlined in J. W. Walton's letter to the banks dated September 27, 1991.

Please let us know what further documentation you will need in connection with this Loan Participation Program. We look forward to seeing the first loan request.

Sincerely,

Frank W. Ix

Frank W. Ix
Senior Vice President

CC: Tommy Norman

2000 Randolph Road, Charlotte, NC 28207 • PO Box 220927, Charlotte, NC 28222 • 704/375-2265

Comprehensive Housing Affordability Strategy (CHAS)

The Comprehensive Housing Affordability Strategy (CHAS) is a five-year plan that creates a new opportunity and challenge for communities to have influence on local housing policies and programs. The CHAS is a new planning document required by the recent housing law, National Affordable Housing Act (NAHA) of 1990, also known as the Cranston-Gonzalez Act. The CHAS replaces the Housing Assistance Plan (HAP) under CDBG programs and the Comprehensive Homeless Assistance Plan (CHAP) under McKinney Act programs and incorporates the City's Housing Policy Plan.

The NAHA mandates that every City and State eligible for funding under the NAHA housing programs and under the Community Development Block Grant (CDBG) program submit a CHAS to HUD once every five years and submit an annual update in each of the intervening four years. The deadline for submitting the CHAS to HUD is October 31, 1991.

NAHA is the first substantial renewal of Federal housing policies in a decade. It re-authorizes funding for several existing housing programs and authorizes the creation and funding of important new housing programs, i.e. HOME and HOPE.

New Resources

The Act authorized expenditures of $1.5 billion in 1992 for HOME affordable housing programs to be distributed nationwide as grants to entitlement jurisdictions. As an entitlement jurisdiction, Charlotte would receive $2 million at the current negotiated funding of $1.5 billion. Eligible activities for HOME funds include rehabilitation - moderate and substantial, new construction, site improvements, acquisition and tenant-based rental assistance. At least 15% of the City's allocation must be set aside for projects that are sponsored by a neighborhood-based organization.

Funding for the rest of the programs authorized by the Act are as follows:

HOPE I (Public & Indian)	$161 million
HOPE II (Multi-Family)	$ 95 million
HOPE III (Single Family)	$ 95 million
Elderly Independence	$ 10 million
Shelter Plus Care	$37.2 million for Section 202 Rental Assistance $73.3 million for Section 8 Mod. Rehab. Single Room Occupancy (SRO)

These funds will be distributed through competitive application.

The CHAS, in its simplest terms, is a structured attempt to think through the significant housing issues faced by low- and moderate-income households, elderly and disabled households, and homeless population in a city, and to describe ways in which that city will utilize Federal housing dollars over the next five years to address those issues. The Federal Government is asking communities to think about how, why and where they will spend new Federal housing dollars before they receive these dollars. Once in place, the CHAS will serve as a management tool to determine the City's housing investment decisions.

The CHAS document consists of five components: Part one, the Needs Assessment, summarizes available data on the current housing needs of the homeless, other special needs population and of income eligible families. Part two, Market and Inventory Conditions, summarizes local market and inventory characteristics, including trends in population, household formation and housing. Part three, Strategies, integrates the review of needs and conditions in a structured format to determine priorities for investment over the ensuing five-year period. Part four, Resources, reviews various types of resources needed and anticipated to be available to implement the strategy (including resources for homelessness, as well as private, Federal and public resources and plans for coordination and use of the Low-Income Housing Tax Credit. The final part, Implementation, translates the five-year strategy and the available resources into plans and goals for the number of families to be assisted in the ensuing year.

The following is a brief summary of the needs, market inventory and resources documented or identified in this CHAS:

(1) 1988 HAP data illustrates there are 16,513 households of low-income renters with housing problems or housing conditions that are substandard, overcrowded or unaffordable (more than 35% of their income).

(2) The low-income renters that cannot locate decent, affordable housing are comprised of 15.5% elderly, 75.5% small family and 9% large family households.

(3) No data was readily available for homeowners that cannot locate decent, affordable housing.

(4) The general consenus of homeless care providers is that the total homeless population is in the 2,000-3,000 range (sheltered and unsheltered). Included in this estimated range (conservatively counted at 938) are the hidden homeless or near-homeless, a more elusive population, defined as persons currently doubling up with friends or relatives or persons threatened with eviction because shelter payments are sufficiently behind.

(5) According to Metrolina AIDS staff, an estimated 250 individuals had AIDS in September 1991 in Charlotte.

(6) Special needs service providers state that 1,500 people that have disabilities will require housing over the next 5 years and 3,509 elderly have special housing needs.

(7) The 1990 Census indicates a total population of 395,934 - 66% White, 32% Black, 1% Hispanic and 1% American Indian, Asian or Pacific Islanders. Charlotte's population increased an estimated 21,687 people (417,621) through annexation of five county areas on July 1, 1991.

(8) According to the 1990 Census data:

- There are 158,991 occupied housing units or households (51% owner-occupied units, 42% renter occupied and 7% vacant units).

- There are 170,430 housing units; a surplus of 11,519 units over the number of households or occupied housing units.

(9) 1988 HAP data indicates there were 7,165 residential units deteriorated or substandard in Charlotte.

(10) Approximately 735 housing units were demolished since 1986.

(11) A 1990 Housing Quality Survey prepared by the Urban Institute of UNCC shows that the City's current deteriorated residential structures are approximately 4,645 units and dilapidated residential structures are 900 units.

(12) The Urban Institute attributed the few dilapidated structures requiring major repairs or demolition to the City's vigorous code enforcement and rehabilitation program.

(13) An inventory of assisted housing shows 6,796 units of HUD-assisted housing (Section 202, 236 and public housing units; site specific Section 8 and NC Housing Finance Agency) and 580 constructed units from the Innovative Housing Fund excluding other HUD assisted units, and 1,957 units of Section 8 Voucher/Certificates that are tenant based, for an overall total of 9,333 units of assisted housing in the City of Charlotte.

(14) Charlotte Housing Authority's current waiting list is 7,640 families.

(15) In April 1991 the average monthly market rate rental was $427 which requires a minimum annual income of $17,000 to afford.

(16) In April 1991 the average house sale price in Charlotte was $114,000 requiring a minimum annual income of $38,000 to afford.

Summary of CHAS Development Process

On April 8, 1991, a two-part public hearing was held by City Council to obtain comments from citizens on CDBG Program expenditures for FY92 funds and to solicit citizens' input on local housing needs in order to prepare the Comprehensive Housing Affordability Strategy (CHAS). A combined public hearing was held for the convenience of the citizenry to accommodate its interest in both the CDBG expenditures and CHAS.

Advertisements notifying citizens of the combined public hearing were placed in the Charlotte Observer on March 24, 1991 and March 31, 1991 and in the Charlotte Post on March 29, 1991 and April 5, 1991.

A second public hearing was held on April 17, 1991 at the Charlotte-Mecklenburg Government Center by the Community Development Department staff. The second hearing was held in order to receive additional citizens' comments on housing needs for the CHAS and to review CDBG program performance and recommended program activities. This hearing was advertised in the Charlotte Observer on April 14, 1991 and in the Charlotte Post on April 5, 1991 and April 12, 1991.

Citizen response to the two public hearings was limited. Therefore, in assessing the City's housing needs for CHAS, the Community Development Department staff updated the housing needs assessment made in the City's existing HAP, CHAP and local Housing Policy Plan using available 1990 census data and other resources.

Also, contact was initiated with agencies involved in the local housing delivery system and agencies providing services to the homeless, elderly, persons with AIDS and the mentally and physically disabled. These providers communicated updated statistics and information on the needs of their constituents. The Charlotte Housing Authority was contacted to get current data on public housing. All of this information was incorporated into the working draft of the CHAS.

The working draft of the CHAS was distributed on August 23, 1991 to community groups, non-profit organizations and various housing and social service providers that are involved in providing housing to the Charlotte residents who earn 80% or less of the area's median income (AMI). (The list of organizations receiving the draft CHAS is attached as Exhibit A, and the organizations that responded is attached as Exhibit

B). The release of the working draft began the 60-day public comment period. A brief statement on the CHAS content and purpose appeared in the Charlotte Observer on August 27, 1991 and the Charlotte Post on August 28, 1991. Copies of the working draft was made accessible to citizens in the area to review on August 23, 1991 at the Main Public Library, 310 N. Tryon Street, and the Mecklenburg County Government Center, 600 E. Fourth Street, second floor, in the Public Service & Information (PSI) Center.

Meetings were held with the housing providers which requested a meeting with Community Development staff. In order to comment on the CHAS. (Exhibit C indicates persons that requested a meeting.) Comments received on the working draft of the CHAS were incorporated into a revised CHAS.

On October 7, 1991 a City Council workshop was held to inform City Council members and the public of the housing issues, background and recent housing accomplishments, community needs and strategies to meet the housing needs. Individuals from agencies involved in the City's housing delivery system were involved in planning the workshop and were asked to offer their perspective on local housing needs. (Lists of workshop participants and invitees to the workshop are attached as Exhibit D.) An effort was made to identify for City Council and residents major policy concerns the City is facing day-to-day and on which guidance is needed to enable the City to work effectively for the citizens of Charlotte.

On October 14, 1991, City Council's Community Development and Housing Committee met to continue the discussion of major policy considerations and to develop strategies for utilizing new federal funds to increase the supply of affordable housing. The Committee recommended approval of the CHAS by City Council and made minor revisions to the CHAS. The minutes of the CD & Housing Committee meeting are attached as Exhibit E and indicate the points of discussion.

EXHIBIT A

LIST OF PERSONS/ORGANIZATIONS RECEIVING A DRAFT CHAS

Mr. Pete Hubicki, Vice-President
Charlotte-Mecklenburg Housing Partnership

Ms. Pat Garrett, President
Charlotte-Mecklenburg Housing Partnership

Ms. Diane English
Mecklenburg Ministries

Mr. Chester Helms, Director
Program for Accessible Living

Mr. David Prybylo
Metrolina AIDS Project

Major Marshall Clary
Salvation Army

Mr. Harrison Shannon, Executive Director
Charlotte Housing Authority

Mr. John Hayes
Charlotte Housing Authority

Ms. Katrina Brown, Director
Mecklenburg County Community Development Department

Mr. John Downs, CDBG Program Director
N.C. Dept. of Natural Resources &
Community Development
Division of Community Assistance

Ms. Susan Hancock
Habitat for Humanity of Charlotte

Ms. Caroline Myers, Director
Crisis Assistance Ministry

Mr. Roger Lewis
Vice-President of Development
Crosland Properties

Mr. Justin Little, President
Crosland Properties

Ms. Ann Mayer
Mental Health Continuing Care Division

Mr. George Barbour, Executive Director
Community Housing Development Corporation

Ms. Betsy West, Executive Director
Charlotte Emergency Housing

Ms. Trena Zaranski
Director of Shelter
The Salvation Army

Mr. Ernest Rose, Executive Director
American Red Cross

Ms. Lyn Griffith
Centralina Council of Governments

Ms. Sue Archer, Director
Centralina Council of Governments

Mr. Jim Kelly
Catholic Center

Mr. Charles Page, Vice-President
United Way of Central Carolinas

Ms. Merlene K. Wall, Director
Department of Social Services

Mr. Thelma Reynolds, Acting Director
Neighborhood Centers

Ms. Gwendolyn Boyton, Director
Family Housing Services, Inc.

Mrs. Martha Brown, Director
Travelers Aid Society of Charlotte

Ms. Margaret Baker, Associate Director
Uptown Day Shelter

Ms. Jane Burts
Charlotte Organizing Project

EXHIBIT B

LIST OF RESPONSES ON CHAS

George Barbour, Chief Executive Officer
Community Housing Development Corporation

Charles Page, Sr., Vice President
Planning and Allocation
United Way of Central Carolina, Inc.

Thelma B. Reynolds, Acting Director
Neighborhood Centers Department

Pat Garrett, President
Charlotte-Mecklenburg Housing Partnership

Ted Fillette, Esq.
Legal Services of Southern Piedmont, Inc.

David Prybylo
Metrolina AIDS Project

Ann Mayer
Continuing Care Division

Jan Baucom, Program Administrator
Mecklenburg Center for Human Development

John K. Warnken, Assistant Project Director
Continuing Care Division

Dr. John Hayes
Director of Special Projects & Resident Safety
Charlotte Housing Authority

Roger Lewis, Vice President
Crosland Properties

Gwen Roberts Boyton, Director
Family Housing Services

Jane Burts
Charlotte Organizing Project

Caroline Myers, Director
Crisis Assistance Ministry

Sue Archer, Director
Centralina Council of Government

Chester Helms, Director
Program for Accessible Living

Major Marshall Clary
Salvation Army

Betsy West, Executive Director
Charlotte Emergency Shelter

Trena Zaranski, Director of Shelter
Salvation Army

EXHIBIT C

AGENCIES THAT MET WITH COMMUNITY DEVELOPMENT STAFF TO DISCUSS CHAS

1. Pat Garrett, President
   Charlotte-Mecklenburg Housing Partnership

2. Ted Fillette, Esq.
   Legal Services of Southern Piedmont, Inc.

3. Ann Mayer
   Mental Health Continuing Care Division

4. George Barbour, Executive Director
   Community Housing Development Corporation

5. John K. Warnken, Assistant Project Director
   Mental Health Continuing Care Division

6. Susan Hancock, Executive Director
   Habitat for Humanity of Charlotte

AGENCIES THAT HAD TELEPHONE CONTACT WITH COMMUNITY DEVELOPMENT STAFF TO DISCUSS CHAS

1. Martha Brown, Executive Director
   Traveler's Aid Society

2. Thelma Reynolds, Acting Director
   Neighborhood Centers

3. Chester Helms, Director
   Program for Accessible Living

4. David Prybylo
   Metrolina AIDS Project

5. Major Marshall Clary
   Salvation Army

6. John Hayes
   Charlotte Housing Authority

7. Carolina Myers, Director
   Crisis Assistance Ministry

8. Betsy West, Executive Director
   Charlotte Emergency Housing

9. Trena Zaranski, Director of Shelter
   Salvation Army

10. Sue Archer, Director
    Centralina Council of Governments

11. Jan Baucom, Program Administrator
    Mecklenburg Center for Human Development

12. Pamela Lee
    AIDS Surveillance Unit in Raleigh

13. Jim Hamm
    Seventh Street Detox Center

14. John Phillips
    George Shinn Center

15. Jerry Phifer
    HUD - Greensboro Office

EXHIBIT D

PARTICIPANTS
OCTOBER 7 CITY COUNCIL WORKSHOP

1. Ms. Patricia Garrett, President
   Charlotte-Mecklenburg Housing Partnership
   Two First Union Center Suite 1780
   Charlotte, NC 28282

2. Mr. Ron Leeper, Project Manager
   F. N. Thompson Company
   P. O. Box 32008
   Charlotte, NC 28232

3. Mr. Roger Lewis
   Vice President over Development
   Crosland Properties
   135 Scaleybark Road
   Charlotte, NC 28209

4. Mr. Harrison Shannon
   Executive Director
   Charlotte Housing Authority
   P. O. Box 36795
   Charlotte, NC 28236

5. Ms. Velva Woollen
   1318 Queens Road West
   Charlotte, NC 28207

6. Ms. Gwen Roberts Boyton
   Executive Director
   Family Housing Services, Inc.
   910 North Alexander Street
   Charlotte, NC 28206

7. Ms. Merlene Wall, Director
   Mecklenburg County
   Department of Social Services
   301 Billingsley Road
   Charlotte, NC 28211

CHARLOTTE

October 2, 1991

Dear Affordable Housing Advocate:

As an integral part of the City of Charlotte's efforts in the housing field, you are well aware of the many and difficult challenges facing the City as it maps future strategies for the provision of affordable housing. This is why I am writing to invite you or a representative of your organization to attend a City Council workshop addressing the future of affordable housing activities in Charlotte. The workshop will take place on Monday, October 7, 1991 from 5:00 to 7:00 p.m. in Room 267 on the second floor of the Charlotte-Mecklenburg Government Center, 600 East Fourth Street. I sincerely hope that you will be able to attend this important workshop.

The purpose of the workshop is to educate and provide information to the City Council regarding recent housing accomplishments and ongoing housing needs. The workshop will also serve as preparation for the City Council's consideration of the proposed Comprehensive Housing Affordability Strategy (CHAS) in late October. The agenda for the October 7 workshop includes a presentation by Community Development Department staff to provide background information, followed by brief responses from selected housing service providers and developers. The remainder, and majority, of the time will be allotted to an open discussion by Councilmembers regarding proposed long-term strategies to address priority housing needs.

If you have any questions regarding the workshop or this invitation, please do not hesitate to contact Lynne Jones in the Community Development Department at 336-2753. We look forward to seeing you there.

Sincerely,

Pamela Syfert
Deputy City Manager

Office of the City Manager 600 East Fourth Street Charlotte, NC 28202-2840 704/336-2241

LIST OF CHAS LETTERS
October 2, 1991

Mr. George Barbour
Chief Executive Officer
Community Housing Development Corporation
P. O. Box 16146
Charlotte, North Carolina 28297-6146

Mr. Charles Page, Sr.
Vice-President, Planning and Allocation
United Way of Central Carolina, Inc.
301 S. Brevard Street
Charlotte, NC 28202

Ms. Thelma B. Reynolds, Acting Director
Neighborhood Centers Development
700 Parkwood Avenue
Charlotte, NC 28205

Mr. Ted Fillette
Legal Services of Southern Piedmont, Inc.
700 East Stonewall Street
Charlotte, NC 28202

Mr. David Prybylo
Metrolina Aids Project
P. O. Box 32662
Charlotte, NC 28232

Ms. Ann Mayer
Mental Health Continuing Care Division
501 Billingsley Road, Cottage D
Charlotte, NC 28211

Ms. Jan Baucom
Area MH, DD, SAS Program Administrator
Mecklenburg Center for Human Development
3500 Ellington Street
Charlotte, NC 28211

Mr. John K. Warnken
Assistant Project Director
Mental Health Continuing Care Division
501 Billingsley Road, Cottage D
Charlotte, NC 28211

Dr. John Hayes
Director of Special Projects and
Resident Safety
Charlotte Housing Authority
P. O. Box 36795
Charlotte, NC 28236

Ms. Susan Hancock, Executive Director
Habitat for Humanity of Charlotte, Inc.
P. O. Box 34397
Charlotte, NC 28234

Mr. W. Donald Carroll, Jr., Chairman
Charlotte Housing Authority
P. O. Box 1090
Davidson, NC 28036-1090

Mr. Otis A. Crowder
301 Greengate Lane
Charlotte, NC 28211

Reverend Phillip M. Davis
919 Doby Springs Road
Charlotte, NC 28213

Ms. Lutitia Hall
525 E. Sixth Street
Charlotte, NC 28202

Mr. Rickey V. Hall, Sr.
5500 Carlingford Ct.
Charlotte, NC 28208

Mrs. Kitty Huffman
1641 Dilworth Road, West
Charlotte, NC 28203

Mr. John Boatwright
President, NCNB Carolinas, Inc.
NCNB Plaza T-23-14
Charlotte, NC 28255

Ms. Gwen Boyton
Executive Director
Family Housing Services, Inc.
910 N. Alexander Street
Charlotte, NC 28206

Councilmember Dan Clodfelter
Attorney, Moore & Van Allen
3000 NCNB Plaza
Charlotte, NC 28280

Mr. Willard Gourley, Jr.
Vice-Chairman
Barclays American Mortgage Corporation
P. O. Box 33213
Charlotte, NC 28233

Mr. Perrin Q. Henderson, Vice-President
Home Realty and Management
P. O. Box 35144
Charlotte, NC 28235

Dr. Tom Herin
United Methodist District Offices
4108 Park Road, Suite 301
Charlotte, NC 28209

Ms. Kathryn Heath
Training and Development
First Union National Bank
First Union Plaza/PERS-8-0957
Charlotte, NC 28288

Ms. Carole A. Hoefener, Vice-Chairman
Charlotte Housing Authority
5143 Elder Avenue
Charlotte, NC 28205

Mr. Derrick Johnson
1304 Vasser Place
Charlotte, NC 28216

Mr. Ray Jones
Managing Partner for Carolinas
and Midwest
Summit Properties
212 Tryon Street, Suite 1280
Charlotte, NC 28281

Mr. Peter Keber
County Commissioner
2301 Cloister Drive
Charlotte, NC 28211

Mr. Steve Kessler, Manager
Technical Services
Duke Power Company
P. O. Box 33189
Charlotte, NC 28242

Mr. Richard Lancaster
Chief Administrative Officer
Childress Klein Properties
2800 One First Union Center
Charlotte, NC 28202

Mr. Frank Martin
Landcraft Properties
2305 Randolph Road
Charlotte, NC 28207

Mr. Burt Melton
Executive Vice-President
First Union National Bank
First Union Plaza EO-0014
Charlotte, NC 28288

Mr. Isaiah Tidwell
Regional Vice-President
Wachovia Bank & Trust Co. - 21032
P. O. Box 31608
Charlotte, NC 28231

Ms. Claire Trexler
1115 Queens Road West
Charlotte, NC 28207

Mr. Ron Walton, Treasurer
Price Waterhouse
One NCNB Plaza, Suite 3200
Charlotte, NC 28280

Mr. Bob Mendenhall
General Counsel
Smith, Helms, Mulliss & Moore
P. O. Box 31247
Charlotte, NC 28231

Dr. Robert L. Albright, President
Johnson C. Smith University
P. O. Box 28
Charlotte, NC 28216

Ms. Janice Morris
Belmont Neighborhood Strategy Force
813 E. 17th Street
Charlotte, NC 28205

Ms. Phyllis Lynch
Charry Community Organization
1318 Clay Avenue
Charlotte, NC 28208

Ms. Louise Sellers
Biddleville/Five Points Community
118 Martin Street
Charlotte, NC 28216

Mr. Neil Leach
The Trinity Group
933 Berkeley Avenue
Charlotte, NC 28203

Mr. Jim Mezzanotti
Trenton Properties
201 S. Hoskins Road
Charlotte, NC 28208

EXHIBIT E

Committee: CD & Housing Committee

Meeting Date: October 14, 1991

Agenda Item: Executive Summary of the Comprehensive Housing Affordability Strategy (CHAS)

- Priorities for Use of HOME Funds
- 15% Set-aside for Neighborhood-based Organizations

I. Charge to Committee:

J. Walton gave a summary of the CHAS. He pointed out to the Committee that Charlotte's problem is affordability more than supply. The 1990 census data indicates there are 170,430 housing units in Charlotte and only 158,911 households, leaving a surplus of 11,519 units over the number of households. The apartment vacancy rate is 11.9 percent. Meanwhile, at least 16,513 rental households are paying more than 35% of their income for housing.

The four priorities for the use of new HOME funds that staff recommended to the Committee were:

1. acquisition
2. rehabilitation
3. new construction
4. tenant-based rental assistance

Mr. Walton stated that there is a requirement that at least 15% of HOME monies must be set aside for the production of affordable housing through non-profit organizations. The City will set aside approximately $300,000 of HOME funds to produce additional affordable housing. Staff's recommendation was that this be done through competitive Request for Proposals.

Mr. Walton advised that we would continue the current strategies already established by the Housing Policy Plan, and the primary policy consideration for Council of the CHAS is the priority of funding.

II. Summary of Major Discussion/Concerns:

- Strategy for the use of the $300,000 (15% of HOME monies)- Suggestion was made that these monies be available to be used for the soft cost (planning, market studies, pre-development costs, loan packaging, application fees, etc.) and Innovative Housing funds be used for the hard costs, as it is easier to get hard dollars from private lenders than to get the pre-development costs (soft money) on the front end. The experience around the country with community-based development groups is that pre-development money is the hardest money to find. Look seriously at letting this money go for soft costs to help build capacity of community

developers and let them do their negotiations with the big banks for the hard dollars; would be best leveraging of these dollars rather than trying to lend out $300,000 for part construction costs and permanent financing on community-based projects. Staff needs to define what could be considered as upfront money and the precise definition of a community-based organization eligible to receive this money.

- Is there a need to set up a balance for priorities of funding, or would this be done as opportunities occur, on a project by project basis? If there was no balance established, would we spend all the money on one element, i.e. acquisition/rehabilitation and none on new construction? At some point, would we need to be concerned about generating new units in order to have an impact on school issues or on an racially and economically integrated community? Are we tending to by-pass lower income groups as opposed to moderate income? Are we running a risk of putting all our money into moderate income housing by building new single-family homes?

  Suggestion was made to put multi-family dollars into new construction and rental assistance and single-family dollars into acquisition and rehabilitation in order to get the most for our dollars and to serve the lowest income groups for whom ownership of new housing may not be feasible.

  Important that as we look at our whole innovative process and how we are going to spend money in a given year, as projects come in, we should have some track record attached showing what we have been doing both on a locational level and on an income level. We need this information to ensure that we are meeting our objectives at all times.

  The importance of support services was stressed.

  Should the City buy land in the County for future use for low-income housing? The idea was to save land costs and to prevent growth that exclusive, rather than try to alter neighborhood composition after the fact. Can the Partnership use City money to acquire land in the County? Can we use money that is in the existing land fund for acquisition outside City limits?

  - J. Walton to check with Henry Underhill.

III. Committee Recommendation:

- Present CHAS and Locational Policy, as it has been outlined by CD staff and amended by the Committee, for City Council's consideration at the October 28th meeting with the understanding that Council may want to amend them. Discussions of the Locational Policy will continue as Policy will be considered as general guidelines.

- When brought back to Council on October 28th, if Council is in agreement, the $300,000 would be permitted to be used as front end costs by community organizations, and staff to put specificity around what would qualify as front end costs.

IV. Additional Information Requested of Staff:

- Staff to prepare a two year history on the innovative process with a track record on adherence to the Locational Policy and income level of beneficiaries.

- Staff to include definitions as part of the CHAS.

V. Date for City Council Action (if applicable): October 28, 1991

Committee: CD & Housing Committee

Meeting Date: October 14, 1991

Agenda Item: Major Policy Issues

- Locational Policy
- Income Targeting
- Community Organizations
- Supply Issues
- Affordability Issues

I. Charge to Committee:

J. Walton gave an overview of the Locational Policy criteria (existing and proposed). He advised that it would be helpful to the community at large if the Locational Policy, while not required by the federal government, was approved as part of the CHAS.

J. suggested that the Committee may want to add a fifth criteria to the Objectives whereby neighborhoods with naturally racially balanced schools would be a prohibitive area.

II. Summary of Major Discussion/Concerns:

- When we start prioritizing our money, will we be following our Locational Policy? Do we put more dollars in new construction or more dollars in acquisition of existing units and upgrading them or do we put more dollars into rehab?

III. Committee Recommendation:

- Under proposed criteria A. 1, wording to be changed to omit "controls and/or" and will read instead "Assisted housing" is hereafter proposed to include any housing project which Resolution Trust Corporation sells under RTC's Affordable Housing Program with a low income "set aside" requirement.

- Present Locational Policy along with the CHAS for City Council consideration on October 28, 1991. Discussions of the Locational Policy will continue and may be amended or added to as Policy will be considered as general guidelines.

IV. Additional Information Requested of Staff:

V. Date for City Council Action (if applicable): October 28, 1991

EXHIBIT F

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

Executive Summary

Background

The National Affordable Housing Act (NAHA) of 1990, also known as the Cranston-Gonzalez Act, is the first substantial renewal of Federal housing policies in a decade. The Act reauthorizes funding for several existing housing programs and authorizes the creation and funding of important new housing programs, i.e. HOME and HOPE. At this writing, the President and Congress are still conferring on the final level of funding that this mix of old and new programs will receive.

The Act mandates that every City and State eligible for funding under the NAHA housing programs and under the Community Development Block Grant (CDBG) program submit a Comprehensive Housing Affordability Strategy (CHAS) to the U. S. Department of Housing and Urban Development (HUD) once every five years, and submit an annual update in each of the intervening four years. This strategy, in its simplest terms, is a structured attempt to think through the significant housing issues faced by low and moderate income households, elderly and disabled households, and homeless population in a city, and to describe ways in which that city will utilize Federal housing dollars over the next five years to address those issues. The Federal Government is asking communities to think about how, why, and where they will spend new Federal housing dollars before they receive these dollars.

The CHAS replaces the Housing Assistance Plan (HAP) under CDBG programs and the Comprehensive Homeless Assistance Plan (CHAP) under McKinney Act programs.

New Resources

The Act authorized expenditures of $1.5 billion in 1992 for HOME affordable housing programs to be distributed nationwide as grants to entitlement jurisdictions. As an entitlement jurisdiction, Charlotte would receive $2 million at the current negotiated funding of $1.5 billion. Eligible activities for HOME funds include rehabilitation-moderate and substantial, new construction, site improvements, acquisition and tenant-based rental assistance. At least 15% of the City's allocation must be set aside for projects that are sponsored by a neighborhood-based organization.

Funding for the rest of the programs authorized by the Act, such as HOPE (which has 3 categories), Title V Housing Assistance, Preservation of Affordable Rental Housing and Prepayment, Title VIII Housing for Persons with Special Needs, remains less clear at this time, but is unlikely to exceed $500 million. An appropriation for HOPE III in the amount of $95 million nationwide for FY92 was projected on September 19, 1991. These funds will be distributed through competitive application.

In addition to these entitlement funds, the City hopes to compete for the following program. Shelter Plus Care (SPC) will provide housing assistance funding for homeless people who are mentally ill, have been diagnosed with the AIDS virus or are substance abusers. Section 8 SRO Moderate Rehabilitation or Section 202 Housing funds must be matched by an equal amount of funds for services from a category of funding that is not SPC. Other Federal programs can be used to match SPC including the PATH (Projects to Aid in the Transition from Homelessness) Program. The current negotiated appropriation between the House and Senate is authorized for rental assistance only in the amount of $37,200,000 nationally for sponsored based rental assistance and $73,333,000 for SRO rental assistance. Federal guidelines for this program will be published in the Federal Register in November 1991 if the appropriaton is not vetoed by President Bush. These funds will be distributed nationally through competitive application.

Current Resources

In addition to these new funds, the City expects to budget approximately $3,800,000 of its CDBG Entitlement Grant and $4.5 million in locally-generated Innovative Housing funds for low and moderate income housing for FY92, inclusive of multi-family and single rehabilitation, new construction, first time home buyer assistance, replacement housing and relocation and acquisition of property throughout the City as well as self-sufficiency/support services. Also, the $17.5 million mortgage pool established by a consortium of six banks in 1990 is available for single family home mortgages through the CMHP.

Proposed Strategies for HOME Funds

The priority ranking established for utilizing HOME funds by the City is as follows:

1. Acquisition
2. Rehabilitation
3. New Construction
4. Tenant-based Rental Assistance

Expanded Preservation Activities to Create Homeownership Opportunities - Analysis

There is currently an oversupply of market rate housing in Charlotte. 1990 census data indicate that there are 170,430 housing units in Charlotte and only 158,911 households, leaving a surplus of 11,519 units over the number of households. Additionally, according to the Charlotte Apartment Association, the apartment vacancy rate is 11.9 percent. Affordability, however, remains a serious problem. At least 16,513 rental households are paying more than 35% of their income for housing.

Approximately two-thirds of Charlotte's housing stock is single-family and one-third is multi-family housing. Fifty-one percent of the total housing stock is owner-occupied, 42 percent is rental and 7 percent is

vacant. These data point to significant rental of single-family homes. The condition of Charlotte's housing stock is basically sound, with less than 4 percent considered to be in deteriorated condition.

Combined, these factors serve as the City's rationale for proposing an aggressive policy of acquisition and rehabilitation of single-family homes as the priority use of HOME funds. This policy choice is based partly on these market conditions and partly on the assumption that acquisition and rehabilitation of eligible properties is often more cost-effective than new construction. It is also predicated on the belief that a transfer of ownership of eligible properties to nonprofit agencies, as envisioned under this policy, will result in a longer-term solution to the affordability problem than alternative policy choices aimed exclusively at strengthening demand, i.e. expanding local rent subsidies.

The Community Development Department has already been granted by the City Council all necessary authority to acquire through eminent domain or the code enforcement process vacant properties that can be used for the purpose of providing housing for low/moderate income persons. Envisioned here is expanded use of Community Development authority to acquire properties selected through code enforcement activities and located in targeted neighborhoods. Such an effort is proposed as part of a comprehensive approach to neighborhood stabilization and revitalization. Neighborhoods targeted for acquisition and rehabilitation activities include those where there is significant absentee ownership of property and increasing sign of neglect and disinvestment. Already evident in parts of Charlotte, these problems are presumed likely to grow rather than diminish, given the fact that rents are unlikely to appreciate significantly in the near future and changes to the tax code have made investment in rental properties less attractive from a tax standpoint.

Consequently, a stepped-up acquisition and rehabilitation effort undertaken by the City will serve as an excellent counter to these negative market forces and will serve to take advantage of the window of opportunity which currently exists in a slack housing market to expand low-income housing opportunities at a lower per-unit cost than new construction. Since it is also envisioned that many of the properties acquired in this manner by the City will be rehabilitated by and ultimately transferred to local nonprofit organizations, an important by-product of this strategy will be the increased organizational and developmental capacity of neighborhood-based organizations---a goal consistent with the objectives of the NAHA.

New Construction

Where rehabilitation of properties acquired by the City through eminent domain is not financially feasible, the units will be demolished. Lots made vacant through this process will be utilized to construct in-fill housing or other new construction housing deemed appropriate. New construction will be primarily encouraged in permissible areas as defined in the Locational Policy Criteria and neighborhoods where there are few or no assisted housing units.

Tenant-Based Rental Assistance

With at least 16,513 rental households paying more than 35 percent of their income for housing, some tenant-based rental assistance will be needed in the short term to increase the supply of affordable rental units. When 1990 income and additional housing census data are available, the City's Planning Department, in conjuction with the Charlotte Housing Authority and Community Development, will research the data and subsequently determine what rental assistance low-income households need and where the families are located. The Housing Authority's waiting list of 7,640 is the most specific indicator of need data, but is inadequate to use in planning and developing strategies and resources to meet low-income household needs. Also, dialogue with low-income community residents must be initiated to determine their concerns and desires. An adequate data base showing the real need for Federally assisted housing in the community will be developed. This information will be brought forward for public comment and discussion and appropriate strategies will be formulated based on documented real need.

15 Percent Set Aside for Non-Profit Organizations

As least 15 percent of HOME monies must be set aside for the production of affordable housing through non-profit organizations. The City will set aside approximately $300,000 of HOME funds to produce additional affordable housing. This set aside will be in addition to CDBG funding already allocated in FY92. Through competitive Request for Proposals (RFPs), the HOME set aside funds will be used to build developmental capacity of neighborhood-based organizations. Per the Community Development & Housing Committee's suggestion, the set aside funds will be used as soft costs by non-profits. The preliminary HOME regulations indicate that up to 10% of each non-profits budget can be allocated for pre-development funding for project specific technical assistance and site control loans (i.e. feasibility studies, site options).

Proposed Strategies for HOPE Funds

HOPE (Homeownership and Opportunities for People Everywhere) funding encourages the sale of Federally-owned housing stock, including public housing (HOPE I), multifamily (HOPE II) and RTC, HUD, VA and FHA foreclosed single family (HOPE III) units, to the existing tenants of those units. The City of Charlotte and the Charlotte Housing Authority (CHA) strongly affirms that all efforts to promote self-sufficiency, including efforts to achieve home ownership, are critically important for all residents of public housing. To this end, the CHA intends to submit HOPE I planning grant requests to HUD in FY92 to build the capacity of tenant organizations for increasing self sufficiency, including ownership of their own homes. Participation in the HOPE I implementation program as it is currently structured, however, would result in a net loss of the publicly owned and managed housing stock for low income households in the City. The CHA will not participate in the HOPE I implementation program until HUD can guarantee the replacement of units sold to tenants through the program.

The City, CHA and existing non-profit housing organizations will purchase and rehabilitate for sale all appropriate RTC, HUD/FHA-foreclosed, and other available federal residential properties located in the City. Currently, no comprehensive listing of such properties exists to create a specific development strategy. However, the City and the CHA intend to apply for HOPE II and III planning grants in FY92 to identify properties, tenants, and development strategies for converting these distressed properties to low income ownership.

Continue Current Strategies Established by the City's Housing Policy Plan

Program emphasis for CDBG activities continues to be on preservation of the existing housing stock. The housing rehabilitation loan program continues to receive the largest funding of the CDBG program activities budget. The program also continues to provide acquisition of houses or land to provide housing for low- and moderate-income residents. Code enforcement has always been a central part of the Charlotte's housing preservation efforts. The proposed FY92 CDBG budget includes approximately half of the funding for the code enforcement program.

The program continues to provide job creation through loans to businesses from two revolving loan funds; however, the program delivery costs for those services are also paid out of one loan fund.

CDBG activities provide home ownership, downpayment assistance, replacement housing, and relocation services. Two remedial education programs for youth from low and moderate income families continue to be funded under the public services component of CDBG.

The City's allocation for the annual $4.5 million Innovative Housing Funds for FY92 will continue to be used to:

1. Contract on a yearly basis with the Charlotte-Mecklenburg Housing Partnership to leverage City dollars in the production of additional housing opportunities through public-private ventures to serve people at 60% or below the median income - $2 million

2. Through Request for Proposals (RFPs) allocate $1.5 million for City sponsored housing to serve people at 40% or below the median income, living in substandard, overcrowded or unaffordable housing or residing in public housing or are on the CHA's Master List.

3. Continue to fund smaller projects to serve people at 60% or below the median income with projects considered on a case-by-case basis for property owners, small businesses or non-profit corporations - $500,000.

4. Allocate $500,000 for the City Housing Asssitance Payment Plan (CHAPP) to operate a local housing voucher program to provide rental assistance for 25 families.

Assumptions

The single most important assumption of the 1991 CHAS is that it is a trial run for a better effort next year. Much of the analytical effort needed to develop a comprehensive strategy must be based on 1990 census data which are not available yet. With 1990 census data, a clearer sense of new Federal resources available and more discussion within the housing community, the 1992 CHAS will be a more complete and useful document.

As per HUD instructions, gaps in demographic data are left blank. Most of the analyses of household characteristics and housing needs in the 1991 CHAS are based on 1980 census data, data from the HAP and CHAP and information from providers of services to the Special Needs population. Information on the current City population and number of households is based on 1990 census data.

EXHIBIT G

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY
CHAS

CHARLOTTE, NORTH CAROLINA

OCTOBER 1, 1991 - SEPTEMBER 30, 1996

REPLACES

Housing Assistance Plan (HAP)
and
Comprehensive Homeless Assistance Plan (CHAP)

INCORPORATES

City of Charlotte Housing Policy Plan

10/23/91

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)
CITY OF CHARLOTTE, NORTH CAROLINA

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Part 1 - Needs Assessment

Low- and Moderate-Income Households

The scarcity of available housing units affordable to persons of very low and low-to-moderate income is a problem which potentially affects nearly half of Charlotte's population. Based on extrapolations from the 1980 Census, it was estimated that in 1986, twenty-five percent of the city's population had very low incomes or incomes that were 50% or less of the (then) area median income of $28,400 for a family of four; another 16% had low incomes or incomes that were 51% to 80% of the area median income. The 1990 Census projects a current area median income for Charlotte of $40,200 for a family of four, a 42% increase in the area median income. Unfortunately, more detailed census data is not yet available that would identify income trends and local housing needs for various segments of the city's population. It is anticipated, however, that despite the sizeable increase in the area median income, only a marginal number of very low- and low-income persons saw their situations improve. National government statistics indicate that low and middle incomes have stagnated since 1986. In other words, the gap between high- and low-income people has widened, and the gain has mostly accrued to upper-income families.

According to Charlotte's Housing Assistance Plan (HAP), in 1980, 46,569 households needed low-income rental housing and 32,650 households found affordable housing, but there remained 13,919 rental households paying more than 35% of their income for housing. By 1985, the deficit of affordable rental housing had grown to 15,318 households. The current deficit is estimated to be 16,513 households, comprising 15.5% elderly, 75.5% small family, and 9% large family households. The 16,513 household deficit was extrapolated from the 1988 HAP Rental Subsidy Needs of Lower Income Households data. The City used a different methodology to calculate projections for the 1990 rental housing deficit of 17,816. Although reasonably close, the different methodologies have produced a gap of 1,303 between the HAP data and housing projections. This gap cannot be reconciled until the 1990 Census household income data is available in 1992.

From 1986 to the present, funding has been allocated from the City's Innovative Housing Fund, Section 8 and other HUD funding to construct 1180 assisted housing units, of which most are either built or under construction. Approximately 735 housing units have been demolished since 1986, most of which were low-cost housing units, for a net gain of 445 units. Since 1986, a comparison of the number of government-assisted housing units added with the number of demolitions reveals a net gain in housing units available to low-income families. This comparison, however, does not take into account rapid population growth in Charlotte during the same period.

In the absence of 1990 Census data, other current statistics were relied upon to help gauge the number of Charlotte residents who have very low and low incomes. An important source of information is the

number of residents receiving some type of public assistance payments. In May, 1991, over 21,737 people were receiving Aid to Families with Dependent Children (AFDC) payments. Their average monthly grant is $237, which must cover all living expenses except food. With the inclusion of food stamps, the average income for this group is approximately $6,500. In May, 1991, a total of 15,959 persons received food stamps only and had a maximum household income of $13,000. This data suggests that approximately 10% of Charlotte's population receives some type of public assistance requiring household incomes of $13,000 or less.

The Housing Authority manages 3,928 traditional public housing units affordable to people at very low income levels. It manages 921 other units, including several Section 8 and Section 202 projects, tax credit projects and city-funded public housing. In addition to managing these housing units, the Housing Authority administers 2,212 Section 8 certificates or housing vouchers which allow Charlotte residents earning 60 percent of the median income or less to pay only 30 percent of their income for housing.

In total, the Housing Authority currently manages 7,061 federally assisted housing units affordable to the very low-income household (including those affordable because of rental subsidies). The Authority's waiting list, however, includes over 7,640 families.

Housing starts have matched the city's population growth. There are approximately 170,430 dwelling units in Charlotte according to the 1990 Census. Most of the new units were in market-rate housing with average rentals starting at $427 (requiring a minimum income of around $17,000 to afford), and average home sale prices of around $114,000 (requiring a minimum income of around $38,000 to afford).

The average utility payments are $105 monthly and are low compared to other cities with similar populations.

The cost of rehabilitation of single-family homes varies depending on the condition and location of the housing. In most low-income Charlotte neighborhoods, however, a single-family home in deteriorated condition can be acquired for between $25,000 and $30,000, but will need an investment of approximately the same amount for rehabilitation. This brings the total cost for acquisition and rehabilitation of a single-family home in a low-income Charlotte neighborhood to between $50,000 and $60,000. Assuming a market-rate mortgage, a family would need to earn between $15,000-$18,000 to afford such a home.

New construction in these same neighborhoods, assuming low cost of land acquisition, ranges from $60,000 to the mid-$70,000 depending on the size and amenities of the unit. Homeownership under these circumstances would be affordable to a family earning $21,600 per year.

This statistical overview suggests that very low-income households are experiencing great difficulty paying housing costs. In addition to these households at the bottom of the income ladder, there is an "at

risk" low-to-moderate income group of households ($29,500-$32,560), whose housing needs are not being fully met because they are spending too high a proportion of their income for housing.

Both groups of families are forced into making choices about what is most important -- rent, heat or food. The social costs of overcrowding, evictions and lack of food and heat are enormous. Housing deteriorates faster with overcrowding. People lose a sense of self-esteem and the combination of economic and social problems can sometimes lead to increased criminal activity. Consequently, assuring an adequate supply of decent, affordable housing is vital to preventing and alleviating many social ills and is an important first step to addressing human needs in Charlotte. Studies show that a positive living environment is crucial to child health and preparedness for education.

Assessment of Housing Needs of the Homeless

Estimates vary as to the number of homeless people in America but observers generally agree that the number of homeless has increased in all regions of the country. The large number of Americans who are homeless has caused increased public concern, both nationally and locally.

"According to a national study, the number of homeless persons in the United States increased by 12.97% in 1985. An even larger increase was expected in subsequent years due to reduced federal resources. In 1970, the typical homeless person was a white male alcoholic in his mid-fifties; this stereotype of a homeless person no longer applies. Today, the average age of the homeless has dropped to 34, and the percentage of blacks and Hispanics has increased. The number of families, mostly women and children, has also increased due to the shrinking supply of low-income housing, unemployment and underemployment. The number of homeless families today is believed to be a warning signal of a much greater potential crisis. There is a large group of working families living on the edge of homelessness."

In 1984, the Department of Housing and Urban Development (HUD) announced a national profile of the homeless. HUD's analysis concluded that, while the homeless population is heterogeneous, most cluster in three groups: those with chronic disabilities, those who have experienced severe personal crises, and those who have suffered economic setbacks.

In many ways, the homeless population in Charlotte (Mecklenburg County) resembles the national profile. Most are young, single males. Nearly half belong to minority groups. A significant number are women and children, with members of their immediate family with them. Slightly more than fifty percent have been in the community for more than one year. More than one-half have been homeless for less than one year. More than a third are employed, usually on a part-time or irregular basis. A significant number have a problem with alcohol and/or drug abuse. Local concern about the homeless has increased since the problem became more visible, with an increasing number of younger

unemployed males and more women, families, children and minorities turning up on the streets.

In 1987, estimates of the number of homeless people in Charlotte ranged from a low of 150 to a high of 3,000. Today, the consensus among providers of service to the homeless in Charlotte is that between 2,000-3,000 people is a more accurate estimate of the number of the City's homeless.

In September of 1987, the Charlotte City Council adopted a Comprehensive Homeless Assistance Plan (CHAP) and authorized the Mayor to execute the plan and pursue certifications required for homeless assistance programs under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987. A month later, City Council approved an Emergency Shelter Grant Program application for $59,000 following a HUD Notice of Fund Availability. The City of Charlotte received its first allocation of Emergency Shelter Grant Program (ESGP) funds in the amount of $11,781 from the State of North Carolina in 1987. Consistent with its housing policy commitment to reduce the number of households living in substandard, overcrowded or unaffordable housing conditions, the City of Charlotte authorized the expenditure of this $11,781 grant for operating expenses of Charlotte Emergency Housing, Inc. Subsequently, the City, Mecklenburg County and private groups shared an $80,000 operating cost for the Salvation Army's summer shelter program. The City's required matching resources were Mecklenburg County's contributions to the Salvation Army ($39,600) and to Charlotte Emergency Housing, Inc. ($27,720).

The City's current level of funding is an Emergency Shelter Grant in the amount of $86,000. Since 1987, the City has contracted with Mecklenburg County for the administration and distribution of the ESG program funds. Mecklenburg County provides the "soft match" for the grant and contracts with eligible local homeless care providers to carry out the following eligible activities:

°Renovation of buildings for use as shelter	$50,000
°Provision of essential services	5,683
°Payment of maintenance, operation & insurance costs	30,317
TOTAL	$86,000

There are ten non-profit organizations in the City of Charlotte that provide services for the homeless (See Exhibits B-1, B-2, and B-3). Only seven of these are "shelters" when defined as agencies that provide overnight accommodations. These "shelter" facilities have a combined current bed capacity of approximately 725. Four of these facilities are primarily substance abuse centers that provide shelter only if necessary as a part of the treatment provided. These comprise fully 35% (257) of the shelter bed capacity. The homeless bed capacity for shelters that are not treatment centers is 468 beds, an increase of 41% over the last several years. Funding for homeless activities has more than doubled since 1987.

As the exhibits show, the homeless service network in the community is composed of a mix of mostly private agencies and religious

organizations. These organizations provide a broad variety of basic services which include shelter and limited support services such as food, clothing, personal hygiene assistance, financial assistance, day care, individual and group counseling, recreation and transportation (bus token) assistance. The major service of this network of homeless providers is referral to agencies (both public or private) that can best respond to the needs of particular homeless individuals. For example, three of the shelter programs provide assistance to families, usually women with small children, and single women. Likewise, the treatment programs that provide shelter respond to the special alcohol and drug problems and recovery services for both men and young women. These treatment programs comprise 257 (or 35%) of all shelter beds available during the winter. However, there are insufficient program services and shelter beds to respond to the specific needs of the mentally ill, the physically handicapped, some veterans, and the elderly.

This statistical overview suggests that the current homeless bed capacity has increased, but remains insufficient to meet the needs of the up to 3,000 homeless families and individuals in Charlotte at any given time. Insufficient bed and service capacity means that people are either turned away or their names are placed on waiting lists. In addition, existing facilities may not match the needs of the varied homeless populations. Also, there is greater need for coordination and cooperative planning between the homeless care providers.

Federal assistance is needed to supplement the operation of the shelter programs. As with the City's ESGP Grant, new funds could be used to assist the shelter programs to expand and improve their facilities and services. A transitional housing demonstration program would be of great benefit to certain segments of the homeless population (families and the elderly) by providing them with adequate shelter for a period up to 18 months. During that time, these such persons would find permanent housing in either the public or private sector.

The City, in conjunction with mental health and homeless care providers, also plans to compete for Shelter Plus care funding to provide housing for homeless people who are mentally ill, have the AIDS virus and/or are substance abusers.

ASSESSMENT OF HOUSING NEEDS OF OTHER SPECIAL NEEDS POPULATION

Mentally Handicapped

According to the July, 1988 report of the N.C. Division of Mental Health/Mental Retardation/Substance Abuse Services, "Prevalence of Mental Disorders in North Carolina", it is estimated that 7,200 Mecklenburg County adults suffer from severe and persistent mental illness (SPMI). The Continuing Care Division of the Mecklenburg Area Mental Health Authority, which is responsible for services to this population, presently serves approximately 1,200 adult clients. The County Human Services Council estimated recently that between 200 and 300 of these clients need housing assistance annually. The Continuing

Care Division presently provides direct housing assistance for approximately 100 clients who suffer from SMPI.

A 1988 survey of 455 of 725 active clients of the Continuing Care Division indicated that although 44% of the clients sampled owned or rented their own housing, an equal percentage lived with relatives, usually parents, and were dependent on these relatives for housing. Approximately one-quarter of this dependent group expressed the desire to move to more independent housing situations. Many more will have to move as caretakers are no longer able or willing to provide housing. Most of the remaining clients in the sample (12%) lived in institutional settings, including Mental Health group facilities, and indicated a desire to move.

The majority of clients seeking to move indicated that they wanted to live independently in houses or apartments of their own. This finding is consistent with assessments of the housing objectives of severely mentally ill adults in other areas of the country. Most of the Mecklenburg County clients surveyed prefer to live alone; one-bedroom apartments were indicated as the need for 71% of these clients.

People with severe mental illness face significant barriers in the housing market. The lack of affordable housing is a serious obstacle for many who hope to live independently; approximately 60% of the clients are disabled and depend on Supplemental Security Income (SSI) for subsistence.

Developmentally Disabled

Currently the Mecklenburg Area MH,DD,SAS Authority (Area Authority) has over 300 residents with developmental disabilities (DD) who are waiting for residential services. Most of these individuals require some level of supervision and need to be housed in supportive apartments, group homes, or Intermediate Care Facilities (ICF), based on the level of supervision needed. The Area Authority contracts with private agencies for group home and apartment living services. Both of these require ongoing operational funding as well as funding to cover construction and/or start-up expenses. Additional state and/or county funds are needed to meet the residential needs of most of the individuals on the DD waiting list.

While most of the DD population requires some degree of ongoing supervision, there are some individuals who could live on their own in low-rent apartments or could make use of Section 8 Certificates. There is a need to provide case management and/or access to community resources training as support services for those individuals.

Currently, funding options are being explored to expand group homes and supervised apartments for the individuals with developmental disabilities who need that type of residential service. Also, there is a current need for access to Section 8 Certificates for higher-functioning individuals with mental retardation and for disabled individuals who are not mentally retarded. The provider of DD contract

service is projecting a need for 75 to 100 Section 8 Certificates over the next five years.

Office of Community Planning and Development

JUN 15 1991

ousing Assistance Needs of
ow & Moderate Income Households

Comprehensive Housing Affordability Strategy (CHAS)

ge of Jurisdiction(s) or Consortium.

ty of Charlotte, North Carolina

Five Year Period: FY 10/1/91 through FY 9/30/96

k one
. Current Estimate as of: (enter date) 1980
Five-Year Projected Estimate as of (enter date)

Mark one
[X] All Households
[ ] Racial/Ethnic Group Households (specify) [1]

Household by ypo Income, & Housing Problems	Renters: Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Owners: Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
Very Low Income (0 to 50%)*	2,227	10,300	1,392		13,919	165	40	50		255
With Housing Problems -										
Physical Defects										
Overcrowded										
Cost Burden > 30%										
Cost Burden > 50%										
Other Low-Income (51 to 80%)*	346	2,180	68		2,594		5	10		15
With Housing Problems										
Physical Defects										
Overcrowded										
Cost Burden > 30%										
Cost Burden > 50%										
Total Low-Income	2,573	12,480	1,460		16,513	165	45	60		270
Moderate Income (81 to 95%)*										
With Housing Problems										
Physical Defects										
Overcrowded										
Cost Burden > 30%										
Cost Burden > 50%										
Middle Income Hshlds (96 to 120%)*										
All Households										

DRAFT

See Table 2A for listing of Racial/Ethnic Groups

Or if appropriate, based on HUD income limits with required statutory adjustments

Source for Renters data: US Bureau of The Census, 1980 and Crosswalk of 1988 HAP data in Table II - Rental Subsidy Needs of Lower Income Households.

Source for Owners data: 1991 goals established by The Preservation - Housing Referral Division.

form HUD-40090 (6/14/91)

HAS Tables 1B & 1C

JUN 15 1991

U S Department of Housing and Urban Development
Office of Community Planning and Development

omeless Population

Comprehensive Housing Affordability Strategy (CHAS)

ne of Jurisdiction(s) or Consortium.

City of Charlotte, North Carolina

Mark one
☐ All Homeless
☐ Racial/Ethnic Group (Specify)

Five Year Period (enter fiscal yrs.)
FY 10/1/91 through FY 9/30/96

Table 1B Totals

Category	Total (A)	Sheltered (B)	Unsheltered (C)
1 Number of Families with Children	197	197	
2. Number of Persons in families with Children	587	587	
3 Number of Individuals not in Families with Children	1,478	878	600
4 Total Persons/Individuals (Lines 2+3)	2,062	1,465	600

Table 1C Special Needs

Category	Number of Families with Children*		Number of Individuals	
	Sheltered (A)	Unsheltered (B)	Sheltered (C)	Unsheltered (D)
1 Mentally Ill	4-5		263	180
2 Drug Abuse	29		99	180
3 Alcohol Abuse	30		202	180
4 Victims of Domestic Violence	65		79	30
5 Runaway/Abandoned Youth				
6 Other (specify)	68		225	30

DRAFT

* Include families with head of household or spouse having the characteristics listed.

Source Data based on the general consensus of Charlotte homeless care providers in August, 1991 A conservative estimate of approximately 938 individuals or persons in families with children are considered near homeless or the hidden homeless Near homeless household is defined as persons currently doubling up with friends or relatives or persons threatened with eviction because shelter payments are sufficiently behind.

CHAS Table 1D (Optional)

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Other Special Needs Population

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

City of Charlotte, North Carolina

DRAFT

Five Year Period (enter fiscal yrs.) FY	through FY
10-1-91	9/30/96

Category	Households			
	People with Disabilities (A)	Elderly with Special Needs (B)	Persons with AIDS (C)	Participants in Economic Independence and Self Sufficiency Programs (D)
1 Estimated Population	7,200 Mental 8,700 Physical	11,502	250 HIV Pos.	
2 Supportive Housing Need	500 Mental	3,509	40	
3 Service Needs	3,928	Not available	450	
4 Supportive Service Need Identified in FSS Plan				

DRAFT

EXHIBIT A1

COMPARISON OF THE NEED FOR LOW-INCOME HOUSING WITH AVAILABLE LOW INCOME HOUSING**

Income Level	Mo. Rent ATP	1980 Households By Income		1980 Renter-Occ. Units by Gross Rent*		Surplus/ Deficit
$ 0- 2,499	$ 0- 52	5,505	—	2,916	-	- 2,589
2,500- 4,999	53-103	8,088		1,925		- 6,163
5,000- 7,499	104-156	8,355		4,969		- 3,386
7,500- 9,999	157-207	9,968		8,768		- 1,200
10,000-12,499	208-260	10,719		11,273		+ 554
12,500-13,100	261-273	3,934		2,799		- 1,135
		46,569		32,650		-13,919

SOURCE: 1980 Census

*These data from the Census were formerly grouped differently from the present grouping. The methodology used to re-group the data assumes equal distribution within the former grouping. This was necessary to be able to compare this data with the household income data.

**Trended upward for matching with the median income of 1984

May 1985

EXHIBIT A2

THE RENTAL HOUSING DEFICIT:
A COMPARISON OF THE SUPPLY OF AFFORDABLE LOW-INCOME HOUSING WITH THE NUMBER OF HOUSEHOLDS NEEDING LOW-INCOME HOUSING
1980 - 1990

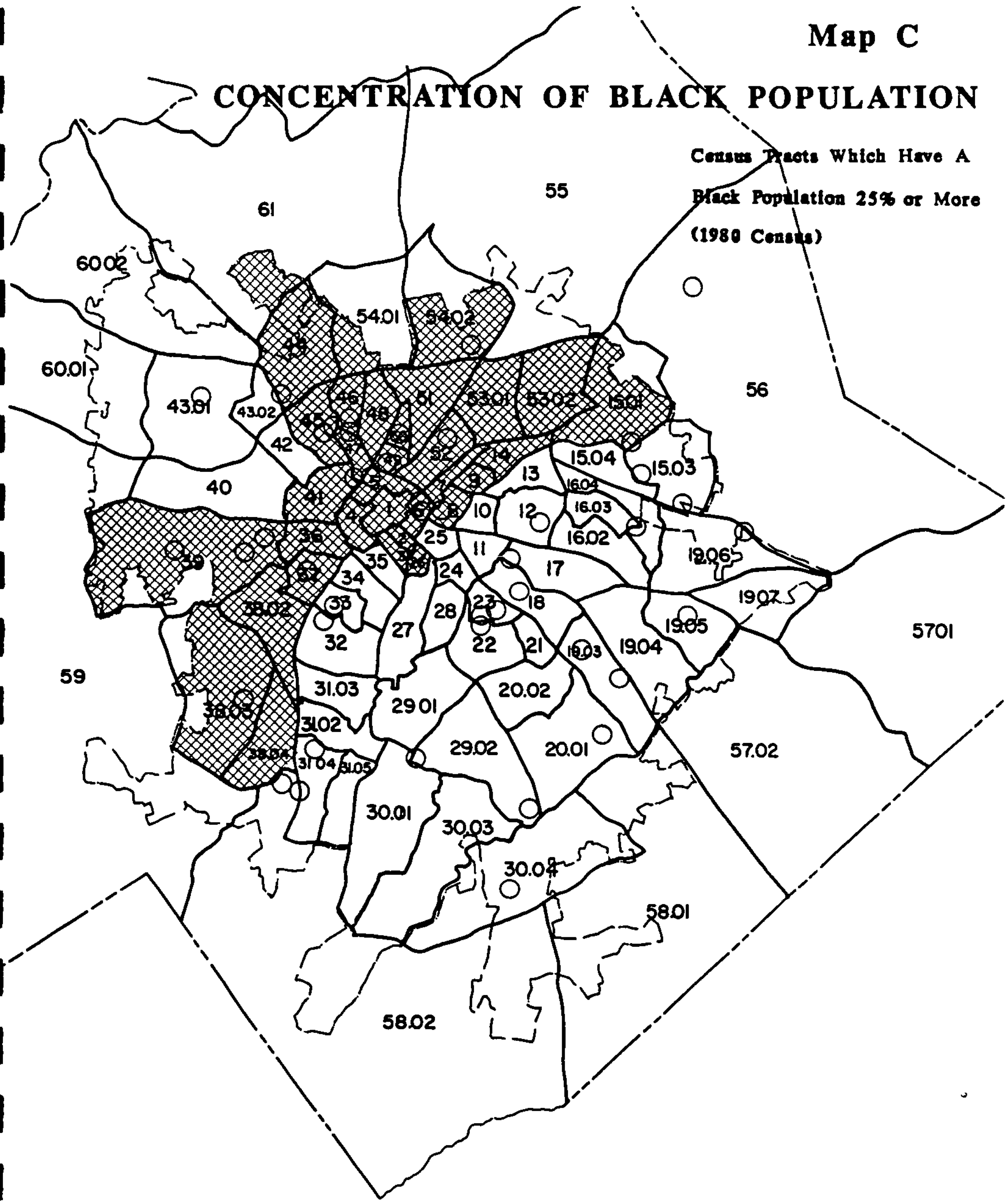
LOW INCOME HOUSING	1980	CHANGE 1981 - 85	1985	PROJECTED CHANGE 1986 - 90	1990 PROJECTION
DEMAND	46,569	2,397	48,966	2,855	51,821
SUPPLY (Demolitions)	32,650	2,001 (1,003)	33,648	857 (500)	34,005
DEFICIT	13,919	1,399	15,318	2,498	17,816

May 1985

Source: 1980 Census. Low income Housing data trended upward for matching with the median income of 1984.

Map C

CONCENTRATION OF BLACK POPULATION



Approved March 12, 1990

EMERGENCY SHELTER PROGRAMS FOR THE HOMELESS

	THE UPTOWN DAY SHELTER	SALVATION ARMY LODGE	CHARLOTTE EMER. HOUSING
YEARS IN OPERATION	George Shinn Center 2 Years	Will move 11/91 to larger facility described below 30 Years Plus	Plaza Place Since 11/85
SHELTER STRUCTURE	Store/ Warehouse	5 Bldg. dormitory with 6 family rooms	2 story, 10,000 Sq. Ft. house w/14 bdrms., (10 for family & 4 for single women
CAPACITY	188 (Licensed for 300 men)	150 Women and Children	10 families and 8 single women (10 bdrms for families, 4 bdrms for single women)
POPULATION SERVED	Homeless adult men	Homeless women, families	Families-husbands, women, children single women
LENGTH OF STAY	Individual 15-90 Days	Individual service plan	1-60 Days with 30 day extensions
MONTHS OPEN	Year-round	Year-round	Year-round
HOURS	8:00-4:00 AM 7 Days/Week	24 Hrs. Daily 7 Days Week	24 Hrs. per day 7 Days/Week
STAFFING	Paid staff and Volunteers	Paid staff and Volunteers	Paid staff and Volunteers
SUPPORT SERVICES	2 Meals, Snack, spiritual therapy limited counseling and referral clothing advocacy	3 Meals, shower referral to community agencies financial assistance, daycare recreation, counseling	Food, referral to community agencies, limited financial assistance, individual and group counseling, credit counseling, money management, transportation assistance (bus pass) Rainbow Room Day Care
BUDGET			
1991	433,000	400,000	174,309
1992	489,272	478,000	180,425
FUNDING SOURCES(S)	Churches, private contributions	Private contributions, United Way Federal & County Government	Private contributions, United Way, County County Government

SOURCE: A Report To The Human Services Planning Board of the United Way of Central Carolina, Inc., from the HOMELESS AND SHELTER STUDY COMMITTEE (July 15, 1987), Updated September 22, 1991.

TREATMENT PROGRAMS THAT PROVIDE SHELTER

PROGRAM	7TH STREET DETOX CENTER	SALVATION ARMY ADULT REHAB CTR.	REBOUND	LIGHTHOUSE MINISTRY FOR GIRLS
YEARS IN OPERATION	16 Years	38 Years	55 Years	10 Years
SHELTER STRUCTURE	Dormitory	Dormitory	Dormitory	Large House
CAPACITY	52	75	120	10
POPULATION SERVED	Persons with alcohol/drug problems	Recovering Male alcoholics	Recovering male alcoholics & drug abusers	Girls & young women with alcohol, drug problems; codependency & unwed mothers
LENGTH OF STAY	4 to 21 Days	1-90 Days	Up to 90 Days	Up to one year
MONTHS OPEN	year-round	year-round	year-round	Year-round
HOURS	24 hr/day 7 days/week	24 hr/day 7 days/week 7AM-3PM M-F New applicants	24 hr/day 7 days/week	24 hr/day 7 days/week
STAFFING	Paid staff & Volunteers	Paid staff & Volunteers	Paid staff& Volunteers	Paid staff & Volunteers
SUPPORT SERVICES	Shelter, food, full range of clinical services (evaluation, treatment, individual & group counseling, education, referral)	Shelter, food, individual & group counseling employment, work therapy, religious therapy, referral	Shelter, food, individual & group counvocational rehab, referral	Shelter food, clothing, individual group counseling
BUDGET				
1991	1,670,000	Not available	Not available	Not available
1992	1,700,000	Not available	Not available	
FUNDING SOURCES	State and County Government ABC Board	Thrift store Private Contributions	Private Contributions	Private Contributions

OTHER PROGRAMS

PROGRAM	St. Peter's Soup Kitchen	Travelers Aid Society	Crisis Assistance Ministry
YEARS IN OPERATION	11 Years	61 Years	16 Years
SHELTER STRUCTURE	Church	N/A	N/A
CAPACITY	100	N/A	N/A
POPULATION SERVED	Hungry and homeless	Non-residents of Mecklenburg County	Low-income families in Mecklenburg County with economic crises; provision of bare life support.
LENGTH OF STAY	Not Applicable	Not Applicable	Not Applicable
MONTHS OPEN	Year-round	Year-round	Year- round
HOURS	11:30-12:30 PM 5 Days/Week	8:00-5:00 5 Days/Week	8:30-5:00 5 Days/Week Tuesday/Wednesday telephone interviews unitl 8:00 P.M.
STAFFING	Volunteers	Paid Staff	Paid staff and Volunteers
SUPPORT SERVICES	Not Applicable	Crisis intervention services; limited amount of financial assistance. Counseling, food, shelter, transportation, medicine & minor car repair; management of selected, resettling of families, toward self sufficiency.	Emergency financial assistance; information & referral, financial counseling & assistance, clothing; furniture, & appliance assistance. (9:00-2:00)
BUDGET			
1991	35,000	351,000	2,895,000
1991	Not Available	361,000	Not Available
FUNDING SOURCE(S)	Churches, private, contributions, U.S. Dept. of Agriculture	United Way grants & individual contributions	Religious congregations, private contributions, United Way, Mecklenburg County, Federal & City Governments.

Market and Inventory Conditions

According to the 1990 Census, the City of Charlotte comprises most of Mecklenburg County with a population of 395,934 (as compared to the County's population of 511,433). On July 1, 1991, Charlotte's population increased to 417,621 with the annexation of 21,687 county residents. Since the annexation, Charlotte comprises approximately 85% of Mecklenburg County. The city's population is steadily increasing. The 1990 census indicates that there are a total of 158,991 households with about 2.45 persons per household.

Charlotte's housing stock is primarily single family. There are very few high rises and relatively few garden apartment and townhouse developments, contributing to the city's less dense development patterns. Almost 51 percent is owner-occupied, and 42 percent is rental, pointing to significant rental of single-family homes. This is even more the case in poorer, inner city neighborhoods, where rental rates may be as high as 95 percent (in the Belmont area). Approximately 7% of Charlotte's housing units are vacant and are either for rent or for sale. The Charlotte Apartment Association reports that the vacancy rate (apartments only) as of April, 1991 was 11.9%, the highest ever recorded since these statistics have been kept (since the late 70's).

According to the 1990 Housing Quality Survey, prepared by the Urban Institute of the University of North Carolina at Charlotte, the city's housing stock is in good condition. As stated in the report, over half the units had no visible structural problems and almost 40 percent had one or more problems but were deemed satisfactory. This makes over 95 percent of the housing stock at least satisfactory. Of the remaining 5 percent, almost all were considered deteriorated or only needed minor repairs. There were very few dilapidated structures requiring major repairs or demolition -- testament to the City's vigorous code enforcement and rehabilitation program.

Most of the deteriorated structures were located in census tracts to the north and west of the city, coincident with its poorer and minority neighborhoods. The most heavily impacted is Census Tract 50, with 20 percent deteriorated structures, followed by Tracts 8, 41 and 45 with 17 percent. East and South Charlotte have very few housing problems. It should be noted, however, that there are small communities, such as Grier Heights and Cherry, located on the fringes of South and East Charlotte, that do have deteriorated housing.

A second locational aspect of housing quality in Charlotte relates to the age of neighborhoods. Charlotte's deteriorated and dilapidated housing tends to be spatially concentrated in its inner-city neighborhoods, with a decreasing percentage of housing problems as one moves outward from the central business district (uptown) toward suburban neighborhoods.

In 1990, the City approved a locational policy criteria in the Housing Assistance Plan. Its objectives were to:

- Avoid concentration of low-income persons.
- Leverage private dollars where feasible.
- Geographic dispersal.
- Encourage economic/racial integration of areas.
- Protect racially-integrated neighborhoods.
- Pursue housing proposals responsive to the school system's Pupil Assignment Plan.
- Promote community development of selected neighborhoods.

The City's locational policy criteria have been beneficial to low/moderate-income families in locating housing citywide. Since 1973, the city has had a policy that all newly-constructed subsidized housing developments over 24 units must be built in non-impacted areas and must not exceed a total of 50 multifamily units. The result of this policy has been scattered-site public housing developments in suburban, middle-income, white neighborhoods - not traditionally the site of assisted housing. A study completed by the University of North Carolina at Charlotte concluded that there was no adverse impact on property values in these neighborhoods as a result. In addition, this study noted that there was no increase in crime in these neighborhoods, that residents of the public housing pay 10 to 15 percent less for food than in inner city neighborhoods, and that residents are satisfied with their location in the suburbs. The City's locational policy criteria reduces the concentration of minority and low-income people in low-income neighborhoods and helps reduce the social stigma associated with residence in assisted housing. The locational policy has been beneficial for the city as a whole by promoting better-integrated communities and not further impacting already deteriorated neighborhoods. See Exhibit C for the revised Locational Policy Criteria proposed October 7, 1991, which was approved by the CD & Housing Committee. The objectives of the locational policy are the same.

Currently the City is implementing an acquisition and disposition policy approved in 1989 that allows the Community Development Department to acquire residential properties through eminent domain and the code enforcement process. The properties generally are or have been in the In Rem Repair/Demolition process and can be used to provide housing for low/moderate-income families. The policy is designed to prevent the unwarranted demolition of structures that can be utilized for affordable housing.

Opportunities for affordable housing production are in part dependent upon the City's land use policy and the implementation of the policy. Generally, the City's land use policies are to maintain the single-family residential character of an area, encourage infill single-family development on residential vacant lots and encourage the development of low-density, multi-family development pursuant to the locational policy and guidelines established in this CHAS and Housing Policy Plan. Beyond direct funding, increased opportunities for

affordable housing production all relate to land use planning and zoning.

Neighborhood-based community organizations and community-wide nonprofits are making sustained effort to utilize vacant properties in their development programs; however, a number of barriers exist. Site control can be a sometimes long, tedious and uncertain process. Outstanding liens, encumbrances, debt, and inheritance issues often present obstacles which prevent the inclusion of these surplus properties in ongoing programs and projects. In addition, the location and availability of properties is information that is segmented by disposition organization and changes continuously. The physical condition of the surplus units varies significantly and changes dramatically overtime so that reuse of properties is dependent on a construction analysis and on linking purchases to assisted financing and rehabilitation funds.

As public funds for assisted housing have dwindled in the last decade due to Federal and State budget cuts, public-private partnerships have become and will continue to be very important to the production of affordable housing in Charlotte.

Analysis of Expanded Preservation Activities to Create Homeownership Opportunities - from Home Funds

There is currently an oversupply of market rate housing in Charlotte. 1990 census data indicate that there are 170,430 housing units in Charlotte and only 158,911 households, leaving a surplus of 11,519 units over the number of households. Additionally, according to the Charlotte Apartment Association, the apartment vacancy rate is 11.9 percent. Affordability, however, remains a serious problem. At least 16,513 rental households are paying more than 35% of their income for housing.

Approximately two-thirds of Charlotte's housing stock is single-family and one-third is multi-family housing. Fifty-one percent of the total housing stock is owner-occupied, 42 percent is rental and 7 percent is vacant. These data point to significant rental of single-family homes. The condition of Charlotte's housing stock is basically sound, with less than 4 percent considered to be in deteriorated condition.

Combined, these factors serve as the City's rationale for proposing an aggressive policy of acquisition and rehabilitation of single-family homes as the priority use of HOME funds. This policy choice is based partly on these market conditions and partly on the assumption that acquisition and rehabilitation of eligible properties is often more cost-effective than new construction. It is also predicated on the belief that a transfer of ownership of eligible properties to nonprofit agencies, as envisioned under this policy, will result in a longer-term solution to the affordability problem than alternative policy choices aimed exclusively at strengthening demand, i.e. expanding local rent subsidies.

The Community Development Department has already been granted by the City Council all necessary authority to acquire through eminent domain or the code enforcement process vacant properties that can be used for the purpose of providing housing for low/moderate income persons. Envisioned here is expanded use of Community Development authority to acquire properties selected through code enforcement activities and located in targeted neighborhoods. Such an effort is proposed as part of a comprehensive approach to neighborhood stabilization and revitalization. Neighborhoods targeted for acquisition and rehabilitation activities include those where there is significant absentee ownership of property and increasing sign of neglect and disinvestment. Already evident in parts of Charlotte, these problems are presumed likely to grow rather than diminish, given the fact that rents are unlikely to appreciate significantly in the near future and changes to the tax code have made investment in rental properties less attractive from a tax standpoint.

Consequently, a stepped-up acquisition and rehabilitation effort undertaken by the City will serve as an excellent counter to these negative market forces and will serve to take advantage of the window of opportunity which currently exists in a slack housing market to expand low-income housing opportunities at a lower per-unit cost than new construction. Since it is also envisioned that many of the properties acquired in this manner by the City will be rehabilitated by and ultimately transferred to local nonprofit organizations, an important by-product of this strategy will be the increased organizational and developmental capacity of neighborhood-based organizations---a goal consistent with the objectives of the NAHA.

New Construction

Where rehabilitation of properties acquired by the City through eminent domain is not financially feasible, the units will be demolished. Lots made vacant through this process will be utilized to construct in-fill housing or other new construction housing deemed appropriate. New construction will be primarily encouraged in permissible areas as defined in the Locational Policy Criteria and neighborhoods where there are few or no assisted housing units.

Tenant-Based Rental Assistance

With at least 16,513 rental households paying more than 35 percent of their income for housing, some tenant-based rental assistance will be needed in the short term to increase the supply of affordable rental units. When 1990 income and additional housing census data are available, the City's Planning Department, in conjuction with the Charlotte Housing Authority and Community Development, will research the data and subsequently determine what rental assistance low-income households need and where the families are located. The Housing Authority's waiting list of 7,640 is the most specific indicator of need data, but is inadequate to use in planning and developing strategies and resources to meet low-income household needs. Also, dialogue with low-income community residents must be initiated to determine their concerns and desires. An adequate data base showing

the real need for Federally assisted housing in the community will be developed. This information will be brought forward for public comment and discussion and appropriate strategies will be formulated based on documented real need.

15 Percent Set Aside for Non-Profit Organizations

As least 15 percent of HOME monies must be set aside for the production of affordable housing through non-profit organizations. The City will set aside approximately $300,000 of HOME funds to produce additional affordable housing. This set aside will be in addition to CDBG funding already allocated in FY92. Through competitive Request for Proposals (RFPs), the HOME set aside funds will be used to build developmental capacity of neighborhood-based organizations. Per the Community Development & Housing Committee's suggestion, the set aside funds will be used as soft costs by non-profits. The preliminary HOME regulations indicate that up to 10% of each non-profits budget can be allocated for pre-development funding for project specific technical assistance and site control loans (i.e. feasibility studies, site options).

Proposed Strategies for HOPE Funds

HOPE (Homeownership and Opportunities for People Everywhere) funding encourages the sale of Federally-owned housing stock, including public housing (HOPE I), multifamily (HOPE II) and RTC, HUD, VA and FHA foreclosed single family (HOPE III) units, to the existing tenants of those units. The City of Charlotte and the Charlotte Housing Authority (CHA) strongly affirms that all efforts to promote self-sufficiency, including efforts to achieve home ownership, are critically important for all residents of public housing. To this end, the CHA intends to submit HOPE I planning grant requests to HUD in FY92 to build the capacity of tenant organizations for increasing self sufficiency, including ownership of their own homes. Participation in the HOPE I implementation program as it is currently structured, however, would result in a net loss of the publicly owned and managed housing stock for low income households in the City. The CHA will not participate in the HOPE I implementation program until HUD can guarantee the replacement of units sold to tenants through the program.

The City, CHA and existing nonprofit housing organizations will purchase and rehabilitate for sale all appropriate RTC, HUD/FHA-foreclosed, and other available federal residential properties located in the city. Currently, no comprehensive listing os such properties exists to create a specific development strategy. However, the City and the CHA intend to apply for HOPE II and III planning grants in FY92 to identify properties, tenants, and development strategies for converting these distressed properties to low-income ownership.

Continue Current Strategies Established by the City's Housing Policy Plan

Program emphasis for CDBG activities continues to be on preservation of the existing housing stock. The housing rehabilitation loan program continues to receive the largest funding of the CDBG program activities

budget. The program also continues to provide acquisition of houses or land to provide housing for low- and moderate-income residents. Code enforcement has always been a central part of the Charlotte's housing preservation efforts. The proposed FY92 CDBG budget includes approximately half of the funding for the code enforcement program.

The program continues to provide job creation through loans to businesses from two revolving loan funds; however, the program delivery costs for those services are also paid out of one loan fund.

CDBG activities provide home ownership, down-payment assistance, replacement housing, and relocation services. Two remedial education programs for youth from low-and moderate-income families continue to be funded under the public services component of CDBG.

HAS Table 2A

JUN 15 1991

U S Department of Housing and Urban Development
Office of Community Planning and Development

opulation and Minority Data

Comprehensive Housing Affordability Strategy (CHAS)

ne of Jurisdiction(s) or Consortium

City of Charlotte, North Carolina

Five Year Period. (enter fiscal yrs.)
FY 10/1/91 through FY 9/30/96

Category	1980 Census Data (A)	1990 Census Data or Current Estimate (B)	1991 Population After Annexation (C)
1. Total Population	314,447	395,934	417,621
2 White (Non-Hispanic)	212.203	256,517	274,781
3 Black (Non-Hispanic)	97,896	125,264	127,712
4 Hispanic (All races)		5,571	
5 Native American		1,373	
6 Asian and Pacific Islanders		7,017	
7. Group Quarters		5,897	
8 Institutional		2.626	
9 Non-Institutional		3,271	
10 Household Population	127,500	158,911	

DRAFT

Source U. S. Bureau of Census, 1980 and 1990, population annexation data from the Charlotte-Mecklenburg Planning Commission

CHAS Table 2B

JUN 15 1991

U S Department of Housing and Urban Development
Office of Community Planning and Development

Market and Inventory Conditions
Housing Stock Inventory

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium

City of Charlotte, North Carolina

Five Year Period. (enter fiscal yrs.)
FY 10/1/91 through FY 9/30/92

Check one
[X] 1980 Census
[ ] Current Estimate as of (enter date)

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing	157,873			
2. Total Occupied Units	151,922			
3. Renter Occupied Units	69,512			
4 Needing Rehab	3,416			
5 Not Rehabbable	*			
6 Owner Occupied Units	82,410			
7 Needing Rehab	2,024			
8. Not Rehabbable	*			
9 Total Vacant Units	5,951			
10 For Rent	4,328			
11. Needing Rehab	294			
12 Not Rehabbable	*			
13 For Sale	1,623			
14 Needing Rehab	39			
15 Not Rehabbable	*			
16 Awaiting Occupancy or Held				
17 Other				

DRAFT

*1990 Housing Quality Survey prepared by the Urban Institute of UNCC shows that the City's current dilapidated residential structures are 900 units.

Source: U. S. Bureau of the Census, 1980 and Crosswalk of 1988 HAP data in Table I - Housing Stock Conditions.

CHAS Table 2C

JUN 5 1991

U S Department of Housing and Urban Development
Office of Community Planning and Development

Assisted Housing Inventory

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium

City of Charlotte, North Carolina

Five Year Period (enter fiscal yrs)
FY 10/1/91 through FY 9/30/96

Current Estimate as of (enter date)
October, 1991

Category	Total Stock and Inventory				
	Total (A)	SRO (B)	0 or 1 bedrooms (C)	2 bedrooms (D)	3 or more bedrooms (E)
1. Project Based Tenant Assistance	6,796		2,672	2,012	2,112
2 Public Housing *	3,928	0	1,422	1,119	1,387
3 Section 202	227	0	226	1	0
4 Section 8	959	0	614	282	63
5 Other HUD	1,682	0	410	610	662
6 FmHA					
7 Tenant Based Tenant Assistance	1,982				
8 Section 8	1,957				
9 Other State/Local CHAPP	25	0	0	4	21
10 Homeowner Assistance	50	0	0	0	50

DRAFT

Source: Charlotte Housing Authority and HUD's Greensboro Office See Exhibit D

*Everything except Seneca Woods

1 The Innovative Housing Fund has produced approximately 580 assisted housing units without other HUD funding that are constructed, 159 one-bedrooms 207 two-bedrooms and 214 three-bedrooms.

2. In addition to the "site-specific" assisted housing units listed above, Charlotte has 1,464 Section 8 Certificates, 493 Section 8 vouchers and 25 CHAPP, a total of 1,982 units of "tenant-based" assistance.

COMPREHENSIVE HOUSING ASSISTANCE STRATEGY

LOCATIONAL POLICY CRITERIA

EXISTING CRITERIA	PROPOSED CRITERIA
OBJECTIVES OF LOCATIONAL STANDARDS	
Avoid Concentration of Low Income Persons	Same
Leveraging Private Dollars	
Georgraphic Dispersal	
Encourage economic/racial integration of Areas	
Protect racially integrated neighborhoods	
Pursue housing proposals responsive to the School System's Pupil Assignment Plan	
Promote community development of selected neighborhoods	
A. Prohibited Areas:	
1 Areas within a 1/4 mile radius (property line to property line) of any assisted housing project ►25 units "Assisted housing" is hereafter defined as any housing project with public financial assistance such as Federal or City built public housing, public/private ventures using Low Income Housing Tax Credits and/or the City's Innovative Housing Fund and City/Housing Authority Transitional Housing	1 "Assisted housing" is hereafter proposed to include any housing project which Resolution Trust Corporation sells under RTC's Affordable Housing Program with a low income "set aside" requirement
2 Census tracts where 50% or more of households earn 80% or less of the City-wide median income are ineligible for additional assisted housing	Same
3 Census tracts where the black population exceeds 25%	Same
4 Census tracts where the total number of assisted housing usits exceeds 5% of all housing units in a census tract	Same

EXISTING CRITERIA	PROPOSED CRITERIA
B. Restricted Census Tracts 1 Census tracts ot meeting the "prohibited" criteria and with less than 5% maximum number of assisted housing units are eligible for additional assisted housing units, up to the maximum limits	1 It is proposed to change the name of "Restricted" to "Permissible" Census Tract to present a more positive term which allows additional assisted housing units within a classified area
C. Priority Census Tracts Census tracts not meeting the "prohibited" criteria and currently without any assisted housing will be given priority for funding	Same
D. Special Objective Areas Areas encompassing approved Small Area Plans Special Project Plans that include recommendations for assisted housing and all former Community Development Neighborhood Strategy Areas (NSA's) wil be considered for additional assisted housing by City Council on a case-by-case basis, even when located within census tracts meeting the "prohibited" criteria	Same
E. Long-Term Availability Same City has first right of refusal to purchase Public/Private housing development, or the developer will provide the City with options on how the units can be maintained long term as low income housing units	
F. Census Tracts Extending Beyond City Limits Prohibited, Restricted or Priority census tracts are based upon entire census tract's data	Same
G. Maximum Units No more than 50 units per site are permitted for all program approaches (5-10% +/-variance is permitted depending upon topography, site plan and design of units)	Same
H. Policy Exemptions 1 Elderly/handicapped housing	Same
2 Single-family units under Section 234 Program, North Carolina Housing Finance Agency or similar below market housing	Same

J. Evaluation of Housing Proposal Criteria

1 Proposals will be reviewed by the Innovative Housing Committee The composition of the Committee includes

Assistant City Manager for Policy and Evaluation
Assistant City Manager for Development Services
Director, Community Development Department
Director, Planning Commission
Director, Finance Department
Assistant Superintendent for Planning and Research, Charlotte-Mecklenburg Schools
Two Board members of the Charlotte Housing Authority
Two Board members of the Housing Partnership

This committee will provide a technical review of all proposals and make recommendations to City Council Prior to the Innovative Housing Committee's recommendations to City Council, the Innovative Housing Committee will allow the Community Relations staff to review and comment on the aspect of changing racial composition in the neighborhoods within the census tracts of the proposals

2 Responding proposals will be evaluated on all of the following, but must comply with items a and b.

a Priority assistance is to be provided to families earning 40% or less of median income and living in substandard, overcrowded, or unaffordable housing, or are residing in public housing, and are listed on the Chalrlotte Housing Authority's Master List needing housing'

b Compliance with the Comprehensive Housing Assistance Strategy and the Housing Policy Plan — the geographic disbursment of proposed projects and proximity to other assisted housing will be amajor consideration,

c The project's effect on the School Board's pupil assignment plan and other impacts created on the school system in terms of total new students and current plans for th construction of new schools,

d Land use and urban impact of projects on nighborhoods and commercial areas,

e Neighborhood renewal and number of housing units,

f Cost comparison to the City with other funded projects, this will require a financial analysis of the City's cost per unit, private funds leveraged and the terms of the City loan in regard to payback of City funds for reuse within the innovative Housing Fund

g If tax credits are required for the project and subsequently endorsed by the City, then the submission must meet all criteria required by the North Carolina State Housing Finance Agency The City will give priority to projects that utilize multiple leveraging mechanisms, such as tax credits, in addition to any City subsidy

h Design compatibility with the neighborhood, impact on the viability of the neighborhood, the provision of necessary amenities for children, availability of public transportation, and assurance of a good maintenance program

i Provide a maintenance and self-sufficiency program for residents

EXISTING CRITERIA	PROPOSED CRITERIA
3 Assisted units developed for home-ownership	Same
4 Project conversions defined as market rate units, where at least 51% of the units convert to assisted housing will be considered for funding assistance on a case-by-case basis by City Council These assisted housing units will be included when calculating the 5% limit for assisted housing in a census tract. Project conversions are not subject to the 1/4 mile radius criteria or the 50 unit limit per project However, these projects will be reviewed case-by-case and are subject to City Council exemption	Same
5. City Council can exempt projects from any of the above stated policy criteria on a case-by-case basis.	Same
I. North Carolina Housing Finance Agency (NCHFA) Bond Financing Developers of any 80%/20% developments financed by the North Carolina Housing Finance Agency are required to provide that 30% of the 20% units for low income families be two and three bedrooms units or to provide a justification as to why they cannot	Same

Exhibit D

HUD-A ISTED HOUS NG PROJECTS
CHARLOTTE NORTH CAROLINA
All Projects

PROJECT NAME	PROGRAM	TOTAL UNITS	UNITS OCCUPIED	SMALL FAM UNITS	SMALL FAM UNITS	DEF	[illegible]	[illegible]	[illegible]	[illegible]	COMMITMENT DATE	COMPLETION DATE
Greenhaven Th	236 B (0)	40		17	7	0		17	27	7	na	01
Barr [illegible] Lake	236 [illegible]	100	0	70	62	0	0	78	0	28	na	70/0
Hooper Garden	236 B (76	70	71	0	0	56	72	2		0	na	01
Orchard Apts	236/8 (4	42	1	29	14	0	3	22	14	0	na	7/0 5
[illegible] Towne	236 B (74)	7	0	46	53	1		46	0	4	na	01
[illegible] #2	236/8 (71)	40	0	40	30	0	0	34	0	0	na	7/12 0
[illegible] Gdns	BMIR	77	0	27	70	0	0	63	71	0	na	02/01
Roseland Apts#2	BMI B (1)	72		100	52		28	12	52	0	na	70 07/0
Roseland Apts#4	BMI /B (3)	252	0	100	22	0	55	2	52		na	01/01
Parker Heights	BMR S (2	30	1	71	70	0	16	54	70	0	na	07/18/01
Dilleha Court	LIPH AWR	17		80	55	0	0	2	23	45	8 70/02 01	74 0 01
Charlotte HA	LIPH AWR	8	0	0	5	0	0	0	5	0	70/ 0/ 1	70/10/76
Hall House	LIPH/AWR	30	20	0	0	40	51	0	0		20 1/ 7	07 0 31
Strawn Apts	LIPH/C	7 9	718	0	0	220	97	0	1	0	0 69 05/01	70/ 0/01
Dalton Village	LIPH C	70	0	0	181	0	40	70	87	68	20 69/04 0	70 1 01
Boulevard Homes	LIPH C	700	0	116	184	0	40	76	78	56	20 69/04/01	70/07/01
Lea Creek Cedarkrest	LIPH C	27		30	58	0	0	70	40	0	1 66/09 28	70/1 20
Midewoaks Sunridge	LIPH/C	73	0	32	44	0	0	26	8	0	1 66 09/01	70 0 22
Oriental Pettetown	LIPH/C	60	70	0	1	70	40	0	1	0	68 2 20	77 5 01
Parktowne	LIPH/C	104	104	0	0	70	77	1	0	0	0 68/08/01	70 1 /
Charlotte [illegible]	LIPH/C	70	0	70	40	0	14	25	27	7	77/09/01	85/08 31
SvWcs/MalFoo/L Oak	LIPH C	116	0	0	55	0	21	40	40	17	1 78/12/22	77/ 7
Charlotte HA	LIPH C	21	1	10	11	0	2	8	8	7	1 80/16 7	85 15 71
Cladecale	LIPH C	40	0	26	7	0	0	7	17	6	0 80/12 20	37 17 71
Edgecrest Courts	LIPH/C	708	0	272	96	0	92	180	5	3	0 na	40-41
Fairview Homes	LIPH/C	410	0	268	142	0	84	184	102	23	12 na	47 4
Southside Homes	LIPH C	400	0	700	100	0	70	70	90	10	0 na	52
Charlotte Rso Auth	LIPH/C	36	0	0	76	0	0	0	76	0	0 86/09 14	na
Belvedere Homes	LIPH/C	200	0	152	48	0	28	124	48	0	1 na	53
Earle Village	LIPH/C	409	0	178	231	16	52	110	149	50	15 na	67
Edwin Towers	LIPH/C	175	175	0	0	63	95	7	0	0	0 na	67
WindsorOaks/Valley	LIPH/T	184	0	0	184	0	0	0	0	0	0 70/06/01	72/11-12
Little Rock #1	Rent Sub/8(150)	150	0	60	90	0	10	50	70	20	0 na	7 /07 31
MGH Lisa Circle	Sec 202/N	5	5	0	0	0	5	0	0	0	0 79/07/19	84/12/24
MDG Plaza Ext	Sec 202/N	5	5	0	0	5	0	0	0	0	0 79/09/17	81/09 03
MGH Nevin Rd Gp Hm	Sec 202/N	5	5	0	0	5	0	0	0	0	0 79/09/17	81/09 03
MGH Forsyth Ctr	Sec 202/N	5	5	0	0	0	5	0	0	0	0 79/09/17	83/03/22
Carolina Gp Hm	Sec 202/N	6	6	0	0	6	0	0	0	0	0 82/09/27	84/12/07
Mayfield Memor	Sec 202/N	60	60	0	0	0	60	0	0	0	0 82/09/27	85/12/01
MGH Crewwood Dr	Sec 202/N	5	5	0	0	0	5	0	0	0	0 82/09/27	85/02/27
Sharon Manor	Sec 202/N	70	39	0	0	0	39	0	0	0	0 83/09 29	85/12/23
Carolina Gp Hm #2	Sec 202/N	5	5	0	0	0	5	0	0	0	0 83/09/29	86/03/25
SMC Group Hm 11	Sec 202/N	5	5	0	0	0	5	0	0	0	0 84/09/27	86/05/15
MGH Williams Rd	Sec 202/N	5	5	0	0	0	5	0	0	0	0 82/09/27	85/03/20
CmHsoGpHmD4Metroll	Sec 202/N	6	6	0	0	6	0	0	0	0	0 86/09/30	88 12/20

HUD-ASSISTED HOUSING PROJECTS
CHARLOTTE NORTH CAROLINA
All Projects

PROJECT NAME	PROGRAM	TOTAL UNITS	UNITS FOR ELDERLY	SMALL FAMILY UNITS	LARGE FAMILY UNITS	0BR	EFF	1BR	2BR	3BR	4BR	5BR	COMMITMENT DATE	COMPLETION DATE
[illegible]	[illegible]	70	[illegible]	[illegible]	0	[illegible]	20				[illegible]	0	[illegible]	[illegible]
Meck[illegible]burg [illegible]	Se[illegible]	6	6	[illegible]	0	6	[illegible]		[illegible]	[illegible]		0	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
Me[illegible]-[illegible]	[illegible]	5	5	[illegible]	[illegible]	[illegible]	[illegible]			[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]				[illegible]	[illegible]	[illegible]
Meck[illegible]burg[illegible]	Se[illegible]	6	5	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]		0	[illegible]	[illegible]
[illegible]	[illegible]	6		[illegible]	[illegible]	6				[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]		0	[illegible]	[illegible]
Wo[illegible]	[illegible]	56		[illegible]	19	[illegible]	12	[illegible]	[illegible]	6		0	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	12	[illegible]	[illegible]	[illegible]	[illegible]	12[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	60	[illegible]	[illegible]	[illegible]	[illegible]	60	[illegible]		[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	48		48	[illegible]	[illegible]	[illegible]	48	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
Stonenaven East	[illegible]	[illegible]	0	48	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
Sandlewood	[illegible]	[illegible]		[illegible]	18	[illegible]	[illegible]	[illegible]	18	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	50	[illegible]	[illegible]	5	[illegible]	[illegible]	[illegible]	5	[illegible]		[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	40	10	[illegible]	[illegible]	40	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
Fed Garden Inn	[illegible]	102	102	0	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
Vantage [illegible]	[illegible]	168	[illegible]	168	0		58	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
*** Total ***														
		6706	1788	[illegible]	2047	814	1858	20[illegible]	2	441	411	[illegible]		

HUD-ASSISTED HOUSING PROJECTS
CHARLOTTE NORTH CAROLINA
Sec 202 Only

PROJECT NAME	PROGRAM	TOTAL UNITS	UNITS FOR ELDERLY	SMALL FAMILY UNITS	LARGE FAMILY UNITS	0BR	1BR	2BR	3BR	4BR	5BR	COMMITMENT DATE	COMPLETION DATE
MLH [illegible] Circle	Sec 202/N	5	5	[illegible]		[illegible]	5	[illegible]	[illegible]	0		[illegible]	84/0[illegible]24
MDG Plaza Eve	Sec 202/N	5	5		[illegible]	5	0	[illegible]	[illegible]	0		[illegible]	[illegible]
MCH New [illegible]	Sec 202/N	5	5	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]			[illegible]	81 [illegible]
MCH [illegible]	Sec 202/N	5	5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		0	[illegible]	[illegible]	[illegible]
[illegible]	Sec [illegible] N	6	[illegible]		[illegible]			[illegible]	[illegible]			[illegible]	84 [illegible]07
Mary Old Manor	Sec 202/N	6	60			0	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	85/[illegible]
MCH [illegible]	Sec 202/N	5	[illegible]	[illegible]			[illegible]					[illegible]	85/0[illegible]27
Sharon Manor	Sec 202/N	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	0	0	[illegible]	85/ [illegible]
[illegible]	Sec 202/N	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]			0	[illegible]	86/0[illegible]75
SMC [illegible]	Sec 202/N	5	5	0	[illegible]		[illegible]	0	0			84/10/27	9 05/15
MCH [illegible]	Sec 202/N	5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	87/09/27	88/07/20
CmHsgPrnOfMetrol	Sec 202/N	5	5	[illegible]	0	5	[illegible]	[illegible]	0	0		[illegible]	88 2/20
Hsg for the Hand c	Sec 202/N	[illegible]	0		[illegible]		[illegible]	[illegible]		0		[illegible]	na
Mecklenburg CoCpHm	Sec 202 N	6	6	[illegible]		6	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	na
MCm Swan Rd	Sec 202/N	6	6	0	[illegible]	6	[illegible]	[illegible]	0	0	[illegible]	[illegible]	na
Mecklenburg CoH#9	Sec 202/N	6	6	0	0	6	[illegible]	0	[illegible]	0	[illegible]	[illegible]	[illegible]
Aus [illegible]Societ\CoH#1	Sec 202/N	6	6	0	0	6	[illegible]	[illegible]	[illegible]	0	0	[illegible]	na
MecklenburgCCoH#10	Sec 202/N	6	6	0	0	6	0	0	[illegible]	[illegible]	[illegible]	[illegible]	na
Aut [illegible]SocieVCoH#2	Sec 202/N	6	6	0	[illegible]	6	0	0	0	0	0	[illegible]	na
Comm [illegible]AptsOrM Co	Sec 202 N	10	10	0	0	0	10	0	0	0	0	[illegible]	na
*** Total ***													
		227	227	0	0	58	168	1	0	0	0		

HUD ASSISTED HOUSING PROJECTS
CHARLOTTE NORTH CAROLINA
LIPH Only

PROJECT NAME	PROGRAM	TOTAL UNITS	UNITS FOR ELDERL	SMALL FAMILY UNITS	LARGE FAMILY UNITS	OPN	HP	DEP	TRE	APP	FHP	COMMITMENT DATE	COMPLETION DATE
[illegible] Court	LIPH AWP	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible] 5 01	[illegible] /01
Charlotte HA	LIPH AWP	5		[illegible]	[illegible]	[illegible]		[illegible]	[illegible]		[illegible]	[illegible] 05/11	[illegible]
[illegible]	LIPH AWP	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	50		[illegible]		[illegible]	[illegible]	[illegible]
Strawberry	LIPH [illegible]	[illegible]	[illegible] 3		[illegible]	[illegible]	[illegible]		[illegible]			[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible] 04 0	[illegible]
Boulevard Homes	LIPH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible] 04 01	[illegible] 7 01
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]
Midwood/[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
Charlotte [illegible]	[illegible]	[illegible]	[illegible]			[illegible]	40	[illegible]			[illegible]	[illegible]	[illegible]
Parkwood	LIPH/C	164	164	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
Charlotte HA	LIPH C	[illegible]	[illegible]	[illegible]	41	0	4	25	[illegible]	[illegible]	[illegible]	[illegible]	5 08/31
S Wds Mallard/L Oak	[illegible]	115	[illegible]	[illegible]	[illegible]	0	[illegible]	40	40	[illegible]	[illegible]	[illegible] 06 22	[illegible]
Charlotte HA	LIPH C	[illegible]	[illegible]	[illegible]	11	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	5 [illegible]/31
Gladedale	[illegible]	40	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Piedmont Court	LIPH C	[illegible]	[illegible]	272	[illegible]	[illegible]	[illegible]	18	6	[illegible]		[illegible]	40-41
Fairview Homes	LIPH [illegible]	4	[illegible]	[illegible]	142	[illegible]	84	84	[illegible]	[illegible]	[illegible]	[illegible]	40 41
[illegible]	LIPH/[illegible]	400		[illegible]	[illegible]	0	70	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	52
Charlotte Housing Auth	LIPH C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible]		0 [illegible]	[illegible]	[illegible]
[illegible]	LIPH C	200	[illegible]	[illegible]	48	0	28	[illegible]	48	[illegible]		[illegible]	53
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	67
[illegible] Towers	LIPH C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	67
[illegible]	[illegible]	184	[illegible]	[illegible]	84	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
*** Total ***		4217	1026	692	1495	6 3	682	[illegible]	966	[illegible]	[illegible]		

HUD ASSISTED HOUSING PROJECTS
CHARLOTTE NORTH CAROLINA
Programs Other than - PH Sec 2

PROJECT NAME	PROGRAM	TOTAL UNITS	UNITS FOR ELDERLY	SMALL FAM UNITS	LARGE FAM UNITS	0BR	1BR	2BR	3BR	4BR	5BR	COMMITMENT DATE	COMPLETION DATE
Greenhaven	236 S 1 1	47	0	7	-	0	1	7	20	7		7a	77 11 01
Barrington Oak	236/3 (20)	100	1	38	62		0	76	76	28		1 7a	77/07/01
South Garden	236/3 (20)	170	170	1	1	26	72	-		1		1 7a	77/ 01
Orchard Park	236 3 (4)	42		28	7	0	6	22	4			1 7a	77/0 6
Sage Townhse	236 6 (74)			46	7	1	0	46	70	14		6 a	74/01 01
Little Rock #2	236/8 (9)	40	0	60	7	0	6	54	70	0		a	71/0 0
Oriver Park	BMIR	77	0	47	70		0	67	7	1	0	7a	80 0 01
Roseland Hots#2	BMIR 8 1 1	152		70	52	1	38	112	52	0		1 7a	70 07 01
Roseland Ap #1	MIR	152		100	52	1	6	1	5		0	7a	67 0 01
Parker Place	BMIR (82)	00	1	71	71	0	6	54	0	1	0	a	67 08 0
Little Orl #1	Sec 8(C)	50	0	50	1	1	0	50	70	20	0	7a	1 03 01
Woodstone TH Ap	Sec 8/N	30	0	72	18	0	12	20	12	6	1	75 09 30	71 12 15
Hollywood	Sec 8 N	57	0	57	1	0	16	74	1	0	1	77 05 05	7 02 14
Farm Lane Apts	Sec 8 N	120	120	0		0	120	0	1	0	1	77 38 22	3 01 17
Farmstead Villa	Sec 8/N	20	20	0	1	0	120	0	0		0	77/09 12	81 01 21
Housing for the Eld	Sec 8/N	60	60	0	0	0	60	0	0	0	0	77/07 12	91 12 06
Harris Wheeler	Sec 8 N	1		8	2	0		8	2	0	0	7 06	93 14 20
Hickory Apts	Sec 8 N	48	0	48	0	0	0	48	0	1	1	81 0 15	7 01
Greenhaven East	Sec 8 N 10%Sec8	50	0	48	0	0	27	25	0	0	0	7 /06 1	8 1 17
Redman Place	Sec 8/N 20% Sec8	77	0	77	0	0	7	70	0	1	1	81 01 15	87 07/
Sandlewood	Sec 8 N 7 Sec8	50	0	72	18	0	0	72	18	0	1	75 09 7	71 11 5
Green Park	Sec 8/NCHFA/N	50	7	32	18	0	0	75	18	1	1	81/06 02	87/10 7
Westside Hots	Sec 8/NCH A/N	0	0	40	11	0	0	40	10	0	0	81/06 1	7 17/0
Red Carpet Inn	Sec 8 SR	102	102	0	1	102	0	0	0		0	78/05 19	1 02 1
Village 78	Sec 8 SR	68	0	68	0	0	158	10	0	0	0	78/05 9	5 1 14
*** Total ***													
		2256	575	1273	548	148	908	952	475	7	1		

HUD-ASSISTED HOUSING PROJECT
CHARLOTTE NORTH CAROLINA
Completions After 10-1-86

PROJECT NAME	PROGRAM	TOTAL UNITS	UNITS FOR ELDERLY	SMALL FAMILY UNITS	LARGE FAMILY UNITS	0BR	1BR	2BR	3BR	4BR	5BR	COMMITMENT DATE	COMPLETION DATE
[illegible]	[illegible]	70	0	0	70	[illegible]		0	[illegible]	0	[illegible]	06/09/88	na
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	0	[illegible]	06/30/86	08/20/87
[illegible]	[illegible]	30	70	0		0	[illegible]	1				03/04/70	na
Mecklenburg [illegible]	[illegible]	6	6	0	[illegible]	6	[illegible]	0		[illegible]	[illegible]	09/10/70	na
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	6		0	[illegible]	0		[illegible] 00/70	na
Mecklenburg [illegible]	[illegible]	6	[illegible]	0	[illegible]	[illegible]	0	0	[illegible]	0	[illegible]	09/10/70	na
[illegible]	[illegible]	6	[illegible]	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	[illegible] 00 09/29	na
Mecklenburg [illegible]	[illegible]	6	6	0	[illegible]	[illegible]		0	[illegible]	0	[illegible]	00/09/09	na
[illegible]	[illegible]	6	6	0	[illegible]	[illegible]	0	0		[illegible]	[illegible]	00/09/09	na
[illegible]	[illegible]	10	10	0	[illegible]	0	10	[illegible]	0	0		00/09/09	na
*** Total ***		118	80	0	70	42	70		70	0	[illegible]		

STRATEGIES

In 1987, the Charlotte City Council adopted a Housing Policy Plan, which was amended in May, 1989 and remains in effect. The Plan's primary goal is to reduce the number of City households living in substandard, overcrowded or unaffordable housing conditions. The purpose of the plans is to address the housing needs of residents earning less than 80% of median income, with priority to families earning 60% or less, through the following strategies:

- an aggressive preservation program emphasizing code enforcement and rehabilitation.
- partnership efforts to stimulate production of housing for low-income residents.
- coordinated assistance efforts to reduce the number of people needing subsidized.

Also, the plan seeks to expand the public role in housing to include:

- Leadership is in a community-wide coalition for low income housing needs, and;
- Partnership with public and nonprofit agencies to address low-income housing needs an holistic approach.

The targeted population are Charlotte residents who live in the housing conditions and meet the low income criteria; and are on the master list for assisted housing administered and maintained by the Housing Authority or currently reside in public housing units. Priority is given to stabilizing the housing conditions for families with children below the age of 15 and to promoting self-sufficiency for these families.

The goals and strategies of the Housing Policy Plan shall be the focus of Charlotte's CHAS five-year strategy.

HOME INVESTMENT

The City will utilize HOME funds for four activities in the following priority ranking: acquisition, rehabilitation, new construction and tenant-based rental assistance.

Goal: To stabilize and revitalize areas that have vacant and distressed properties.

Strategies:

1. Acquire and/or rehabilitate 35-40 deteriorated single-family properties to expand the supply of quality affordable housing units for low-income households.
2. Target older neighborhoods that have experienced disinvestment from absentee owners, i.e., Seversville and Genesis.
3. Utilize nonprofit community-based organizations to encourage neighborhood investment.

4. Through stepped-up code enforcement in targeted neighborhoods, maintain the existing housing stock in a condition which makes eventual sale of the home both practical and affordable.
5. Coordinate acquisition and rehabilitation of deteriorated properties with nonprofit community organizations and for-profit developers of low/moderate-income housing.
6. Provide more uniform information on City surplus property and give a high priority to disposition and reuse of surplus properties for low/moderate-income house buyers and reuse of properties in community-based developments.
7. Assure that properties are reasonably maintained while held in inventory.

Goal: Set aside 15% of the City's HOME allocation for projects sponsored by community-based organizations.

Strategies:
1. Through competitive Request for Proposals, utilize set-aside funds to build developmental capacity of neighborhood-based organizations.
2. Establish as a priority, RFP's that demonstrate a need for pre-development funding for project specific technical assistance and site control (i.e., feasibility studies, site options, plans and specs, financing commitments, legal assistance).

Current strategies established by the City's Housing Plan will continue:

I. HOUSING PRESERVATION

A. Goal: To reduce the number of substandard structures from 5% of the total housing stock to less than 1% by 1997.

Strategies:
1. Thru code enforcement, ensure that a minimum of 720 up to 1200 housing units per year are brought into code compliance. Concentrate increased inspections in targeted areas (21 census tracts).
2. Rehabilitate 50-60 owner-occupied and up to 40 absentee-owner housing units per year.
3. Implement changes to the City Housing Code which strengthen preservation efforts, and provide disincentives to property owners who are not complying with the Housing Code, i.e., civil penalties, quicker action on unsafe buildings, and insulation requirements.
4. Fund 32 code enforcement repair cases per year that would have been demolished.
5. Develop and continue partnerships with neighborhood based non-profit agencies for the rehabilitation of 21 housing units per year, both rental and homeownership.

B. Goal: To reduce the number of vacant or boarded-up structures by 30 per year emphasizing rehabilitation and return to the housing inventory.

Strategies:

1. Develop and/or continue partnership with non-profit agencies to acquire and rehabilitate 10 vacant or boarded-up units per year.
2. Implement the acquisition of 6 to 16 housing units scheduled for demolition for rehabilitation and resale to low income residents per year.

II. NEW CONSTRUCTION

A. Goal: Provide 95-100 replacement housing units for sale or rental to families earning less than 80% of median income.

Strategies:

1. Develop partnership with private developers and non-profit agencies to implement appropriate strategies that will leverage dollars for new construction. Examples are:
   (a) Habitat for Humanity with sweat equity participation.
   (b) In-Fill Modular Housing (through the North Carolina Housing Finance Agency's Mortgage Credit Certification Program).
2. Contract with Charlotte-Mecklenburg Housing Partnership to provide up to 100 housing units through public/private ventures for families earning 60% or less of the area's median income.

B. Goal: To expand rental housing opportunities for low income families; to provide opportunities for families in federally-assisted housing to move into private market housing.

Strategies:

1. Leverage dollars for additional low income housing units by:
   (a) Local subsidy/rental payments.
   (b) Public/private partnership with developers to build rental property using the federal Low Income Tax Credits to assure a minimum of 20% low-income occupancy.
   (c) Continue the City-financed construction of multifamily projects, owned and managed by the Housing Authority.
2. Contract with Charlotte-Mecklenburg Housing Partnership, Genesis and Habitat for Humanity to renovate or build new homes on 45 parcels in a deteriorated Greenville Neighborhood Area.

III. EXPANDING CITY ROLE

A. Goal: Develop a partnership of public and private agencies to address housing needs of low-income residents in an holistic approach.

Strategies:

1. Promote, facilitate, and support the Charlotte-Mecklenburg Housing Partnership activities related to housing needs of low-income residents.
2. Provide technical assistance and/or funding to "City Within A City" as recommended by the Assistant City Administration and City Council.

B. Goal: Appropriate HOME funds (state matching & federal) to preserve existing housing stock as well as new construction.

C. Goal: Develop a land inventory to expand the opportunity for supply of assisted housing .

D. Goal: Acquire properties that might otherwise be demolished to create housing for low-income residents.

IV. FEDERAL PROGRAMS

A. Goal: Facilitate assisted housing in Charlotte that is consistent with the City's Locational Policy.

1. Rent Subsidies: The housing Authority has estimated that the Greensboro HUD Office will provide an estimated 75 Section 8/ Voucher rent subsidies annually. Such subsidies will help meet the continuing need for very low income households.
2. Housing Assisted With Tax Credits: The City will encourage private developers to develop an additional 1000 new (or 200 per year) units consistent with the City's Locational Policy.

B. Goal: Promote & facilitate supportive housing for the elderly and disabled persons thru partnership with public & private agencies that service each special needs group.

PROPOSED

CHAS Table 3
Priorities for Assistance
5-Year Plan

U S Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

City of Charlotte, North Carolina

Five Year Period (enter fiscal yrs)

FY 10/1/91 through FY 9/30/96

	Activity	Renters: Elderly 1 & 2 Member Households (A)	Renters: Small Related (2 to 4) (B)	Renters: Large Related (5 or more) (C)	Renters: SRO, AID All Other Households (D)	Owners: Existing Homeowners (E)	Owners: First-Time Homebuyers: With Children (F)	Owners: First-Time Homebuyers: All Others No Children/ Elderly (G)	Homeless Persons (H)	Other Persons with Special Needs (I)
Very Low-Income Persons	1 Moderate Rehabilitation / Acquisition	3	3	3	3	1	1	3	2	2
	2 New Construction, Substantial Rehabilitation, Related Infrastructure	3	1	1	3	1	1	3	2	2
	3 Rental Assistance	0	1	1	2				2	2
	4 Homebuyers Assistance						1	3		
	5 Support Facilities and Services	2	1	1	3	1	1	3	1	2
Other Low-Income Persons	6 Moderate Rehabilitation / Acquisition	3	2	2	0	2	1	2	3	3
	7 New Construction, Substantial Rehabilitation, Related Infrastructure	3	1	1	3	1	1	2	3	3
	8 Rental Assistance	2	1	2	0				2	2
	9 Homebuyers Assistance						2	3		
	10 Support Facilities and Services	2	1	1	3	2	1	2	1	2

DRAFT

*SRO, AIDS, Single Family with No Children
**Elderly, Single Family with No Children

RESOURCES

Table 4/5A, anticipated Resources and Plan For Investment, reflects the City's sources of funding for 1992 fiscal year.

MONITORING PLAN

The City's Community Development Department, in conjunction with the Community Development and Housing Committee, will be responsible for monitoring the performance of activities included in the CHAS. All CDBG subrecipients will be required to provide monthly reports. The CD staff will provide monthly reports. The CD staff will perform quarterly monitoring and site visits to be aware of the performance of project activities and/or progress of housing construction.

All non-CDBG funded activities will also be required to provide monthly reports to the Community Development office and a semi-annual report will be provided to be the Community Development and Housing Committee. The report, a prescribed format, will be developed. Site visits to non-CDBG funded projects under construction will be made on a regular basis by CD staff.

An annual performance report will be provided to City Council and HUD indicating accomplishments in providng the housing needs of low and moderate income households. The report will include an evaluation of progress in meeting the goal. The report will provide information on the number of types of households served including the number and types of households served including the number of very low income, low and moderate income persons served and the racial and ethnic status of persons served that were assisted with funds made available. The report will be submitted no later than October 31 of each year following the year of approval of the first housing strategy.

ANNUAL GOAL

Table 5B contains the Goals for families to be assisted with housing during the upcoming year.

CHAS Table 4/5A JUN 15 1991

U S Department of Housing and Urban Development
Office of Community Planning and Development

Anticipated Resources & Plan for Investment

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium: City of Charlotte

FY 92

Funding Source Federal Funds Awarded or to be Awarded to Jurisdiction	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY ($000's) Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance (G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
1 Home	2,000,000	2,000,000	600,000	600,000	100,000	400,000	300,000			
2 Hope 1										
3 Hope 2										
4 Hope 3										
5 CDBG	3,751,000	3,751,000	1,634,240	444,342	473,651	638,323	21,470		538,974	
6. DOE/Other Energy Prg.										
7 Other (Specify) Housing Counseling	288,340	288,340							288,340	
8 Substantial Rehab Loan Program										
9 Subtotal - Housing	6,039,340	6,039,340	2,234,240	1,044,342	573,651	1,038,323	321,470		827,314	
10 CDBG (Homeless)										
11. ESG	86,000								86,000	
12. Perm Housing for Handicapped										
13. Transitional Housing										
14 Shelter Plus Care										
15 Other (Specify)										
16										
17										
18 Subtotal - Homeless	86,000								86,000	
19 Total to Jurisdiction	6,125,340	6,039,340	[illegible]	[illegible]	573,651	1,038,323	[illegible]		[illegible]	

JUN 15 1991

Funding Source Federal Funds Awarded or to be Awarded to Other Entities	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY ($000's)							
			Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance (G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
20 Hope 1										
21 Hope 2										
22 Hope 3										
23 Section 202 Elderly										
24 Section 811 Handicapped										
25 Rental Certification	512,000	256,200								
26 Rental Vouchers										
27 Mod Rehab SROs Proj.										
28 Perm Housing for Handicapped										
29 Transitional Housing										
30 LIHTC	5,438,000	1,359,500	679,750			679,750				
31 Public Housing MROP										
32 Public Housing Develop										
33 Public Housing CIAP	See Note 1	3,500,000	3,500,000							
34 Public Housing Comprehensive Grant Program	5,200,000	2,600,000	2,600,000							
35 FmHA										
36 Other (Specify)										
37										
38										
39 Total - Other Entities	11,150,000	7,715,700	6,779,750			679,750				
40 Total - Federal						679,750				

JUN 15 1991

Funding Source Non-Federal Funds	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY ($000's)							
			Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance (G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
State Funds (Specify)										
41										
42										
43										
44										
45. Subtotal - State Funds										
Local Funds (Specify)										
46 Innovative Funding	4,500,000	4,500,000	1,500,000	-	500,000	1,500,000	500,000		500 000	
47										
48										
49										
50. Subtotal - Local Funds	4,500,000	4,500,000	1,500,000	-	500,000	1,500,000	500,000		500,000	
Private Funds (Specify)										
51. Public/Private	6,000,000	6,000,000	3,000,000			3,000,000				
52										
53.										
54										
55 Subtotal - Private Funds	6,000,000	6,000,000	3,000,000			3,000,000				
56 Total - Non-Federal Funds	10,500,000	10,500,000	4,500,000		1,000,000	4,500,000	1,000,000		1,000,000	
57 Grand Total All Funds										

CHAS Table 5B

Goals for Families to be Assisted with Housing

JUN 15 1991

U S Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

City of Charlotte

FY 92

Assistance Provided by Income Group	Total Section 215 Goals (A)	Total Goals (B)	Renters: Elderly 1 & 2 Member Households (C)	Renters: Small Related (2 to 4) (D)	Renters: Large Related (5 or more) (E)	Renters: All Other Households * (F)	Renters: Total Renters (G)	Owners: Existing Homeowners (H)	Owners: First Time Homebuyers With Children (I)	Owners: First Time Homebuyers All Others ** (J)	Owners: Total Homeowners (K)
1 Very Low-Income (0 to 50% of MFI)*		1,649	99	945	127		1,171	298	190		478
2 Mod Rehab & Acquisition		45					0	25	20		45
3 New Const, Sub Rehab Related Infrastructure		90	4	20	2		26	24	40		64
4 Rental Assistance		75		50	25		75				
5 Homebuyer Assistance		25							25		25
6 Support Services		1,414	95	805	100		1,070	249	95		344
7 Other Low-Income (51% to 80% of MFI)*		835	50	520	195		765	20	110		130
8 Mod Rehab & Acquisition		40		10	20		30		10		10
9 New Const Sub Rehab, Related Infrastructure		60		20	10		30		30		30
10 Rental Assistance		25		20	5		25				
11 Homebuyer Assistance		10							10		
12 Support Services		700	50	400	170		620	20	60		80
13. Total Low-Income (Lines 1 and 7)		2,484	149	1,465	322		1,936	318	300		618
14. Other Income (More than 80% of MFI)*											
15. Grand Total (Lines 13 and 14)											

*Or if appropriate based on HUD income limits with required statutory adjustments

* SRO, AIDS, Single-Family with No Children

** Elderly, Single-Family with No Children

DRAFT

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)

CERTIFICATION

The jurisdiction hereby certifies that it will affirmatively further fair housing in the administration of housing and community development activities in the private and public sectors. The jurisdiction further certifies that it will maintain supporting evidence which shall be kept available for inspection by the Secretary, the Inspector General, and the public.

Signature_____
Certifying Official

CERTIFICATION

The jurisdiction hereby certifies that it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR 24, and the requirements governing the residential antidisplacement and relocation assistance plan under section 104(d) of the Housing and Community Development Act of 1974 (including a certification that the jurisdiction is following such a plan).

Signature_____
Certifying Official

CHARLOTTE

Housing Policy Plan

Approved by City Council
April 6, 1987

Revised

HOUSING POLICY PLAN

City of Charlotte

Adopted April 6, 1987

Revised May 22, 1989
Revised September 11, 1989

I. MISSION

The City of Charlotte is committed to reducing the number of City households living in substandard, overcrowded or unaffordable housing conditions. The expenditure of public dollars will address the housing needs of residents earning less than 80% of median income, with priority to families earning 60% or less, through an aggressive preservation program emphasizing code enforcement and rehabilitation, through partnership efforts to stimulate production of housing for low-income residents, and through coordinated assistance efforts to reduce the number of people needing subsidized housing.

The City is further committed to expanding the public role in housing to include:

- Leadership in a community-wide coalition for low income housing needs, and;
- Partnership with public and nonprofit agencies to address low-income housing needs with an holistic approach.

A. Target Population: The following policy statement defines the target population to be served:

When City dollars are used to subsidize housing, the people receiving the subsidy must reside in substandard, over-crowded, or unaffordable housing; must earn 80% or less of the local median income with priority to families earning 60% or less; and must be on the Master List for subsidized housing administered and maintained by the Housing Authority, or must currently reside in public housing units. Priority will be given to stabilizing the housing conditions for families with children below the age of 15, and to efforts promoting self-sufficiency for these families.

B. Recycling of Funds: All proceeds from the sale of real estate owned by the City and managed by the Community Development Department shall be appropriated to the Innovative Housing Fund to purchase land for future development of assisted housing for persons earning 40% or less of median income.

C. Action Step: The City has developed in cooperation with the Charlotte Housing Authority a proposal for administering and maintaining a clearing house and master list for people needing subsidized housing who meet the criteria of income and who currently live in substandard, or over-crowded, or unaffordable housing.

II. BACKGROUND

A. Funding: In the late 70's, the City of Charlotte became directly involved in funding the production of low-income housing units as a result of, and as a response to, the City's earlier role in demolishing housing for urban renewal. In 1980, the City made a three-year commitment of $1.5 million annually in General Revenue Sharing (GRS) dollars for housing related activities. In 1983, the City made a five-year commitment for funding 150 units of low-income housing using GRS.

In 1986, with the elimination of GRS by the federal government, City Council approved a five-cent tax levy to replace GRS including the GRS dollars for housing.

The City's continuing role in housing in the 80's became increasingly important as the federal government withdrew from funding for public housing and eliminated subsidies for low-income housing construction.

B. City Council Efforts: In November, 1986, the City sponsored a community symposium on "the housing gap", to stimulate problem-solving discussion on how to provide low-income housing. As follow-up, City Council held a workshop in February, 1987, to discuss the City's role in housing and goals for use of City resources. This plan sets forth the goals and strategies which are the result of the symposium, City Council workshops, and retreats.

III. ROLE DEFINITIONS

A. City of Charlotte

1. Preserve and protect existing housing stock through direct services delivery program (Code enforcement, rehabilitation loans).

2. Financing subsidized housing through:

a. Direct subsidies to tenants,

b. Second mortgage write-down for home ownership,

c. Below market-rate financing through partnership arrangement, and/or

d. Other subsidy mechanisms as approved by City Council.

3. Coordinate employment and social services targeted to persons receiving City-subsidized housing with a long-term goal of promoting self-sufficiency.

4. Support nonprofit efforts to develop low-income housing that meet the intent of the City's Housing Policy.

B. <u>Charlotte Housing Authority</u>

1. Manage in an acceptable manner the existing stock of City-owned subsidized housing.

2. Develop project proposals to provide new housing opportunities for people currently in public housing or on the waiting list.

3. Create housing development and management strategies which promote self-sufficiency.

4. Administer direct subsidy program.

5. Administer and maintain a waiting list for low-income assisted housing.

C. <u>Charlotte-Mecklenburg Housing Partnership</u>

1. Mobilize private and nonprofit financing for development of low-income housing opportunities.

2. Create development opportunities for low-income housing, and serve as a catalyst and clearing house for public/private housing development ventures.

3. Develop and coordinate neighborhood opportunities for economic self-sufficiency in conjunction with housing opportunity.

IV. OVERVIEW

A. Plan Assumptions: The following assumptions are useful in reviewing the goals and strategies of this housing plan. They reflect, in part, the experience gained by the City over the past decade in housing activities.

1. Preservation of existing housing to avoid future deterioration and demolition is the most cost effective approach to the housing issue.

2. The City's code enforcement ordinances have been strengthened.

3. The City should leverage its dollars for new construction rather than fund 100% of the cost.

4. Housing for the very low income requires both a construction subsidy and an operating subsidy.

5. The City cannot solve the housing problems alone; private efforts and continuing federal support are required.

B. Resources: Total resources for housing in 1987-88 were expected to be $8.3 million. Over a five-year period total dollars will average $6.6 million annually. Those dollars are shown below by source of funds.

(See attached table for actual funding for each program by funding source and by fiscal year.)

Community Development Block Grant (CDBG)

Rehabilitation Loans	$2.5 million/year
Innovative Housing (1987-88 only)	$1.2 million/year
Total CDBG:	$3.7 million/year

Local Tax Dollars: Operating

Code Enforcement:	$1.2 million/year
Family Housing:	.2 million/year
Total Operating:	$1.4 million/year

Local Tax Dollars: Capital
(Revised to incorporate Policy Framework for expending Innovative Housing Funds - approved by City Council September 11, 1989.)

Housing Partnership - Development of 100 housing units in public/ private partnership ventures targeted to families earning 60% or less of median income (beginning FY90):	$2.0 million/year
City Housing Assistance Payment Program (CHAPP) - Charlotte Housing Authority will operate a local housing voucher program to provide rental assistance for 25 families (beginning FY90):	$ 500,000/year
City Requests for Proposals to create 50-75 new housing units, with preference given to projects serving persons earning 40% of median income and living in substandard, overcrowded, or unaffordable housing, or are residing in public housing or are on the CHA's Master List (beginning FY90 and subject to a 12-month review):	$1.5 million/year
City Sponsored Housing - smaller projects for persons earning 60% or less of median, with projects considered on a case by case basis for property owners, small businesses, or non-profit corporations (beginning FY90):	$ .5 million/year
Total Capital:	$4.5 million/year

C. Production: Total units produced annually through action by the City or in partnership is estimated to be:

Rehabilitation:	319/year
New/Replacement:	100/year
Total	419/year
Units Brought Into Code Compliance:	3,600/year (beginning 1989)

The relationship between the production estimates and needs in specified in the following sections.

GOALS AND STRATEGIES

V. PRESERVATION

A. Code Enforcement/Rehabilitation

A-1. Need: 6,800 structures, or 5% of the housing in the City, are substandard (based on a 1987 UNCC survey).

A-2. Goal: To reduce the number of substandard structures from 5% of the total housing stock to less than 1% by 1997.

A-3. Strategies:

A-3(a). Increase code compliances by 600 units in FY88 and by 1,200 units in FY89, for a total of 3,600 units/year. Concentrate increased inspections in targeted areas (21 census tracts).

Cost: $1.2 million (Local)

A-3(b). Fund 185 owner rehabilitations and 40 rental rehabilitations per year.

Units: 225/year
Cost: $2.5 million (CDBG & Rental Rehab)

A-3(c). Changes to the City Housing Code have been implemented which strengthen preservation efforts, and provide disincentives to property owners who are not complying with the Housing Code. The changes were approved by City Council during 1987 and implemented January 4, 1988 included: 1) Civil Penalties; 2) Quicker action on unsafe buildings; 3) Insulation requirement.

A legislative proposal to allow liens for relocation costs was not accepted by the Mecklenburg Delegation. In FY87 a broader interpretation of the definition of "dwelling" no longer allows an owner to circumvent code enforcement action by taking it off the housing market by

boarding it up. In FY89 the State Legislature approved a local bill to allow Charlotte to condemn boarded-up or vacant substandard housing units (spot condemnation) through the code enforcement process.

A-3(d). Fund 32 in-rem repair cases per year:

Units: 32
Cost: $100,000 (Local)

B. Boarded-Up Structures

B-1. Need: 350 structures containing 430 dwelling units are boarded-up in the City.

B-2. Goal: To reduce the number of boarded-up structures by 30 per year emphasizing rehabilitation and return to the housing inventory.

B-3. Strategies:

B-3(a). Develop/continue partnerships with nonprofit agencies to acquire and rehabilitate boarded-up units.

Units: 10
Cost: $100,000 (Local: Innovative)

B-3(b). Implement a program of City acquisition of boarded-up units for rehabilitation and re-sale to low-income residents.

Units: 6-16
Cost: $150,000 - $400,000 (CDBG: Innovative)

(Update Note: State legislation allowing "spot condemnation" in Charlotte was adopted in March, 1989.)

B-3(c). Utilize rental rehabilitation program to provide incentive to property owners to return housing to market.

Units: 5
Cost: $50,000 (CDBG: Innovative)

C. **Total Preservation Program**

1.	Units Rehabilitated/Year:	319
2.	Cost/Year:	$3.2 - $3.6 million
3.	Units Brought Into Compliance/Year:	3,600
4.	Cost of Code Enforcement/Year:	$1.2 million

VI. **NEW CONSTRUCTION**

$2.5 million/year available for leveraging strategies. Production of 100 units/year.

A-1. Need: Approximately 95 housing units are lost annually through enforcement of the housing code.

Note: 196 units were demolished in FY88 and 156 units were demolished in FY89.

A-2. Goal: Provide 95-100 replacement housing units for sale or rental to families earning less than 80% of median income.

A-3. Strategies:

The following are examples of approaches to be used to *leverage dollars for new construction.* Actual strategies will depend on the partnership developed with private developers and nonprofit agencies.

A-3(a). Charlotte-Mecklenburg Housing Partnership.

A-3(b). Habitat for Humanity.

A-3(c). In-fill Modular Housing.

A-3(d). Second Mortgage Subsidy.

B. **Low-Income Rental Housing**

B-1. Need: 3,900 families are on the Housing Authority's Waiting list; 33,905 families earn less than 50% of median income.

B-2. Goal: To expand rental housing opportunities for low-income families; to provide opportunities for families in public housing to move into private market housing.

B-3. Strategies:

The following are examples of approaches to be used to leverage dollars for additional low-income housing.

B-3(a). Stepping Stone: $400,000 for 2 years

B-3(b). Local subsidy/rental payments.

B-3(c). Partnership with developers using federal tax credits 80/20 program.

VII. EXPANDED CITY ROLE

During 1987 City Council reviewed and approved strategies to achieve the goal of an expanded City role in housing.

A. Goal: Provide leadership for a community-wide coalition to address low-income housing needs.

B. Goal: Develop a partnership of public and private agencies to address housing needs of low-income residents in an holistic approach.

PROGRAMS/PROJECTS COVERED BY THE HOUSING POLICY PLAN	REVENUE SOURCE	ANNUAL APPROPRIATIONS FY86	FY87	FY88	FY89	FY90	FY91	TOTAL APPROPRIATED
INNOVATIVE HOUSING PROJECTS -								
GENERAL FUND (Local Sales Tax - Pay-As-You-Go Capital)	Gen. Fund	$0	$0	$2,500,000	$3,500,000	$4,500,000	$4,500,000	$15,000,000
GENERAL REVENUE SHARING	GRS	$400,000	$500,000	$0	$0	$0	$0	$900,000
Subtotal		$400,000	$500,000	$2,500,000	$3,500,000	$4,500,000	$4,500,000	$15,900,000
Specified Uses:								
Charlotte-Mecklenburg Housing Partnership - development of 100 housing units in public/private ventures targeted to families earning 60% of less of median income.					($10,000)	($2,000,000)	($2,000,000)	($4,010,000)
City Requests for Proposals for 50-75 new housing units, with priority given to projects targeting families earning 40% or less of the local median income and living in substandard, overcrowded, or unaffordable housing, or are residing in public housing or are listed on the CHA's Master List.						($1,500,000)	($1,500,000)	($3,000,000)
City Sponsored Small Housing Projects, considered on a case by case basis for property owners, small businesses, or non-profit corporations.						($500,000)	($500,000)	($1,000,000)
City Housing Assistance Payment Program (CHAPP) - Local voucher program to provide rental assistance for approximately 25 families.						($500,000)	($500,000)	($1,000,000)
INNOVATIVE HOUSING PROJECTS - COMMUNITY DEVELOPMENT BLOCK GRANT	CDBG			$702,731	$582,996			$1,285,727

PROGRAMS/PROJECTS COVERED BY THE HOUSING POLICY PLAN	REVENUE SOURCE	ANNUAL APPROPRIATIONS FY86	FY87	FY88	FY89	FY90	FY91	TOTAL APPROPRIATED
CODE ENFORCEMENT - 3,000 units in FY87; 3,600 units thereafter	General Fund		$925,636	$1,017,403	$995,971	$891,761	$957,181	$4,787,950
IN REM REPAIR - 32 units per year.	Gen. Fund		$160,000	$175,000	$160,000	$172,000	$162,000	$829,000
STANDARD REHABILITATION PROGRAM	CDBG		$1,267,922	$2,483,371	$2,028,713	$2,507,189	$1,950,674	$11,017,869
RENTAL REHABILITATION PROGRAM	Rental Rehab		$125,000	$0	$348,000	$260,000	unknown	$733,000
	CDBG		$200,000	$200,000	$0			$400,000
FAMILY HOUSING SERVICES, INC. -						$285,542	$288,340	$573,882
Housing support services for 1,800 clients per year.	GRS		$191,640	$263,127	$274,745			$729,512
	CDBG							
TOTALS BY FUNDING SOURCE								
General Fund		$0	$1,085,636	$3,692,403	$4,655,971	$5,564,561	$5,619,181	$20,617,750
General Revenue Sharing		$400,000	$691,640	$263,127	$274,745	$0	$0	$1,629,512
Community Development Block Grant		$0	$1,447,922	$3,306,102	$3,411,709	$2,507,189	$1,950,674	$12,703,596
Rental Rehabilitation Entitlement		$0	$125,000	$0	$348,000	$260,000	unknown	$733,000
GRAND TOTAL		$400,000	$3,350,196	$7,341,632	$8,690,425	$8,331,750	$7,569,855	$35,683,858

EXHIBIT A

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

MEMORANDUM

To: Wendell White, City Manager of the City of Charlotte

From: W. Donald Carroll, Jr., Chairman of the Board of Commissioners WDC
Harrison Shannon, Jr., Executive Director

Subject: Funding Request to the City of Charlotte for the Renovation of the Addison Apartments

Date: October 22, 1991

I. Statement of Issue

The Housing Authority of the City of Charlotte owns the Addison Apartments In its current condition, the building is unsafe and economically obsolete. The Authority desires to renovate this historic asset and return it to Charlotte's housing stock for lower income elderly persons We are requesting that the City provide financial assistance for this purpose.

II. Background

Originally constructed in 1926, the Addison Apartment Building has been owned by the Housing Authority since 1974. Due to the continued deterioration of its plumbing, HVAC and electrical systems and concerns about the building's safety, the Authority closed the building in the spring of 1990 Since that time, the Authority has sought some combination of public/private partnership which will allow this building to be returned to the City's housing stock for lower income elderly households

The Housing Authority acquired the building in 1974 at a foreclosure sale for $525,000. A renovation costing approximately $225,000 ($3,000/unit) was performed at that time Financing for the purchase price and renovation came from a loan from First Union National Bank for $650,000 and Housing Authority funds Repayment of the ten year loan from First Union was made possible by City Council On June 3, 1974, Council approved the use of the Payment In Lieu of Taxes (PILOT) required by the Supplemental Cooperation Agreement between the City and the Housing Authority for the loan repayment

The Housing Authority operated the building without additional federal or city subsidy from 1975 through 1989 By the late 1980's, it was apparent that the goal of serving low income elderly residents in the building was at odds with the ongoing operational and maintenance expenses being incurred By 1990, the Addison had incurred a debt to the Authority s Revolving Fund of $440 000

In Spring, 1991, the Authority applied to the North Carolina Housing Finance Agency (NCHFA) for Low Income Housing Tax Credits for the Addison This application was rejected because of the high per unit cost associated with the project According to state officials, the only possibility for approval

would be to lower the Total Development Cost to no more than $60,000 per unit This can be accomplished by assigning a smaller value to the Authority's contribution of the land and building, but doing so dramatically lowers the total amount of funding equity that could be generated through the tax credits. The result is the familiar funding "gap" that most if not all low income housing tax credit deals face

The amount of this "gap" is a function of what income groups are served by the renovated development This request includes two alternatives.

	No Of Units	Monthly Rent Including Utilities	Maximum Incomes of Residents
Proposal A			
	43	$303	50% of median
	43	$373	60% of Median
Proposal B			
	43	$232	40% of median
	43	$303	50% of median

The funding gap that results from Proposal A is estimated to be $246,100; Proposal B's gap is $1,044,100 On the Sources and Uses of Funds Proforma which is included in the Financial Projections which follow, this amount is shown as a deferred interest second mortgage All funding sources are projected as follows:

	Proposal A	Proposal B
Sale of Low Income Housing Tax Credits	$2,369,000	$2,369,000
Sale of Historic Tax Credits	774,000	774,000
First Mortgage (Comm Inv Corp of N C)	1,342,000	544,000
Second Mortgage (City of Charlotte)	246,100	1,044,100
Third Mortgage (Housing Authority)	440,000	440,000
Total Development Cost	$5,171,100	$5,171,100

The amounts projected for these various sources are not firm The national market for tax credits, both Low Income and Historic, could affect the amount realized from those sources Also, the amount of the first mortgage is premised upon being approved for funding by the Community Investment Corporation of North Carolina (CIC) at a below market interest rate of 7% Strong interest in the Addison has been expressed by CIC officials, but a commitment cannot be obtained until a reservation of Low Income Housing Tax Credits is in place

Notwithstanding the above uncertainties, the Housing Authority is prepared to spend the necessary at-risk development capital to submit an application to CIC if two things come to pass

(1) The project is approved by NCHFA for Low Income Housing Tax Credits The Authority will submit a revised proposal to NCHFA on October 31, 1991.

(2) The City of Charlotte commits to provide some form of grant or deferred interest loan for the funding gap resulting from Proposal A or Proposal B For any project with an identified funding gap, NCHFA will not reserve tax credits unless a "firm" financing commitment for this gap is in place.

It is important that the Authority's application for tax credits be approved this fall. The Low Income Housing Tax Credit Program has not yet been extended by Congress for 1992, so it is uncertain if these credits will be available after the end of the 1991.

The Authority's at-risk development capital will include the following items at minimum.

(a) Design development drawings adequate for the required Historic Renovation review by the National Park Service. Estimated Cost= $20,000.

(b) Appraisal Estimated Cost = $10,000

(c) Environmental Review including asbestos assessment = $4,000.

III. Conclusion

The Housing Authority's highest priority for the Addison is to preserve it for use by lower income elderly residents. We believe that our Proposals are economically feasible and serve this goal Given the on-going carrying costs associated with this property, the Authority's alternative is to sell the Addison. If a sale were necessary, it is our opinion that the probability of it being retained for low income use is extremely low

The Board of Commissioners of the Housing Authority of the City of Charlotte hereby requests that City Council give favorable consideration to funding either Proposal A or Proposal B for the renovation of Addison Apartments

FUNDING REQUEST TO THE CITY OF CHARLOTTE

Development Name:	Addison Apartments 831 East Morehead Street
Owner:	The Housing Authority of the City of Charlotte or its assignee
Purpose:	Substantial renovation to accommodate 86 one-bedroom apartments for lower income elderly residents.
Loan Amount:	
Proposal A:	$ 246,000
Proposal B:	$1,044,100
Position:	Subordinate to First Mortgage
Interest Rate:	2%, payable at maturity
Term:	Thirty (30) Years
Loan Closing:	Prior to construction start
Estimated Construction Start Date:	9/1/92

ADDISON APARTMENTS

RENOVATION PROJECT SYNOPSIS

Estimated Project Cost: $5,171,100

Maximum Incomes of Residents to be Served:

Proposal A

43 units 50% of Area Median Income ($14,070 for 1 person household)

43 units· 60% of Area Median Income ($16,850 for 1 person household)

Proposal B

43 units: 40% of Area Median Income ($11,260 for 1 person household)

43 units: 50% of Area Median Income ($14,070 for 1 person household)

Projected Funding Sources:

	Proposal A	Proposal B
Sale of Low Income Housing Tax Credits	$2,369,000	$2,369,000
Sale of Historic Tax Credits	774,000	774,000
First Mortgage (Comm. Inv. Corp of N.C)	1,342,000	544,000
Second Mortgage (City of Charlotte)	246,100	1,044,100
Third Mortgage (Housing Authority)	440,000	440,000
Total Development Cost	$5,171,100	$5,171,100

Proposed Unit Mix 86 One-bedroom units

Average Size: 600 Square Feet

Scope of Renovation:

Replace HVAC, plumbing and electrical systems

Replace all corridor and unit separation walls with one-hour fire-rated walls.

Replace elevators and stairs to Building Code standard

Install sprinkler system

Remove asbestos

Install new appliances, cabinets, and plumbing fixtures Recondition existing windows, install storm windows

ADDISON APARTMENTS
PROJECT DEVELOPMENT COST

Bldg Purchase		$440,000
Rehabilitation	2,660,328	
Demolition	325,000	
Const of New Bldgs	0	
Accessory Bldgs	0	
Bond Premium	29,853	
Gnrl Requirements	119,413	
Contractor Overhead	59,707	
Contractor Profit	149,266	
Const Contingency	298,533	
CONSTRUCTION CONTRACT		3,642,100
Architect Design	179,000	
Architect Supervision	45,000	
ARCHITECT'S CONTRACT		224 000
Furnishings		30,000
Survey	5,000	
Insurance	5,000	
Property Tax	16,500	
Const Loan Orig	30,000	
Perm Loan Orig	30,000	
Title & Recording	10,000	
RE Attorney's Fees	30,000	
Part Org Fees	50,000	
Tax Credit Fees	19,500	
Market Study	2,000	
Appraisal	10,000	
Environmental Report	4,000	
SOFT COST SUBTOTAL		212,000
Construction Interest		303,000
Developer's Fee		100,000
Rent-up Expenses	20,000	
Rent-up Reserve (1)	100,000	
Operating Reserve (2)	100,000	
RESERVE SUBTOTAL		220 000
TOTAL DEVELOPMENT COST		$5,171 100
TOTAL COST PER UNIT		$60 129

(1) Projected lease-up period = 18 months Deficit during lease-up = $91,350
(2) Expected requirement of lenders and/or equity partner

ADDISON APARTMENTS
PROFORMA INCOME STATEMENT Proposal A

Assumptions

Current Median Income		$40,200		
1 person HH income limit			Maximum Rent	
% of median	50%	$14,070	$352	
% of median	60%	$16,880	$422	
With "Window of Affordability"				
% of median	43%	$12,100	$303	
% of median	53%	$14,914	$373	
Unit Types		Number	Rent	Monthly Income
1 BR serving HH's < 50%		43	$303	13 008
1 BR serving HH's < 60%		43	$373	16,033
Total		86		29,040
Less. Vacancy Loss @			7 00%	(1,122)
Effective Gross Income (Monthly)				$27,918

Effective Gross Rental Income (Annual)	$335,018	
Non Rental Income	1,500	
Effective Gross Income		$336,518
Operating Expenses		
Utilities		
Electricity	55,900	
Water & Sewer	6,500	
Advertising	4,300	
Management	28,900	
Legal	2,000	
Administrative	20,000	
Elevator Contract	4,000	
Decorating/Repairs	22,700	
Maintenance	16,000	
Grounds	5,000	
Property Taxes	28,400 (1)	
Payroll Taxes	4,100	
Insurance	8,000	
Replacmnt R $150/unit/yr	12 900	
Total Annual Expense		(218,700)
NET OPERATING INCOME		$117 818

(1) Assumes $4 7 million Assessed Value with 50% Credit

MAXIMUM SUPPORTABLE DEBT

Debt Service Coverage	1 1			
Income Available for Debt	$107,107			
Amortization Period (yrs)	30			
Interest Rate	6 00%	7 00%	8 00%	9 00%
	$1 489,000	$1,342,000	$1,216,000	$1,109 000

CALCULATION OF TAX CREDITS

Total Development Cost		$5,171,100
Less		
Historic Tax Credit (1)		(902,220)
Total Eligible Basis for		
Low Income Hsg Tax Credits		$4,048,880
Tax Credit Rate	9 00%	
Qualified Census Tract	130%	
Total Low Income Housing Tax Credits		$473,719

(1) 20% of TDC less Bldg Purchase & Reserves

SOURCES AND USES OF FUNDS Proposal A

SOURCES OF FUNDS		
Sale of LI Hsg Tax Credits		
Assumed sale value/credit $	$0 50	
		$2,369,000
Sale of Historic Tax Credit		
Assumed Discount Rate	8 00%	
Assumed Discount (Yrs)	2	
		774,000
Debt Financing		
First Mortgage (1)		1,342,000
Second Mortgage (City of Charlotte)		246,100
Third Mortgage (Housing Authority)		440,000
Total Sources of Funds		$5,171,100

USES OF FUNDS	
Total Development Cost	$5,171 100

(1) Assumes a 7%, 30 year mortgage from Community Investment Corporation of N C

ADDISON APARTMENTS
PROFORMA INCOME STATEMENT Proposal B

Assumptions

Current Median Income		$40 200		
1 person HH income limit			Maximum Rent	
% of median	40%	$11,260	$282	
% of median	50%	$14 070	$352	
With "Window of Affordability"				
% of median	33%	$9,286	$232	
% of median	43%	$12,100	$303	
Unit Types		Number	Rent	Monthly Income
1 BR serving HH's < 40%		43	$232	9,983
1 BR serving HH's < 50%		43	$303	13,008
Total		86		22,990
Less.				
Vacancy Loss @			7 00%	(911)
Effective Gross Income (Monthly)				$22,080

Effective Gross Rental Income (Annual)		$264,958	
Non Rental Income		1,500	
Effective Gross Income			$266 458
Operating Expenses			
Utilities			
Electricity	55,900		
Water & Sewer	6,500		
Advertising	4,300		
Management	28,900		
Legal	2,000		
Administrative	20,000		
Elevator Contract	4,000		
Decorating/Repairs	22,700		
Maintenance	16,000		
Grounds	5,000		
Property Taxes	28,400 (1)		
Payroll Taxes	4,100		
Insurance	8,000		
Replacmnt R $150/unit/yr	12,900		
Total Annual Expense			(218,700)
NET OPERATING INCOME			$47 758

(1) Assumes $4 7 million Assessed Value with 50% Credit

MAXIMUM SUPPORTABLE DEBT

Debt Service Coverage		1 1		
Income Available for Debt		$43 416		
Amortization Period (yrs)		30		
Interest Rate	6 00%	7 00%	8 00%	9 00%
	$603 000	$544 000	$493 000	$450 000

CALCULATION OF TAX CREDITS

Total Development Cost		$5,171,100
Less		
Historic Tax Credit (1)		(902,220)
Total Eligible Basis for		
Low Income Hsg Tax Credits		$4,048,880
Tax Credit Rate	9 00%	
Qualified Census Tract	130%	
Total Low Income Housing Tax Credits		$473,719

(1) 20% of TDC less Bldg Purchase & Reserves

SOURCES AND USES OF FUNDS Proposal B

SOURCES OF FUNDS		
Sale of LI Hsg Tax Credits		
Assumed sale value/credit $	$0 50	
		$2,369,000
Sale of Historic Tax Credit		
Assumed Discount Rate	8 00%	
Assumed Discount (Yrs)	2	
		774,000
Debt Financing		
First Mortgage (1)		544,000
Second Mortgage (City of Charlotte)		1,044,100
Third Mortgage (Housing Authority)		440,000
Total Sources of Funds		$5,171 100

USES OF FUNDS	
Total Development Cost	$5,171 100

(1) Assumes a 7%, 30 year mortgage from Community Investment Corporation of N C

CABLE LEGISLATION SUPPORT RESOLUTION

WHEREAS, the 1984 Cable Communications Policy Act's deregulation of the cable television industry have caused subscribers throughout the country to face dramatic rate increases:

WHEREAS, over 100,000 City of Charlotte ATC-Cablevision of Charlotte subscribers have had to absorb two rate increases, amounting to a 20% increase in their standard cable service rate, within a 10-month period:

WHEREAS, the 1984 Cable Communications Policy Act placed restrictive legal limitations on the local franchising authority's ability to control cable television rates based on a cable industry promise it would encourage competition and this competition has not materialized:

WHEREAS, the National League of Cities', through its National Association of Telecommunications Officers and Advisors (NATOA) organization, has succeeded in initiating review of the 1984 Cable Act and introduction of new federal cable legislation which effectively deals with rate regulation, financial information, competition, local liabilities, franchise renewals, and signal quality:

WHEREAS, the United States Congress is currently considering Senate 12 in the U. S. Senate and H.R. 3560 has been introduced in the U.S. House of Representatives and both of these bills support NATOA guidelines:

BE IT RESOLVED THAT, the City of Charlotte, North Carolina, City Council hereby formally requests that its representatives to the U.S. Congress actively support the passage of legislation, such as Senate 12 or the H. R. 3560, in this session of Congress that allows local governments to help assure that consumers receive high quality, yet affordable, cable television services:

BE IT RESOLVED THAT, the City of Charlotte City Council encourages the citizens of Charlotte to contact their Congressional representatives and urge support for the passage of revised cable television legislation.

ATTACHMENT

CITIZENS CABLE OVERSIGHT COMMITTEE RESOLUTION

WHEREAS, Cablevision of Charlotte has decided to increase its fees for standard cable service by $2.40 AND,

WHEREAS, Cablevision has previously increased its rates by 9% only 10 months ago, bringing the total standard rate increase to over 20% in less than one year, AND,

WHEREAS, Subdivision has failed to provide adequate explanation or documentation for the need for such an increase, AND

WHEREAS, Cablevision of Charlotte operates as an unregulated quasi-monopoly in providing unique services, AND

WHEREAS, The actions of Cablevision puts a further economic burden on the citizens of Charlotte during a time when many are facing tougher economic times, AND,

WHEREAS, The actions of Cablevision of Charlotte in raising its rates runs contrary to the actions of most responsible companies operating during these tough economic times to maintain or cut back their operating expenses and maintain the prices of their products;

BE IT RESOLVED THAT, The rate increase by Cablevision of Charlotte of $2.40 for standard service is deemed to be an unwarranted, unjustified and an irresponsible abuse of its corporate responsibility to the citizens of Charlotte, AND

BE IT RESOLVED THAT, The Citizens Cable Oversight Committee hereby formally requests that the representatives to the United States Congress should back current efforts to reregulate the rates of Cablevision, AND

BE IT RESOLVED, That the Citizens Cable Oversight Committee encourages the citizens of Charlotte to contact their representatives and urge support for the reregulation of the rates of cable television, AND

BE IT RESOLVED, That the Citizens Cable Oversight Committee encourages the Charlotte City Council to adapt the resolution submitted jointly by the Committee and the City's Cable Television Division.

ADDENDUM
THE SEVERSVILLE APARTMENT COMMUNITY

1. Number of Units: 47

2. Development/Project Costs:

Improvements Cost Budget:		
Land		$ 195,000
A & E		87,400
Legal, Closing, Accounting		26,500
Taxes and Insurance		18,800
Construction		1,508,000
Demolition & Environmental Cleanup		175,000
Appraisal & Market Study	7,500	
Community Room, Offices (2), Furniture & Fixtures	55,000	
Interest/Construction Loan Fees, Etc.	86,000	
Consulting Fee-The Trinity Group	110,000	
Developer Fee-TCR Carolinas	140,000	
Contingency	25,000	
Total		$2,434,200
Total Costs Pertaining to Permanant Financing		59,425
Lease-Up/Operating Reserve		10,000
TOTAL "TURNKEY" PROJECT BUDGET		$2,503,625

3. Financing:

Low-Income Housing Tax Credits (NCHFA)	$ 927,855
Bank/Permanent Loan	450,899
City of Charlotte Community Development - Innovative Housing Fund	195,000
NC Housing Trust Fund Energy Subsidy (NCHFA)	300,000
Charlotte-Mecklenburg Housing Partnership	579,871
Seversville Partners	50,000
TOTAL PROJECT FUNDING	$2,503,625

4. Leveraging Factor·

Private Debt and Equity = $2,434,200
City of Charlotte Debt = 195,000 = 12.48
Therefore, City debt is leveraged 12.38 to 1.0.

5. Commitments:

Private Lenders (Bank Consortium)	$ 450,899
Equity (CMHP/Seversville Partners)	629,871

6. City Cost Per Unit:

$$\frac{\text{City Cost}}{\text{\# of Units}} = \frac{\$195,000}{47} = 4,149$$

Therefore, the City's cost per unit is $4,149.

7. Long-Term Affordability

The Seversville Apartment Development must remain available for low-income housing for 30 years based on the requirement of the North Carolina Housing Finance Authority Low-Income Housing Tax Credits.

8. HAP Compliance

Census Tract: 41 is a Prohibited Census Tract.
Area Classification: Planning Commission states the area is part of the Draft Central District Plan and is in a Neighborhood Reinvestment Area. Therefore, the census tract qualifies as a Special Objectives Area according to the HAP Locational Policy because "areas encompassing approved Small Area Plans, Special Project Plans that include recommendations for assisted housing all former Community Development Neighborhood Strategy Areas (NSA's) will be considered for additional assisted housing..." Therefore, City Council can exempt this area on a case by case basis for affordable housing.

9. Planning Review

(See Exhibit C)

10. Effect on School Pupil Assignment

(See Exhibit D)

11. Population To Be Served

These apartments will be rented to families earning 40% of the median income for the MSA.

12. Rents

Initial rents will be $195, $265 and $315-$325 for one, two and three-bedroom units, respectively.

EXHIBIT A

PROPOSED STRATEGY FOR THE PRODUCTION OF A COMMUNITY DEVELOPMENT PLAN FOR THE SEVERSVILLE PROJECT

1. Councilman Martin will arrange a community meeting to discuss needs and concerns in the community.

2. A map of the community will be available with proposed projects highlighted.

3. Information concerning the rents, amenities and other services that would be a part of the proposed apartment project will also be made available at the neighborhood meeting.

4. After the meeting, Seversville Partners have agreed to pay a reasonable fee for a survey of the needs of the current residents particularly the occupants of rental housing on targeted streets.

5. Develop a community development plan in conjunction with all identified players.

POSSIBLE ROLES OF VARIOUS ORGANIZATIONS

CITY OF CHARLOTTE

Community Development Department

1. Provide concentrated code enforcement on S. Bruns Avenue, Katonah and State Streets.

   a. During code enforcement, determine which properties should be acquired and rehabilitated or acquired and demolished.

   b. Coordinate transfer of property from owner to City, Charlotte-Mecklenburg Housing Partnership or Habitat for Humanity.

2. Provide relocation assistance to families displaced.

3. Where applicable, assist the Charlotte-Mecklenburg Housing Partnership in converting all houses on S. Bruns Ave., Kantonah and State Streets to homeownership.

4. Provide rehabilitation financial assistance to current owner/occupant(s) who have houses in need of repair.

5. Acquire the following 6 parcels in Block 74: Lots 49, 50, 51, 54, 55 and 56

   a. After parcels are acquired, demolish dilapidated structures.

   b. Transfer land to Parks and Recreation or donate land to school to expand park.

6. Assist Charlotte-Mecklenburg Housing Partnership with providing financial assistance to demolish Seversville School and to construct the new multi-family housing units.

7. Continue to provide financial and technical assistance to non-profit organizations to construct new in-fill modular housing on vacant lots as well as to rehabilitate existing structures for re-sale to low and moderate income residents.

Other Departments

1. Parks and Recreation accept transfer of land and develop a plan for making the school playground into a community park within two years.

2. Police provide enhanced protection including neighborhood patrols.

3. City agree to assess the state of sidewalks, storm drainage system (including curbs and gutters), streets and other elements of the City-maintained infrastructure and determine the scope and cost of work to improve these elements to a standard acceptable to City. City further agrees to complete the required work as funds from its Neighborhood Reinvestment Funds permit.

CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP

1. Target the Seversville Community for concentration of some of its resources.

2. Work cooperatively with Community Development in acquiring dilapidated structures for infill lots for new construction and deteriorated structures for rehabilitation into homeownership opportunities.

3. Provide construction financing, acquisition/rehabilitation and mortgage money for homeownership opportunities in the area with residents of Seversville as priority for occupancy.

4. Apply for funding and develop the old school property into 47 apartment units.

5. Target current eligible residents of the Seversville community as priority for occupancy of this multi-family project.

6. Construct community room for use of neighborhood as well as residents.

HABITAT FOR HUMANITY

1. Commit to work in the Seversville neighborhood both in new construction and rehabilitation of existing structures.

NORTHWEST CORRIDOR CDC

1. Work with Seversville community in strengthening the neighborhood organization in the following areas:

   - Economic Development
     - Commercial Development and Revitalization
     - Job Creation

   - Affordable Housing/Neighborhood Revitalization
     - Development of New Infill Housing (expansion)
     - Acquisition and Rehabilitation of Existing Housing (preservation)

- Human Services Programs
  - Job Counseling
  - Housing Counseling
  - Consumer Credit Counseling
  - Etc.

SEVERSVILLE PARTNERS

1. Conduct survey of neighborhood (existing renters) to determine their interest in relocating to newly constructed units at Seversville's proposed apartment development.

2. Acquire lots for new construction.
   A. Vacant lots on the following four parcels have been identified and are under site control:
      1. Block 74: Lots 40, 42 already purchased.
      2. Block 74: Lot 39 to be acquired soon.
      3. Block 75: Lot 7 under contract.
   B. Infill housing will be developed by CMHP and private builder.

3. Continue human and youth services support to neighborhood.

SEVERSVILLE COMMUNITY ORGANIZATION

1. Participate in survey.

2. Participate in development of overall neighborhood strategy.

3. Identify key persons to be involved in looking at multi-family plans.

4. Participate in Charlotte-Mecklenburg Housing Partnership neighborhood advisory group.

5. Invite Habitat to community.

6. Develop standards for residential property (occupancy & maintenance).

CHARLOTTE-MECKLENBURG SCHOOLS

1. Work with Parks and Recreation in developing community park.

2. Provide information to community residents through students who live in neighborhood.

Exhibit B

MANDATORY REFERRAL REPORT NO. 90-47
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

REUSE OF SEVERSVILLE ELEMENTARY
SCHOOL FOR LOW-INCOME HOUSING
SEPTEMBER, 1990

PROJECT PROPOSAL AND LOCATION

The City of Charlotte wants to use the Seversville Elementary School property located at 1701 Sumter Street to provide 25 units of low and moderate income housing. The Community Development Department is in the process of preparing a Request for Proposal (RFP) to develop the property. The RFP will outline specific criteria and development guidelines to elicit creative proposals from developers to convert the school into residential units. The school will be exchanged for property of equal value that the city currently owns.

PROJECT JUSTIFICATION

This is a public/private joint venture project as a part of the City's Innovative Housing Program. The project continues efforts to provide affordable housing for low and moderate income families in Charlotte.

PROJECT IMPACT

The proposed site is located in west Charlotte in the Seversville community. The property is currently being used by the school system for storage.

Land uses around the site are mostly single family homes. A church is located across the street from the site at the corner of Bruns Avenue and Sumter Street. On the southside of Bruns Avenue below the site are a couple of duplexes and Bruns Elementary School. The property is currently zoned R-6MF (Multi-family).

The site consists of approximately 2.2 acres of land. As it is currently developed, there is only a small amount of open space located at the rear of the property. The amount of available open space will further be reduced when the site is developed. Considering the size of the site and the surrounding land use which is primarily single family development, this project could have some adverse impacts if it is not designed well.

The proposed Central District Plan calls for the area around the site to be rezoned from R-6MF to R-6 (Single Family). The plan proposes that the predominantly single family character of the area around the site be preserved. Therefore, it is important that the project be done sensitively and in a manner that will not adversely impact the surrounding single family properties.

The recently adopted Housing Assistance Plan identifies census tract 41 where this property is located as a prohibited area for assisted housing. However, this provision does not apply to projects of 25 or less units. Therefore, the project is in compliance with the City's Housing Assistance Plan. Also, this particular project will help renovate a boarded-up government owned facility thereby replacing a potential eyesore with a viable development. The project will also increase the supply of affordable housing in an inner city neighborhood.

RELATIONSHIP TO OTHER PROJECTS

In 1987 Charlotte City Council approved a "Housing Policy Plan" which outlines the City's goals and commitment of resources towards its mission of reducing the number of households living in substandard, overcrowded, or unaffordable housing conditions." This project is consistent with the City's Housing Policy Plan and efforts to address the affordable housing problem in Charlotte.

PROJECT COST

The total cost of this project is estimated to be approximately 1.7 million dollars.

STAFF RECOMMENDATION

The site meets the location criteria for multi-family housing as established in the District Plan General Policies document. Although the project is located in a prohibited area for assisted housing, it warrants exemption because of the numerous benefits that could be derived from the project. Therefore, staff recommends that the City reuse the Seversville Elementary School property to build affordable housing.

Staff recommends that the following design issues be addressed:

- Every attempt should be made to preserve the character of the existing school building. Any new structures should blend in and be architecturally compatible with the existing structure;
- Every attempt should be made to preserve the existing trees at the site;
- All parking lots, service areas and dumpsters should be screened from the adjacent properties;
- Adequate landscaping should be provided at the rear of the site to protect and screen the adjoining single family properties and;

- Every attempt should be made to preserve as much open space as possible. This may require that the development be confined to the existing school building.

Staff recommends that the following issues be considered when the city-owned land is transferred:

- The land should be in or adjacent to a residential area;
- The land should be accessible to a major or minor thoroughfare;
- If park land is considered, the land should be taken from a large park to lessen the impact on small parks and areas where a shortage of park land exists;
- The land should be flat and usable for a school; and
- It should be scarcely vegetated to prevent existing wooded land from being destroyed by development.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee recommends denial of the proposal for the following reasons:

(1) The proposal is inconsistent with the City's adopted Housing Assistance Plan which prohibits any additional low income housing in Census Tract 41 where this property is located;

(2) The site is too small for the number of units being proposed (40 to 50 units); and

(3) The proposal is inconsistent with the spirit of the Central District Plan which seeks to maintain and protect the single family character of the area around this site.

RECONSIDERATION OF MANDATORY REFERRAL REPORT NO. 90-47

This report was placed on the agenda at the request of the City Manager and Community Development Director for recommendation.

PLANNING COMMITTEE RECOMMENDATION

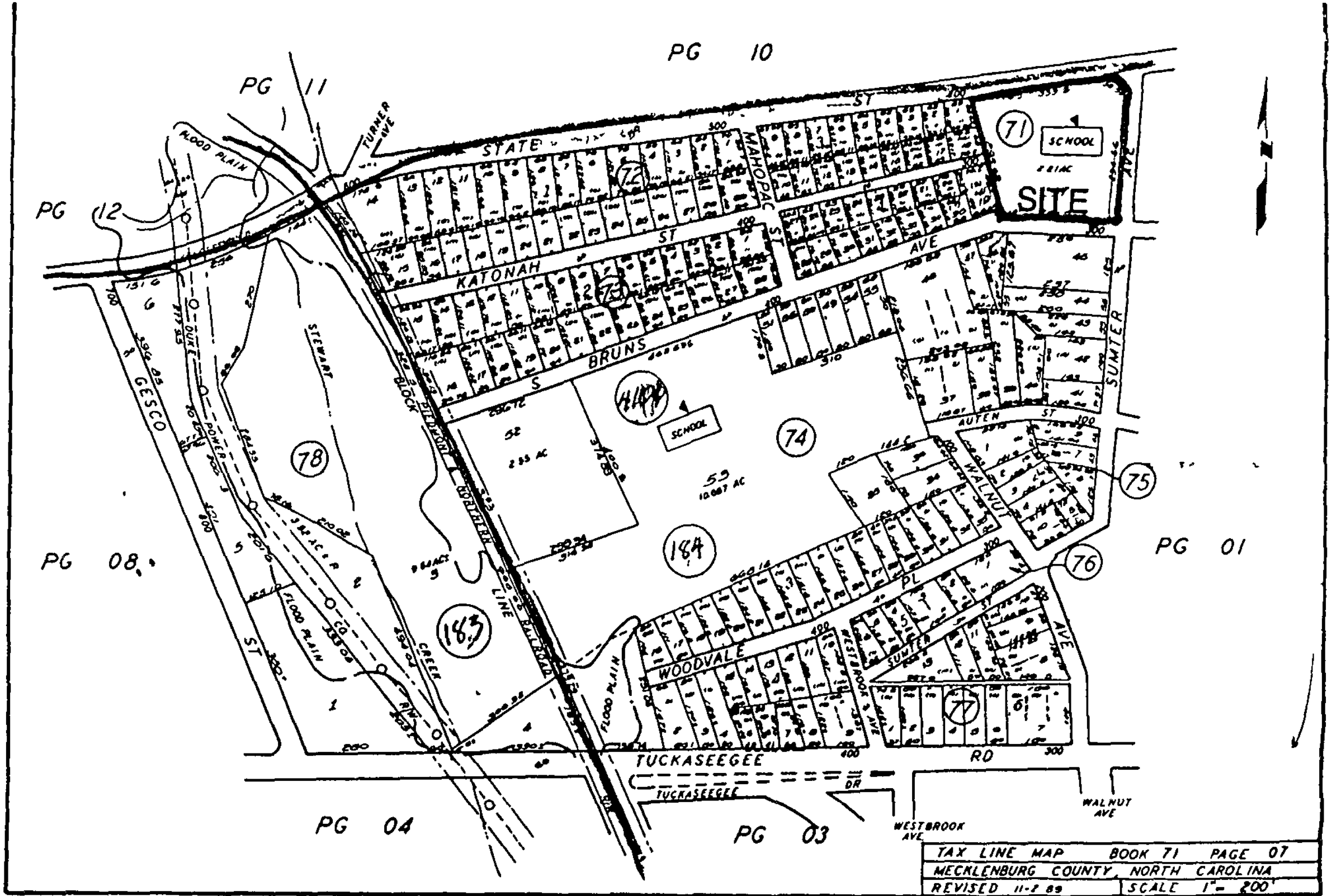
Planning Committee voted 3 to 2 against the proposal. However, since there weren't 4 affirmative votes to approve or 4 votes to deny the proposal, no recommendation can be carried forward to Council. The following summarizes Planning Committee's discussion of the proposal:

Approve

- The proposal will positively impact the neighborhood by removing a vacant structure.
- The project will help remove a potentially blighting element in the neighborhood.
- There are no other alternative proposals to reuse the property that is now being used as storage space and is a negative influence in the neighborhood.
- The project is consistent with the HAP policy because it is less than 25 units.

Deny

- Although the project is less than 25 units, it does not meet the spirit of the scattered site housing policy which seeks to decentralize low income housing.
- The project is inconsistent with the locational standards and objectives as listed in the HAP plan to avoid concentrations of low-income persons and to geographically disperse low-income housing.



FOR TAX PURPOSES ONLY

JAN 16 1990

Exhibit C

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

June 14, 1991

Mr. J. W. Walton, Director
Community Development Department
600 East Fourth Street
Charlotte, NC 28202-2859

Dear J.:

Staff has completed the land use analysis for the reuse of Seversville Elementary School for low and moderate income housing. The findings are listed below:

1. **LAND USE AND ZONING**

Land uses around the site are predominantly single family. A church is located across the street from the site at the corner of Burns Avenue and Sumter Street. Below the site, on the southside of Burns Avenue, there are a few duplexes and Burns Elementary School.

The 2.2 acre site is zoned R-6MF which is multi-family zoning classification that allows up to 21 dwelling units per acre. The proposed project is allowed in the R-6MF zoning district.

2. **PROJECT'S IMPACT ON ADJACENT USES**

As the site is currently developed, there is only a small amount of open space located at the rear of the lot. When the site is developed, the amount of available open space will be further reduced. Considering the size of the site and the surrounding single family uses, this project could have an adverse impact on the area if it is not designed well.

To minimize the project's impact on the surrounding uses we suggested the following:

- **If possible the character of the existing school building should be preserved. Any new structures should**

blend in and be architecturally compatible with the existing structure;

- Every attempt should be made to preserve the existing trees at the site;

- All parking lots, service areas and dumpsters should be screened from the adjacent properties;

- Adequate landscaping should be provided at the rear of the site to protect and screen the adjoining single family properties; and

- Every attempt should be made to preserve as much open space as possible.

3. PROJECT'S COMPLIANCE WITH PUBLIC POLICIES

The Draft Central District Plan recommends that the project site remain zoned R-6MF which will enable the school site to be used for infill housing.

The project is not in compliance with the Housing Assistance Plan. The project is in census tract 41 which is identified by the Housing Assistance Plan as a prohibited area for assisted housing because 50% or more of the households in the tract earn 80% or less than the city-wide median income. Also, the proposed project is within a 1/4 mile radius of an existing assisted housing project with more than 25 units which also makes the site a prohibited area.

Also, the Seversville neighborhood, where the project is located, is one of the Neighborhood Reinvestment Areas approved by the City Council.

I have attached a copy of mandatory referral report 90-47 which was denied by the Planning Committee of the Planning Commission on October 2, 1990.

If you have questions about the report, please feel free to contact me.

Sincerely,

David Howard WAS

David A. Howard
Community Planning Manager

DAH/NRW/sls

Exhibit D

Charlotte Mecklenburg Schools
Post Office Box 30035
Charlotte North Carolina 28230
Telephone (704) 379 7000

Calvin Wallace
Acting Superintendent

June 3, 1991

Neil Leach
The Trinity Group
933 Berkeley Ave.
Charlotte, NC 28203

Dear Neil,

This letter is written in response to your request for an assessment of the impact on the school system of 47 housing units proposed for construction on the site of the old Seversville school. You indicated that the project will serve families earning less than 50% of median income and that it will consist of 30 two bedroom units, 15 three bedroom units, and 2 one bedroom units.

The Crosland project at Fairmarket Place, consisting of 36 two bedroom and 24 three bedroom apartments, provides a useful comparison. Income requirements for Fairmarket Place were set at no more than 40% of median income. Families moved into those 60 apartments last fall, and from those families we are currently serving 24 students in our schools. Nineteen of the students are in elementary schools and five students are in junior high or high schools. It is reasonable to expect your project to have a similar enrollment impact upon our schools.

The following table shows information about the schools that will serve students living in the apartments you are proposing:

School	Grades	1991-92 Capacity	Projected Enrollment	Racial Balance
Huntingtowne Farms	K-3	572	601	47% Black
Bruns Ave.	4-6	572	515	51% Black
Quail Hollow	7-9	1100	1376	34% Black
South Mecklenburg	10-12	1640	1370	29% Black

Overcrowding is a major concern at Quail Hollow Junior High. However, a new school on Hwy 51 will significantly reduce overcrowding at Quail Hollow in the 1992-93 school year. Racial balance is a concern for the two elementary schools, however your project will not be large enough to significantly impact racial balance.

As a planning specialist for the school system, my position has been to oppose the concentration of low-income housing in the center city and support the development of affordable housing in areas away from the center of the city. Dispersal of affordable housing facilitates racial integration in our schools, and helps us avoid the utilization of "satellite" assignments that bus students out of their neighborhoods for all twelve years of public school. However, it is clear that new affordable housing can help rejuvenate older neighborhoods such as Seversville. I expect your project to have a positive

impact upon the Seversville neighborhood in which Bruns Ave. Elementary School is located.

Please keep us informed as your work on this proposal progresses. I am sending a copy of this letter to the principals of the schools listed above. Please call me if you need additional information.

Sincerely yours,

Chuck Dulaney

Chuck Dulaney
Planning Specialist

c: Calvin Wallace, Acting Superintendent
Charles Allison, Asst. Superintendent For Auxiliary Services
Bob Cannon, Huntingtowne Farms
Donna Olsen, Bruns Ave.
Sandra Niedzialek, Quail Hollow
Ron Thompson, South Mecklenburg High

O

1 Appointed by Mayor
3 Appointed by City Council
3 Appointed by County Commission

CMUD ADVISORY COMMITTEE

(7 Members)

Membership - Except for the member appointed by City Council from the small towns, the other members must be chosen from the following categories with no more than two persons in each category by City and County appointment; real estate developer, water and/or sewer contractor, civil engineer specializing in water and sewer construction, financial expert, and neighborhood leader. No person is to serve more than two full consecutive terms, and the original staggered terms will count as full terms. For future appointments, which will be three years, coordination between the City and County must insure that there will never be more than two persons from each category.

Responsibilities - Review and make recommendations to City Council concerning the following: all capital improvement programs for water and sewer facilities and changes to such programs; proposed changes in the method for determining water and sewer charges; proposed changes in policy for extending water and sewer service; requests for one or more specific extensions of the water and sewer system which have not been approved within a reasonable time by the Director of the Charlotte-Mecklenburg Utility Department (CMUD); proposed changes in the standard specifications for the installation of water and sewer facilities which have not been approved by the Director of CMUD; any matter related to water and sewer service as may be requested by the CMUD Director, the City Council or the County Commission. The Committee will sit with City Council and/or County Commission in public hearings on any matter required by the joint agreement. An annual report will be presented to City Council and County Commission on the operations of CMUD and on the activities of the Committee. No change will be adopted in the policies for extending water and sewer service nor in the method for determining water and sewer charges until a joint public hearing of the City Council, and the Committee on such change has been held and the Committee has been allowed at least thirty (30) days to develop and present its recommendations.

MEMBER	DIST.	ORIGINAL APPOINTMENT	RE-APPOINTMENT	TERM	EXPIRATION
See legend below for category.					
City					
(C)James J. Ewers W/M NL	1	08/26/91		3 yrs.	06/30/94
(C)Otis A. Crowder W/M CON	5	08/26/91		2 yrs.	06/30/93
(C)William V. Tilley W/M TO (M)	0	08/26/91		3 yrs.	06/30/94
County					
Douglas Boone W/M RE	7	07/01/91		2 yrs.	06/30/93
Gary T. Knox W/M NL		07/01/91		1 yrs.	06/30/92
David W. Rohrbaugh W/M CE	5	07/01/91		3 yrs.	06/30/94

RE - Real Estate Developer
CON - Contractor Water/Sewer
NL - Neighborhood Leader
CE - Civil Engineer Water/Sewer
FI - Financial Expert
TO - Small Towns Representative

Revised 08/30/91

*Chairman
Staff Advisor:

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY
Appointed to
Date

RE. CHARLOTTE - MECKLENBURG UTILITY DEPT ADVISORY COMMITTEE.

Please complete each section

FULL NAME MANSOUR S EDLIN, PE (please print or type) Mr ✓ Mrs ____ Ms ____ Miss ____

HOME ADDRESS 2225 McCLINTOCK RD ZIP 28205

BUSINESS ADDRESS 8731 RED OAK BLVD ZIP 28217

HOME PHONE (704) 333-3638 BUSINESS PHONE (704) 525-6284

SPOUSE'S NAME ____ SPOUSE'S EMPLOYER ____

SPOUSE'S TITLE ____

PLEASE INDICATE Voting Precinct # ____ District # ____ Date of Birth 9/1/58

MALE ✓ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE ✓ CHARLOTTE MECKLENBURG UTILITY DEPT ADVISORY COMMITTEE

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed)

B.S CIVIL ENGINEERING 1984

UNC - CHARLOTTE

CURRENT EMPLOYER WOOLPERT CONSULTANTS

TITLE PROJECT MANAGER YEARS IN CURRENT POSITION 4 1/2

DUTIES DESIGN OF PUBLIC WORKS PROJECTS (ROADS, WATER, SEWER, LAND DEVELOPMENT, ETC) FOR PUBLIC & PRIVATE CLIENTS

OTHER EMPLOYMENT HISTORY

JACK K CHRISTIAN & ASSO. CHARLOTTE, N.C 1986

BEAMAN CORP GREENSBORO, NC 1985

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE DESIGN AND PLANNING OF PUBLIC UTILITY SUCH AS WATER AND SEWER, LAND DEVELOPMENT AND it'S IMPACT

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

BOARD MEMBER OF ELIZABETH - MORNINGSIDE NEIGHBORHOOD ASSO.
AMERICAN SOCIETY OF CIVIL ENGINEERS.

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

COMMENTS I HAVE RESIDED IN THIS COMMUNITY SINCE 1980 AND FULLY KNOWS AND UNDERSTANDS THE GROWTH OF THIS COMMUNITY AND THE CHALLENGES THAT ARE WAITING FOR OUR COMMUNITY DURING THE 90'S.

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No X If Yes, please attach explanation

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No X If yes, please attach explanation of the nature of the conflict

I certify that the facts contained in this application are true and correct to the best of my knowledge I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you

This form will be retained on file for one year and must be updated after that, otherwise, it will be removed from the active file

A personal contact with a City Councilmember is recommended

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature [signature]

Date 7/12/91

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
JUL 12 1991
Office

City Clerk
1989

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME Robert Scott Henry (please print or type) Mr X Mrs ____ Ms ____ Miss ____

HOME ADDRESS 4011 Rhodes Avenue, Charlotte, NC ZIP 28210

BUSINESS ADDRESS 6325 Wilkinson Blvd., Charlotte, NC ZIP 28214

HOME PHONE (704) 553-1698 BUSINESS PHONE (704) 373-6182

SPOUSE'S NAME Beth Henry SPOUSE'S EMPLOYER Southern Bell

SPOUSE'S TITLE Management Trainee

PLEASE INDICATE Voting Precinct # 75 District # 7 Date of Birth 7/30/62

MALE X BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE X Charlotte-Mecklenburg Utility Department Advisory Comm.

SINGLE ____ INDIAN ____

MARRIED X HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) Bachelor of Science - Electrical Engineering

Master of Science - Major Area: Electrical Engineering, Minor Area: Management

CURRENT EMPLOYER Duke Power Company

TITLE Associate Distribution Engineer YEARS IN CURRENT POSITION 0.5

DUTIES Planning, designing, and justifying electric distribution facilities in Charlotte Division. Directing and implementing quality assurance procedures.

OTHER EMPLOYMENT HISTORY Previous work assignments have included development of least cost planning processes to identify long term electric generation requirements and measuring the impact of those requirements on customer reliability and rates.

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE Financial markets, Personal computing; Economic analysis

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Beverly Woods Civic Association Board of Directors Officer; IEEE, Carmel Baptist Church Vice-Moderator and Finance Committee Secretary, NC Professional Engineer

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Charlotte Chamber Membership Drive; South Carolina and Georgia Youth-In-Government Program Coordinator

COMMENTS The combination of a five year work experience in Duke's System Planning Dept, an interest in financial markets and planning, and the leadership involvement in a neighborhood association makes me a highly qualified candidate for appointment Thanks for your consideration.

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No__X____ If Yes, please attach explanation

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No__X____ If yes, please attach explanation of the nature of the conflict

I certify that the facts contained in this application are true and correct to the best of my knowledge I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you

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A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature. R Scott Abney

Date: July 9, 1991

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
JUL 10 1991
OFFICE OF CITY CLERK

N/O

3 Appointed by City:
Mayor (1); Council (2)
3 Appointed by County
16 Appointed by United Way

COMMUNITY RESOURCES BOARD

(22 Members)

Membership - Appointed for three-year terms.

Responsibilities - Oversees the work of Information & Referral Service, Case Advocacy Progra Voluntary Action Center, Retired Senior Volunteer Program, Volunteer Leadership Developme Program, Partners in Caring.

MEMBER	DIST.	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRES
(M)Rudolph Worsley	2	04/19/83	12/31/84	3 yrs.	12/31/87
(C)Virginia Ryan W/F	4	05/19/88	10/23/89	Unexp.	12/31/92
(C)Marsha Gaspari W/F	1	01/23/89		3 yrs.	12/31/91
County:					
Sara J. Blackburn W/F		05/20/91		Unexp.	01/31/94
Richertine Dean B/F		11/20/89		Unexp.	01/31/92
Bruce A. Wolven W/M		02/19/90		Unexp.	01/31/93
United Way of Central Carolinas:					
Godfrey Bennett W/M					1988
John Ratliff - resigned					1988
Renee D. Bramlett					1989
Ray D. Vaughn					1989
Caroline Wannamaker					1989
Rev. William M. White					1989
D. Scott Wilkerson					1989
Patt Bower					1990
Tim Breiding					1990
Margaret Dabbs					1990
Jan Keny					1990
*Pender R. McElroy W/M					1990
Joyce Reid					1990
R. V. Spracklin					1990
Michelle Thomas					1990

Revised 2/7/91

*Chairman

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME Frances Genevieve Hedrick (please print or type) Mr ____ Mrs ____ Ms X Miss ____

HOME ADDRESS 430 Clement Avenue, Charlotte, N.C. ZIP 28204

BUSINESS ADDRESS 4201 Congress St., Suite 300, Charlotte, N.C. ZIP 28209

HOME PHONE (704) 375-9658 BUSINESS PHONE (704) 554-8390

SPOUSE'S NAME NA SPOUSE'S EMPLOYER NA

SPOUSE'S TITLE

PLEASE INDICATE: Voting Precinct # 17 District # 1 Date of Birth 11/24/39

MALE ____ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN.

FEMALE X WHITE X Community Resources Board

SINGLE ____ INDIAN ____ Advisory Energy Commission

MARRIED ____ HISPANIC ____ Certified Development Corp.

OTHER ____

EDUCATION (including degrees completed) Juris Doctor Degree, NC School of Law, Chapel Hill, N.C. 1987, Bachelor of Arts in English, Queens College, CharlotteN.C 1984

Minor in Business Administration, Queens College, Charlotte, N.C. 1984

CURRENT EMPLOYER Transworld X-Ray Corporation

TITLE Credit/Collections Manager YEARS IN CURRENT POSITION 2

DUTIES Include but are not limited to: Active collection of approx. on Million dollars per month on an international scale. Designing and implementation of collection and credit procedures for review by lending institution.

OTHER EMPLOYMENT HISTORY Administrative assistant, Financial Dept. Town Hall Vienna, Va. Gift shop manager/buyer, Mercy Hospital, Charlotte, N.C. Sorority House Director (fulltime) while attending Law School, Teacher for Learning Disabled Children. Much clerical and office experience. Coordinated research interviews on continuing education for federally funded Funds For Improvement of Post Secondary Education while at Queens College.

(over)

*Research, problem-solving, communication, areas of experti

INTERESTS/SKILLS/AREAS OF EXPERTISE Local History, Reading, Writing, weight liftin,

(I presently write a family news-letter monthly which I mail out to fifty

family members.)Legal issues are one area of interest and sometimes expertise.

*Research, problem solving, meeting deadlines and communication are areas of ex-

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES pertise.

Member of St. Louis Association of Credit Management

Member of Friends of Belmont Abbey Library Member YMCA

Attend St. Peter's Catholic Church, Charlotte, N.C.

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Member of Board of Directors of Woman Reach (A United Way funded program)

Member of NC Student Bar Association

COMMENTS. Am sincerely interested in becoming commited to, and involved in,

local issues and problems as I believe I have much to contribute. I have not

had the opportunity to pursue this until now due to financial obligations(pa

AFFIRMATION OF ELIGIBILITY· off $20,000. student loan.)

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No__X____ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No__X____ If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file.

A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: Francis B. Hedrick

Date: 9/13/91

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
SEP 18 1991
OFFICE

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME CAROL HARDISON HUGHES (please print or type) Mr ____ Mrs ✓ Ms ____ Miss ____

HOME ADDRESS 5615 Roundhouse Ln. ZIP 28226

BUSINESS ADDRESS 422 S. Church St. ZIP 28242

HOME PHONE (704) 541-3161 BUSINESS PHONE (704) 382-1091

SPOUSE'S NAME Charles David Hughes, Jr SPOUSE'S EMPLOYER Merrill Lynch

SPOUSE'S TITLE Financial Planner

PLEASE INDICATE: Voting Precinct # 93 District # 7 Date of Birth 8/20/59

MALE ____ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN:

FEMALE ✓ WHITE ✓ Community Resources Board

SINGLE ____ INDIAN ____

MARRIED ✓ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) Furman University, B.S. Math and Computer Science
Tallahassee Community College, Tallahassee, Fl
Englewood High School, Jacksonville, Florida

CURRENT EMPLOYER Duke Power Company

TITLE Business Systems Consultant YEARS IN CURRENT POSITION 3 years

DUTIES Responsible for integration of new computer technology into the business units within Duke Power. Key accountability is relationship management with the employees who are acquiring and using the new computer systems. Additionally, I am the facilitator of a newly developed self directed work team of 10 computer specialists.

OTHER EMPLOYMENT HISTORY

1982 – 1985 Computer Network Control Analyst
1985 – 1988 Systems Programmer
1988 – present described above (over)
} Duke Power Company

INTERESTS/SKILLS/AREAS OF EXPERTISE Interested in working with people to solve problems using measurable, goal oriented approachs. Extensive volunteer and career experience in managing projects and helping people who are disadvantaged.

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES
As an active past board member of the Democratic Party I am routinely a supporter of and volunteer for political candidates. Steering committee member for Habitat for Humanity Adopt-a-Home at Duke Power. Board member of Queen City Toastmasters. ~~Homeless shelter volunteer. Member St John's~~ Episcopal Church

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES
Three years experience as trained Reachline Telephone Counselor - required routine interaction with and close knowledge of the Information and Referral Service. Worked with Voluntary Action Center in 1985 and 1986. ~~High school tutoring services.~~

COMMENTS. My career experiences (budget management, team leadership, technical analysis) combined with my volunteerism in the community for nine years will be a strong asset on the Community Resources Board.

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

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A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: Carol Hardison Hughes

Date: September 11, 1991

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
SEP 11 1991
OFFICE OF CITY CLERK

O

2 Appointed by Mayor
5 Appointed by City Council

HOUSING AUTHORITY

(7 Members)

Membership - Appointed for three-year terms (changed by General Assembly from five to three-year terms effective July 3, 1990, Senate Bill 1346).

Responsibilities - To build, maintain, and operate safe and sanitary low-rental housing for persons of low income.

MEMBER	DIST.	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(M)Otis A. Crowder		01/16/90		5 yrs.	12/17/94
*(C)W. Donald Carroll W/M	1	01/25/82	12/08/86	5 yrs.	12/17/91
(C)Lutitia Hall B/F	1	06/25/90		Unexp.	12/17/91
Must be Housing Resident					
(C)Catherine (Kitty) Huffman W/F	6	01/10/83	12/07/87	5 yrs.	12/17/92
(C)Rickey V. Hall B/M	3	11/20/89	09/24/90	3 yrs.	12/17/93
(C)Phillip M. Davis B/M	4	01/26/87		5 yrss.	12/17/91
(M)Carole Hoefener W/F	2			5 yrs.	12/17/93

*Chairman

Revised 08/22/91

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME RODNEY RODNEY HARRY HARM (please print or type) Mr X Ms. \ Mrs ____ Miss ____

HOME ADDRESS 51 BRITTANY COURT, CHARLOTTE, N.C. ZIP 28270

BUSINESS ADDRESS 51 BRITTANY COURT, CHARLOTTE ZIP 28270

HOME PHONE (704) 364=0101 BUSINESS PHONE (704) 364=0101

SPOUSE'S NAME VIRGINIA SPOUSE'S EMPLOYER ____

SPOUSE'S TITLE ____

PLEASE INDICATE· Voting Precinct # #068 District # #6 Date of Birth 4/9/26

MALE X BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE X THE HOUSING AUTHORITY

SINGLE ____ INDIAN ____

MARRIED X HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) VALLEY FORGE M.A. and JUNIOR COLLEGE (grad)
PHILADELPHIA TEXTILE INST. BSc

Masters Grad. Work: UNLV and THE ALBERT EINSTEIN COLL. OF MEDICINE,
UNC_CH_INSTITUTE OF GOVERNMENT, Municipal Admin.

CURRENT EMPLOYER TRI-STATE ASSOCIATES SINCE RETIREMENT AS City Training Manager:

TITLE SENIOR ASSOCIATE YEARS IN CURRENT POSITION 4/30/91

DUTIES Present: All phases of a management consulting organization

OTHER EMPLOYMENT HISTORY TRAINING DIRECTOR, CITY OF CHARLOTTE (16 years)
BURLINGTON INDUSTRIES, AREA TRAINING DIRECTOR (43 plants) (15 years)

U.S.M.C. COMBAT INTELLIGENCE

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE Management/Supervisory, and Technical Skills Training

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

AMERICAN SOCIETY FOR TRAINING & DEVELOPMENT

INTERNATIONAL PERSONNEL MANAGERS ASSOCIATION

MUNICIPAL TRAINERS CONSORTIUM

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Past Pres. Va/NC Chapter ASTD Fndg. Pres. Piedmont Chap., ASTD

Presentor at Regional and NATIONAL ASTD Conferences.

Presenter at American Water Works Association& American Public Works Assoc.

COMMENTS and numerous others.....covering such subjects as Stress, Ethics, Public Relations, Organizational Development, Management Systems for Non-Profit Corporations, etc.

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No__X X__ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No____X__ If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

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A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: [signature]

Date: 10/1/91

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
OCT 1 1991
OFFICE OF CITY CLERK

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY
Appointed to
Date

RECEIVED
OCT 3 1991
OFFICE OF CITY CLERK

Please complete each section

FULL NAME Annie (Fay) Jones (please print or type) Mr ____ Mrs ✓ Ms ____ Miss ____

HOME ADDRESS 1723-C Lloyd St ZIP 28206

BUSINESS ADDRESS 1326 Woodward Ave ZIP 28206

HOME PHONE (704) 373-0152 BUSINESS PHONE (704) 372-3010

SPOUSE'S NAME Deased SPOUSE'S EMPLOYER ____

SPOUSE'S TITLE ____

PLEASE INDICATE: Voting Precinct # 56 District # 4 Date of Birth 9-5-46

MALE ____ BLACK ✓ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE ____ Charlotte Housing Authority Board of Commissioner

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) 12th - Urban Studies UNC-Charlotte - Occupational Courses At CPCC

CURRENT EMPLOYER Charlotte Area Fund, Inc.

TITLE Intake + Employment Coun YEARS IN CURRENT POSITION Intake 5yrs / Employment 2yrs

DUTIES Do All paper work for All employment clients new and return clients on A yearly income.

OTHER EMPLOYMENT HISTORY 21years on this job.

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE Love working with people and for people when ever I can and where ever I can.

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Member of McClintock Presbyterian Church and chairperson of the Deacon Board, President of Fairview Homes, Albermarle (Elm) Rd Advisor Committe, Double Oaks Center Advisory Board

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Meck. County Human Service Board, President of the Residents Advisory Council, Chairperson of Trustees + Gospel Choir

COMMENTS I would do my best to serve for All residents of public housing.

AFFIRMATION OF ELIGIBILITY:

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file

A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: Annie Fay Goes

Date: 10-2-91

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
OCT 3 1991
OFFICE OF CITY CLERK

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section

FULL NAME J. Franklin Martin (please print or type) Mr ✓ Mrs ____ Ms. ____ Miss ____

HOME ADDRESS 301 Hempstead Place ZIP 28207

BUSINESS ADDRESS 2305 Randolph Road ZIP 28207

HOME PHONE (704) 375-3799 BUSINESS PHONE (704) 332-9340

SPOUSE'S NAME Frances SPOUSE'S EMPLOYER N/A

SPOUSE'S TITLE ____

PLEASE INDICATE: Voting Precinct # 1 District # 6 Date of Birth Nov 14, 1944

MALE ✓ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN:

FEMALE ____ WHITE ✓ Charlotte Housing Authority

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) UNC-CH, B.A.; Harvard University, Masters in Business Administration

CURRENT EMPLOYER LandCraft Properties, Inc.

TITLE President YEARS IN CURRENT POSITION 5

DUTIES Chief executive officer

OTHER EMPLOYMENT HISTORY President, Martin Development Group
Exec. V.P., Venture Management Inc.

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE Real estate development

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Board member, Charlotte-Mecklenburg Housing Partnership

Board member, Charlotte Genesis, Inc.

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

President, Home Builders Association of Charlotte

COMMENTS

AFFIRMATION OF ELIGIBILITY·

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict

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Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: J. Franklin Martin

Date: Oct 3, 1991

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
OCT 3 1991
OFFICE OF CITY CLERK

No.

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY

Appointed to

Date

Please complete each section.

FULL NAME C. Dean Noble (please print or type) Mr. X Mrs ____ Ms. ____ Miss ____

HOME ADDRESS 2012 Midwood Place, Charlotte, N.C. ZIP 28205

BUSINESS ADDRESS P.O. Box 31608, Charlotte, N.C. ZIP 28231

HOME PHONE (704) 342-1695 BUSINESS PHONE (704) 378-5641

SPOUSE'S NAME N/A SPOUSE'S EMPLOYER N/A

SPOUSE'S TITLE N/A

PLEASE INDICATE. Voting Precinct # 15 District # 3 Date of Birth 6/6/59

MALE X BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE X Airport Advisory Comm / Auditorium-Coliseum - Convention Ctr

SINGLE ____ INDIAN ____ Char Housing Development Corp / Community Relations Comm

MARRIED ____ HISPANIC ____ Housing Authority / Parks Advisory Comm / Char Mech

OTHER ____ Planning Commission / Char Uptown Develop. Corp / Zoning Bd of Adjustment

EDUCATION (including degrees completed) BS/Business Administration - UNC-Charlotte

CURRENT EMPLOYER Wachovia Bank and Trust Co., NA.

TITLE Vice President - Private Banking YEARS IN CURRENT POSITION 9

DUTIES

OTHER EMPLOYMENT HISTORY N/A

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE Licensed Building Contractor/Financial Analysis/ Cash Flow Analysis

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Afro American Cultural Center-Board Member/SBA - Regional Board Member/ Chamber of Commerce - Enterpriser of the Year/Habitat For Humanity - Worker

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

UNC-Charlotte-Alumni Board of Governors/Various Chamber of Commerce Committees/ UNC-Charlotte Business Advisory Board-President

COMMENTS: _____

AFFIRMATION OF ELIGIBILITY:

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No__X__ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No__X__ If yes, please attach explanation of the nature of the conflict.

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Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: [signature]

Date: 10-2-90

PLEASE DO NOT SUBMIT RESUMES

RECEIVED
OCT 5 1990
OFFICE OF CITY CLERK

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY
Appointed to
Date

OCT 7 1991

OFFICE OF CITY CLERK

Please complete each section

FULL NAME VELVA W WOOLLEN (please print or type) Mr ____ Mrs ✓ Ms. ____ Miss ____

HOME ADDRESS 1318 Queens Road West ZIP 28207

BUSINESS ADDRESS ____ ZIP ____

HOME PHONE (704) 377-2358 BUSINESS PHONE ( ) ____

SPOUSE'S NAME THOMAS H Woollen SPOUSE'S EMPLOYER CONSOLIDATED CONSULTANT

SPOUSE'S TITLE PRESIDENT

PLEASE INDICATE: Voting Precinct # 8 District # 6 Date of Birth 1-26-39

MALE ____ BLACK ____

FEMALE ✓ WHITE ✓

SINGLE ____ INDIAN ____

MARRIED ✓ HISPANIC ____

OTHER ____

BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN:
Serve presently on: Charlotte/Mecklenburg Housing Partnership

EDUCATION (including degrees completed) SALEM COLLEGE 57-59
DUKE UNIVERSITY 59-60 BS MEDICAL TECHNOLOGY

CURRENT EMPLOYER WOOLLEN-DWYER PAINTED FINISHES / HAYDEN HOUSE / INTERIORS

TITLE OWNER YEARS IN CURRENT POSITION 12

DUTIES ____

OTHER EMPLOYMENT HISTORY Exec. Director, NATIONAL KIDNEY FOUNDATION, Medical Technologist

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Board of Directors, Charlotte-Mecklenburg Housing Partnership; Board of Trustees, NC Blumenthal Performing Arts Center; Board of Trustees Salem College; Elder, Covenant Presbyterian Church; NC Job Trng Coordinating Council

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Member, Charlotte City Council; President, Spirit Square; President, Discovery Place; President, Charlotte Jr. League; Board of Directors, Arts & Science Council

COMMENTS:

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict.

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Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: Velva H. Moeller

Date:

PLEASE DO NOT SUBMIT RESUMES

Mr. and Mrs. Excel Smith

As part of the City's Relocation Local Option Policy, which City Council approved on July 22, 1991, replacement housing benefits are made available to owner occupants when their home has aged beyond the life cycle of the house and the home cannot be feasibly rehabilitated and the house must be demolished. Funds for replacement housing assistance were included in the FY92 CDBG Application which was approved by City Council on June 24, 1991.

Mr. and Mrs. Excel Smith were placed on the City's relocation workload through code enforcement and were identified as needing replacement housing assistance as a last resort. Due to the deteriorated condition of their house, it was determined that the structure must be demolished and replaced on site, either through relocation of an existing house or the construction of a new house. The City has previously utilized both strategies of relocating existing houses and constructing new housing. Due to site problems, it was not feasible to try to move a house onto the Smith's lot. Therefore, the construction of a new house was pursued. (The availability of Airport houses will continue to be sought first for the use as replacement housing where feasible.)

In response to the homeowner's situation and needs, the Community Development Department solicited proposals from interested developers through a Request for Proposal (RFP) process. The RFP process involved the following actions:

- RFPs mailed on September 25, 1991 to 27 potential developers.

- Proposals received from five developers on October 15, 1991 as requested by RFP to construct an infill replacement house on the homeowner's site. Proposals were received from the following developers:

    1. New Vision Homes
    2. Roberts Construction
    3. The Phoenix Construction Co.
    4. William Isgett
    5. Eddins Corporation

- An evaluation committee, consisting of three housing professionals, was established to review and rate each of the proposals. Members of the evaluation committee each chose a different proposal. Therefore, the owner was consulted on which of the three proposals they liked the best and the owner chose New Vision Homes as best meeting their needs. Since the owner is repaying the indebtedness, staff concurs with their choice.

  The evaluation committee was composed of the following persons:

1. Mr. Paul Leonard, Executive Vice-President, John Crosland/Centex Homes
2. Mr. Justin Little, President, Crosland Properties, Inc.
3. Mr. Herschel Walters, architect

Based on the evaluation and the owners' selection, New Vision Homes was chosen as the successful developer. Therefore, it is recommended that New Vision Homes be approved as the developer to build the replacement house and that a loan in the amount of $55,658 serve as a construction loan to build the house.

The construction loan will be provided at 0% interest to the developer from the CDBG Replacement Housing funds and will be repaid to the City through the permanent financing of this house using the City's Replacement Housing Program. The developer will be required to provide the City with an irrevocable letter of credit of $55,658 to guarantee the construction of the house. The Selective Rehabilitation Program's criteria was used to determine the borrower's ability to pay. The Selective Rehabilitation Program was approved by City Council on June 28, 1992, and amended on October 12, 1987. It states that a family is to pay no more than 30% of their gross monthly income, less federal taxes, toward housing expenses. (Housing expenses are defined as principal and interest payments, real estate taxes and insurance.)

Attached is the background and loan analysis for Mr. and Mrs. Excel Smith.

EXHIBIT A

Name: Excel Smith and wife, Lucille
Address: 6016 Johnette Drive
Loan Amount: $56,943

Background

Mr. and Mrs. Smith were placed on the relocation workload February 11, 1991 as a result of code enforcement. Due to the deteriorated condition of their house, it was determined that it was not feasible to rehabilitate the existing structure. Mr. and Mrs. Smith have lived at this property since 1949 and would like to remain in their neighborhood.

It was determined that due to site problems, it was not feasible to try to move a house onto the Smith's lot. Therefore, the decision was made to proceed with the option of new construction.

Loan Analysis

Mr. Excel Smith, who is 73, receives monthly Social Security benefits of $320 and Mrs. Smith, age 73, receives $254. Their total monthly household income is $574.

An analysis of Mr. and Mrs. Smith's household income and projected housing expense is listed below. Their household expense is 21% of the median income for a family of two.

Gross Monthly Income	$574.00
Less: Federal Taxes	- -0-
	$574.00
	x 30%
Available for Housing	$172.20
Less: Taxes & Ins. (Est.)	- 27.00
Available for Loan Payment	$145.20

Based on the 30% rule, Mr. and Mrs. Smith qualify for a 3% interest loan of $26,162 for a term of 20 years to be repaid in monthly principal and interest payments of $145.20 and a 0% Deferred Payment Loan of $30,781 which becomes due and payable at their death, the transfer of title to the property, the rental or refinancing of the house. The total assistance to Mr. and Mrs. Smith is $56,943.

The breakdown of total cost involved in this purchase is:

Purchase Price of Replacement House	$55,943*
Attorney Fees/Closing Costs	1,000
Total Loan Amount	$56,943

*Purchase price includes cost of stove

Trulla Kemp

Ms. Trulla Kemp applied for a rehabilitation loan on May 16, 1991 to bring her home at 1008 Fontana Avenue into compliance with the City's Housing Code. After analyzing Ms. Kemp's income, her indebtedness, and present housing expense, it was determined that we could best serve Ms. Kemp by refinancing her existing mortgage balance of $38,063 with First Union Mortgage Corporation and consolidating it with the amount needed to rehabilitate her house. This will place Ms. Kemp in a better financial position to repay her indebtedness to the City and will reduce her current monthly housing expense of $585.73, thereby making her home more affordable. (Of the $585.73 monthly housing expense, Ms. Kemp pays $315.11 and HUD pays $270.62.) By increasing her ability to repay an amortized 3% loan to the City, this will eliminate the need for a deferred payment loan. The refinancing of this loan will allow the City to be in a first lien position and will reduce the City's risk of exposure to foreclosure. It will also allow the City to better monitor the homeowner's repayment of mortgage debt.

The total loan amount, which includes rehabilitation to correct City Housing Code violations and refinancing the existing mortgage to reduce her housing expense, is $63,343. This amount exceeds our loan limit of $60,000 under our Rehabilitation Program; therefore, we are requesting City Council to exempt this case from the maximum loan limit maximum.

Mr. Trulla Kemp is a widow, who is 68 years old and works for Carolina Allergy Clinic. Her daughter and two grandchildren live with her, making a family of four. Her daughter contributes $50.00 a month towards household expenses, for a total monthly income is $1,289.33.

Under the Standard Rehabilitation Program, a family is to pay no more than 30% of their gross monthly income, less federal taxes, toward housing expenses. Housing expenses are defined as principal and interest payments, real estate taxes and insurance. Based on the 30% rule, Ms. Kemp would qualify for a 3% interest loan of $63,343 to be repaid in monthly installments of $267.31. A lien in the amount of $63,343 will be placed on the property. This will regenerate our loan funds for future needs of lower-income families.

An analysis of Ms. Kemp's income and projected housing expense is listed below. Her household income is 37% of the median income for a family of four.

Gross Monthly Income	$1,289.33
Less: Federal Taxes	- 155.35
	$1,133.98
	x 30%
Available for Housing	$ 340.19
Less: Taxes & Ins. (Est.)	- 57.79
Available for Loan Payment	$ 282.40

Based on a term of 30 years at 3% interest, Ms. Kemp's principal and interest payment would be $267.31.

The breakdown of total costs involved in this purchase is:

Rehabilitation Cost	$22,440
Contingency	2,240
Attorney Fees/Closing Costs	600
Refinancing Balance of Existing Mortgage	38,063
Total Loan Amount	$63,343

The appraiser estimates the after-rehabilitation value of this property to be $65,000.

Ramona B. Johnson

Ms. Ramona B. Johnson applied for a rehabilitation loan on March 26, 1991 to bring her home at 1339 Skyview Road into compliance with the City's Housing Code. After analyzing Ms. Johnson's income, her indebtedness, and present housing expense, it was determined by staff that we could best serve Ms. Johnson by refinancing her existing first and second mortgages totaling $40,189 and consolidating it with the amount needed to rehabilitate her house. This will place Ms. Johnson in a better financial position to repay her indebtedness to the City and reduce her current monthly housing expense of $514.98, thereby making her home more affordable. By increasing her ability to repay an amortized 3% loan to the City, this will eliminate the need for a deferred payment loan. The refinancing of this loan will allow the City to be in a first lien position and will reduce the City's risk of exposure to foreclosure. It will also allow the City to better monitor the homeowner's repayment of mortgage debt.

The total loan amount, which includes rehabilitation to correct City Housing Code violations and refinancing the existing mortgages to reduce Ms. Johnson's housing expense, is $65,219.49. This amount exceeds our loan limit of $60,000 under our Rehabilitation Program; therefore, we are requesting City Council to exempt this case from the maximum loan limit.

Ms. Ramona B. Johnson is 40 years old and works for Wachovia Bank and Trust Company and earns $1,640 a month. She has a daughter who lives with her and contributes $150 a month towards household expenses for a total monthly income of $1,790.

Under the Standard Rehabilitation Program, a family is to pay no more than 30% of its gross monthly income, less federal taxes, toward housing expenses. Housing expenses are defined as principal and interest payments, real estate taxes and insurance. Based on the 30% rule, Ms. Johnson would qualify for a 3% interest loan of $65,219.49 to be repaid in monthly installments of $361.97. A lien in the amount of $65,219.49 will be placed on the property. This will regenerate our loan funds for future needs of lower-income families.

An analysis of Ms. Johnson's income and projected housing expense is listed below. Her household income is 67% of the median income for a family of two.

Gross Monthly Income	$1,790.00
Less: Federal Taxes	118.04
	$1,671.96
	x 30%
Available for Housing	$ 501.59
Less: Taxes & Ins. (Est.)	- 66.94
Available for Loan Payment	$ 435.65

Based on a term of 20 years at 3% interest, Ms. Johnson's principal and interest payment would be $361.97.

The breakdown of total costs involved in this purchase is:

Rehabilitation Cost	$22,300.00
Contingency	2,230.00
Attorney Fees/Closing Costs	500.00
Refinancing Existing Mortgages	40,189.49
Total Loan Amount	$65,219.49

The appraiser estimates the after-rehabilitation value of this property to be $65,000.

Clarence and Melva Fish

Mr. & Mrs. Fish applied for a rehabilitation loan on April 29, 1991 to bring their home at 1028 East 35th Street into compliance with the City's Housing Code. After analyzing their income, their indebtedness, and present housing expense, it was determined by staff that we could best serve Mr. & Mrs. Fish by refinancing their existing mortgage balance of $24,392 with First Union Mortgage Corporation and consolidating it with the amount needed to rehabilitate their house. This will place Mr. and Mrs. Fish in a better financial position to repay their indebtedness to the City and will reduce their current monthly housing expense of $298.45, thereby making their home more affordable. The refinancing of this loan will allow the city to be in a first lien position and will reduce the City's risk of foreclosure. It will also allow the City to better monitor the homeowner's repayment of the mortgage debt.

The total amount of the loan, which includes rehabilitation to correct housing code violations and refinancing the existing mortgage to reduce their housing expense, is $63,782. This amount exceeds our loan limit of $60,000 under our Standard Rehabilitation Program. Therefore, we are requesting City Council to exempt this case from the maximum loan limit.

Mr. Fish is 53 years old and disabled. His wife, age 51, is unemployed and cares for him. Their monthly income is Social Security in the amount of $733.

Under the Standard Rehabilitation Program, a family is to pay no more than 30% gross monthly income, less federal taxes, toward housing expenses. Housing expenses are defined as principal and interest payments, real esate taxes and insurance. Based on the 30% rule, Mr. & Mrs. Fish would qualify for a 3% interest loan of $26,958 to be repaid in monthly installments of $144.62 and a Deferred Payment Loan (DPL) of $37,724, which becomes due and payable in full in 20 years or at the death of the homeowner's, rental or refinancing of the house. A lien in the amount of $63,782 will be placed on the property. This will regenerate our loan funds for future needs of lower-income families.

An anlaysis of Mr. & Mrs. Fish's income and projected housing expense is listed below. Their household income is 17% of the median income for a family of two.

Gross Monthly Income	$ 733.00
Less: Federal Taxes	- -0-
	$ 733.00
	x 30%
Available for Housing	$ 219.90
Less: Taxes & Ins. (Est.)	- 75.28
Available for Loan Payment	$ 144.62

Based on a term of 20 years at 3% interest, Mr. & Mrs. Fish's principal and interest payment would be $144.62.

The breakdown of total costs involved is:

Rehabilitation Cost	$35,200
Contingency	3,520
Recording Fee/Escrow Deposit	670
Refinancing 1st Mortgage	24,392
Total Assistance	$63,782

The appraiser estimates the after-rehabilitation value of this property to be $72,500.

2143 Remount Road

PROPERTY ADDRESS: 2143 Remount Road; Census Tract #40; Council District #3; Neighborhood: Ashley Park

PROPERTY OWNER(S): Don Yancy Henderson

Date of Inspection: 4/23/90
Reason for Inspection: Public Agency Request
Owner(s) Notified of Hearing: 5/21/90
Hearing Held: 6/6/90
Owner(s) Ordered to Demolish Dwelling by: 7/17/90

Owner requested permission to repair the structure and a six-month extension of time was granted on June 20, 1990. This extension was granted in order to allow the owner to have the structure set at the proper height. (When the moving contractor originally moved the structure onto the lot, he did not set the structure at the correct height.)

Owner(s) Ordered to Repair Dwelling by: 1/17/91

A reinspection on January 17, 1991 revealed that the owner had completed 0% of the repairs. Therefore, because no work had been done on the property, the demolition order went back into effect.

Owner(s) Notified of Civil Penalty: 1/22/91

A title search was requested and received in mid-March 1991. The title search revealed there were no parties in interest to the property.

Estimated Value of Dwelling: $0
Estimated Repair (Which is More than 65% of Estimated Value): $76,950

The repairs include: construction of exterior walls, interior walls and floor and ceiling system to complete the first story of the dwelling; installation of heating and plumbing system; construction of stairs leading to the second story; and major repairs to the second story of the dwelling. The dwelling is vacant and is a hazard to the neighborhood because there are no foundation walls, and the house is sitting on cross ties approximately 9 feet from the ground.

Feasibility to Save or Demolish Structure

Because of City Council's concern regarding the number of structures being demolished through the in rem remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/ disposition program to be used as part of the code enforcement program, which has been authorized by City Council.

When an owner does not comply with the code enforcement order and thus disinvests himself of the property, Community Development staff determines if it is feasible to pursue In Rem action or to pursue acquisition of the property. A feasibility study of the house is conducted to determine if it is cost effective to rehabilitate the house. If the cost is feasible, Community Development staff then determines if the house can be used in City's housing program. If the cost is not feasible, Community Development staff recommends approval of an In Rem action to City Council.

In the case of 2143 Remount Road, a feasibility study was conducted and it revealed that approximately $76,950 would be needed to rehabilitate the structure. Therefore, it is not feasible to acquire and rehabilitate the structure.

The owner has also been notified of this October 28, 1991 Council action. The total civil penalty as of October 28, 1991 amounts to $2,930.

NCNB NATIONAL BANK
CHARLOTTE NC 28255-0001
704/386-5000

NCNB

ITEM #11
CHERRY

October 28, 1991

Ms. Cyndee Patterson
Charlotte Community Development
and Housing Committee
City Council
Charlotte, NC

Dear Cyndee:

Thank you for allowing NCNB the time and attention of the City Council to explain a plan for cooperation of the Cherry Community Organization, the City of Charlotte and NCNB. We believe these three entities by working together can have the community improvement success that other neighborhoods have been able to enjoy with the support of City of Charlotte and NCNB.

We believe the Cherry Community Organization, the City of Charlotte and NCNB share the following goals:

(1) It is important to preserve the social and architectural history of the Cherry neighborhood.

(2) It is important to preserve low and moderate-income housing within the Cherry neighborhood as evidence of an equitable housing policy in Charlotte and to meet the needs of current residents.

(3) It is important to preserve the bungalow scale in the heart of the community to demonstrate the livability of our city.

(4) It is important to improve the appearance of the neighborhood and protect its long term viability.

NCNB is prepared to commit financial and leadership resources to achieve these goals. We also believe City of Charlotte participation will be essential in the following areas:

- land assembly
- rezoning
- infrastructure improvement
- traffic flow
- neighborhood entrances created and identified
- urban/street landscaping
- providing second mortgage participation for homeownership

Upon establishing agreements satisfactory to the City, the Cherry Community Organization and NCNB, we propose the following:

(1) NCNB will provide $5,000,000.00 in first mortgage lending in tandem with the City's second mortgage participation. We will agree to first mortgage lending at 100 basis points below market rates and we will be flexible with applicants having inadequate credit strength. These applicants will be asked to successfully complete an approved counseling program, which will be available in the Cherry Community.

(2) NCNB will agree to lend to the Cherry Community Organization approximately $500,000.00 which the Cherry Community Organization in turn will use to partially satisfy its mortgage obligation with the City of Charlotte. NCNB's debt will be senior to the remaining City indebtedness, and would be secured by the rental income stream from the Cherry Community Organization's properties and a first deed position on the properties.

(3) NCNB Community Development Corporation will build approximately twelve affordable, architecturally consistent homes for the first phase of community improvements.

(4) To the extent that the Cherry Community Organization owns land, or buys land from the City at fair value in the future, NCNB Community Development Corporation could contract to build houses for a fixed price. The net proceeds from the sale of these houses should be paid as a priority to the City and NCNB to reduce their remaining loan balances.

Agreements satisfactory to the Cherry Community Organization, the City of Charlotte and NCNB are essential to opening our effort and planning its success. While NCNB still needs to study and fully understand Community needs and resources before all agreements can be drawn and signed, we believe an effort bringing together the resources of the community, the City and NCNB will help continue and improve a healthy community in Cherry.

Sincerely,

James R. Leavelle
Charlotte Area Senior Banking Executive
Senior Vice President

cc: Cherry Community Organization

Agenda Item #4 10/28/91

Operations Committee
Friday, October 25, 1991 - 11:30 a.m.
Charlotte-Mecklenburg Government Center
Rooms 270-271

Committee members:

Stan Campbell, Chairperson
Ella Scarborough, Vice-Chairperson
Roy Matthews
Hoyle Martin
Pat McCrory

A G E N D A

I. Revision of Proposed Taxicab Ordinance Amendments Presented to City Council October 14, 1991.

At the Committee meeting, staff will present the attached options for the following amendment that Council reviewed on October 14:

"6. The taxicab inspector shall not issue a driver's permit to any applicant until all provisions of this ordinance regarding driver's qualifications have been determined by the inspector to have been satisfied. This includes checking local, state and federal criminal histories, driver's license records or any other investigation as required by this ordinance. Sec. 22-61 (a)"

ag

Attachments

cc: Mayor and Council
O. Wendell White
Pam Syfert
Don Steger
Henry Underhill
Anthony Fox
Captain Dave Stephens
Bill Guerrant

OPERATIONS AND PROCEDURES COMMITTEE
October 21, 1991
Executive Summary

The City Council Operations and Procedures Committee met on October 21, 1991 at 4:00 p.m. in room 270 of the Charlotte-Mecklenburg Government Center, with vice-chairman Ella Scarborough presiding. Committee members Pat McCrory, Hoyle Martin and Roy Matthews were present. Chairman Stan Campbell was absent.

Staff members in attendance were Anthony Fox, City Attorney's Office; Captain Dave Stephens, Police Department; Pam Syfert, Don Steger and Angela Grier-City Manager's Office.

Others present were Kurt Lee, News 36; Barbara and Katie Hardy, Crown Cab; Craig Kitchens, Charlotte Checker; Jerry Williams, Yellow Cab; Mesele Zebone; Attorneys Kent Brown, Al Murchison and John Walker.

Revision of Proposed Taxicab Ordinance Amendments Presented to City Council October 14, 1991.

Discussion: Anthony Fox reviewed the two proposed taxicab ordinance amendments.

There was discussion of what criminal offenses to include in the ordinance which would cause rejection of a driver's permit and the time process for appeals.

It was explained to the Committee members by Don Steger and Pam Syfert that staff came up with the proposals according to Council's concerns and that additions or deletions could be made to the proposals.

Action Taken: The Committee voted 4-0 to adopt the staff's recommendation on those criminal offenses which create a rebuttable presumption that the granting of a driver's permit would not be in the public interest. The Committee also set another meeting on Friday, October 25 at 11:30 a.m. to continue discussion and receive additional information.

The Committee requested that staff provide them with the following:

- Data on the current appeals process before going on to discuss amendment # 6 to better judge the policy.

Meeting Adjourned at 5:25 p.m.

MEMORANDUM

October 21, 1991

TO: Operations Committee
Charlotte City Council

FROM: Anthony Fox
Assistant City Attorney

RE: Charlotte City Council - Operations Committee

At the October 14, 1991 City Council meeting, during its review of an ordinance amending Chapter 22 of the Charlotte City Code, several questions were raised.

First, Council questioned the proposed amendment to Section 22-60 which created a rebuttable presumption that convictions, commissions or pleas of guilty or no contest to certain charges were not in the public interest. Applications for a driver's permit would not be approved where the applicant had been convicted, committed to plead guilty or no contest to the following:

Sex offenses;

Felonious drug offenses;

Prostitution

and/or Gambling.

To address Council's concerns, this section could be amended to include the following: .

Murder, including first degree and second degree;

Voluntary manslaughter;

Involuntary manslaughter;

Vehicular homicide;

Felonious assaults and/or batteries;

Rape and other sex offenses;

Felonious drug offenses;

Prostitution;

and/or Gambling.

Second, Council questioned the amendment to Section 22-61 which provided that a driver's permit would not be granted until all criminal background checks had been completed including a Federal Bureau of Investigation (FBI) check. The FBI check simply proves that the person is or is not who he or she purports to be. The Police Department estimates that between three to five percent of FBI checks will disclose some discrepancies.

Council has several options in this area:

Option 1 Adopt the language in the proposed draft which requires all local record checks, including the applicant's local, state and federal criminal record, if any, the NCIC and the FBI checks.

Option 2 Retain the language contained in Section 22-61. This section allows for the inspector to issue a probationary driver's permit following his or her review of all local records, pending receipt of the applicant's record, if any, from the FBI. Probationary permits are valid for 60 days, then the inspector is required to issue the applicant a driver's permit, if the applicant satisfactorily serves his probationary period. (Council may want to amend this last condition of this section to require issuance of a driver's permit if the applicant satisfactorily passes the FBI check.)

Option 3 Amend Section 22-61 to require the inspector to check applicant's local, state and federal criminal records including the NCIC, but excluding the FBI.

Option 4 Amend Section 22-61 as provided in Option 2, but require that the inspectors shall issue the probationary driver's permit within "X" days of his or her receipt of an application.

(The company owners want the probationary permits to be issued within three (3) days of the receipt of an application.)

(The Charlotte Police Department prefers adoption of a "reasonable time period" as opposed to a three (3) day requirement. Some checks on the applicant's application will require a longer period of time. The CPD indicates that it could not meet this time period with its current staffing. Additional personnel will be required.)

AF/bd

Proposed Final

ORDINANCE NO _____ AMENDING CHAPTER 22

ORDINANCE AMENDING CHAPTER 22, ARTICLE II, OF THE CHARLOTTE CITY CODE ENTITLED "TAXICABS"

BE IT ORDAINED, by the City Council of the City of Charlotte as follows

Section 1 Amend Article II, Section 22-32 by adding a new sub-section entitled "(g)" at the end thereof to read as follows

"(g) Before being allowed to operate under its operating permit, the operating permit holder shall review the qualifications of such driver seeking to operate a taxi cab under his or her operating permit No operating permit holder shall permit or allow any driver to operate a taxicab vehicle under his or her operating permit if, after reasonable inquiry by the permit holder, it appears such driver fails to meet the provisions contained in this Article The failure of an operating permit holder to comply with this section shall subject the operating permit hold er's operating permit to revocation or suspension as provided in Section 22-42(a)(1) Nothing herein shall be construed as establishing a standard for civil liability for the evaluation of prospective or current taxicab drivers and a violation of this section shall not be considered as evidence of negligence."

Section 2. Amend Section 22-36 entitled "Issuance; Conditions" by re-titling such section "Issuance, Conditions, Denial " Further amend Section 22-36 (a) (2) by adding a new sub-section entitled "(a)" said sub-section to read as follows·

"(a) However, no application for an operating permit shall be approved where the court record of the applicant is not such as to make it in the public interest for such application to be granted Convictions, commissions, pleas of guilty or no contest to any of the following shall create a rebuttable presumption that the approval of the applicant's application is not in the public interest

Sex offenses

Felonious drug offenses

Prostitution, and/or

Gambling

Any applicant denied an operator's permit under the provisions of this Section may appeal such denial to the Taxicab Review Board All appeals shall be filed pursuant to the provisions contained in Section 22-44 No application from the applicant denied an operator's permit pursuant to provisions of this Section, which denial was upheld by the Taxicab Review Board, shall be accepted from such applicant within five (5) years from the date of the denial by the Taxicab Review Board "

Section 3 Amend Section 22-42(a)(1) by re-writing said sub-section to read as follows

"(1) The operating permit holder fails to operate his taxicab or taxicabs in compliance with all the provisions of this article, including the provisions contained in Section 22-32(g),

Section 4 Amend Section 22-58 by adding new paragraphs (9) and (10) to read as follows

(9) Produce, at applicant's expense, applicant's court records, including any criminal record obtained by applicant in applicant's country of origin Where applicant has no criminal record, applicant shall provide an affidavit indicating the lack of such record

(10) Produce reliable documentation evidencing applicant's eligibility to be a taxicab driver Reliable documentation shall include a valid resident alien registration card, U S Passport, certificate of naturalization, or any other documents allowed under Part 274(a)(2) of the Immigration and Naturalization Service Rules of the Immigration Reform and Control Act of 1986

Section 5. Amend Section 22-60 by adding a new sub-section, sub-section (5) to read as follows

"(5) Notwithstanding the above, no application for a driver's permit shall be approved where the court record of the applicant is not such as to make it in the public interest for such application to be granted. Convictions, commissions, pleas of guilty or no contest to any of the following shall create a rebuttable presumption that the approval of the applicant's application is not in the public interest

Sex offenses;

Felonious drug offenses,

Prostitution, and/or

Gambling

Any applicant denied a driver's permit under the provision of this section may appeal such denial to the Taxicab Review Board pursuant to Section 22-66 No application from the applicant denied a driver's permit pursuant to the provisions of this section, which denial was upheld by the Taxicab Review Board, shall be accepted from such applicant within five (5) years from the date of the denial by the Taxicab Review Board "

Section 6 Amend Section 22-61 entitled "Issuance, Probationary Period" by re-naming such section "Issuance," and by deleting sub-paragraphs (a) and (b) in their entirety and inserting in lieu thereof a new paragraph to read as follows:

"The inspector, after interviewing an applicant and being satisfied that the applicant has complied with the requirements of this division, and after checking local records, checking the applicant's previous employers and checking the applicant's local, state and federal criminal record, if any, including but not limited to the NCIC and the Federal Bureau of Investigation, shall issue to such applicant a driver's permit No permit shall be issued until all provisions of this Article are met The driver's permit which shall show the applicant's photograph, name, height, weight, age, the expiration date, and the operating permit holder for whom the driver will be employed The driver's permit must be displayed at all times in the card frame attached to the glove compartment or dash on the right side of the driver's taxicab No driver shall operate a cab for any operating permit holder other than the operating permit holder shown on his driver's permit, and, upon the termination of a driver's agreement to drive for such operating permit holder, the driver shall surrender his permit to the inspector within forty-eight (48) hours "

Section 7 Amend Section 22-64 (1) by deleting the word "or" contained in sub-section (e) Further amend sub-section (f) by adding to the end thereof the word "or" and a new sub-section entitled sub-section "(g)" to read as follows

"(g) Any sex offense or offense involving moral turpitude "

Section 8 Amend Section 22-64 of the Code by adding a new sub-paragraph (6) to read as follows

"(6) Found by the inspector to have aided or abetted in the commission of any of those acts contained in sub-paragraph (1) a, b, d, e or f of this section "

Section 9 This ordinance shall become effective immediately upon its adoption

Approved as to form

_____
Assistant City Attorney

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of an ordinance adopted by the City Council of the City of Charlotte, North Carolina, in meeting held on the _____ day of _____, 199___, and recorded in full in Ordinance Book _____, beginning on page _____

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the ____ day of _____, 199___

_____
Pat Sharkey, City Clerk

Policy Implications
Improvements through the Storm Drainage Repair Policy require property owners to pay a share of the cost. We recognize the safety concerns of the residents due to the large blowouts. However, because the problem does not involve street or house flooding, it is not among the very worst problems City-wide.

Funding: Storm Drainage Repair Capital Account.

Staff Resource: Julie Burch

6. Recommend adoption of an ordinance amending Chapter 22 of the City Code entitled Vehicles for Hire.

Taxicab Review Board

On September 23, 1991 Council reviewed a report from the Taxicab Review Board to the City Manager concerning proposed changes to the taxicab ordinance.

- Council directed the Manager to revise sections of the ordinance dealing with driver qualifications.

- In particular, Council requested more stringent review of applicants and denial of driver's permits to persons convicted of certain felonies such as sex offenses.

- The intent of these changes is to enhance the safety and welfare of citizens riding in taxicabs in the City of Charlotte.

Code Amendment

The enactment of this ordinance will amend Chapter 22 of the City Code in the following manner:

1. Cab owners (operating permit holders) will be required to review an applicant's background, including criminal record, prior to authorizing the applicant to drive for the company. Sec. 22-32(g)

2. Cab owners shall not permit a driver whom the permit holder knows, following reasonable inquiry, to be in violation of any provision of this ordinance to drive a taxicab for that company. Failure of the cab owner to comply with this section may result in the suspension or revocation of the operating permit. Sec. 22-32 (g)

3. Driver's permits will be denied to any applicant whose criminal record is such that it would be against the public interest for such an application to be approved. This ordinance presumes that the commission or conviction of sex offenses, felonious drug offenses, prostitution or gambling would be against the public interest. Applicants may appeal such a denial of permit to the Taxicab Review Board. Sec. 22-36 (2) (a)

4. A cab owner who negligently or intentionally allows a driver who does not meet the minimum requirements of this article, after their reasonable inquiry, to drive under the operator's permit, may have their operator's permit revoked or suspended. Sec. 22-42 (A) (1-7)

5. Driver's permits will be denied to any applicants who have committed or have been convicted of sex offenses, felonious drug offenses, prostitution or gambling offenses. The previous five year limit has been eliminated for these offenses. Applicants may appeal such a denial of permit to the Taxicab Review Board. Sec. 22-60 (5)

6. The taxicab inspector shall not issue a drivers permit to any applicant until all provisions of this ordinance regarding driver's qualifications have been determined by the inspector to have been satisfied. This includes checking local, state and federal criminal histories, drivers license records or any other investigation as required by this ordinance. Sec. 22-61 (a)

7. The 60 day probationary driver's permit previously found in Sec. 22-61 (b) has been eliminated. Driver's permits will not be issued until all background checks have been concluded by the inspector. Sec. 22-61 (a)

8. A driver's permit may be revoked for commission or conviction of any sex offense or offense involving moral turpitude. Sec. 22-64 (1) (g)

9. A driver's permit may be revoked for aiding and abetting any offense listed in Sec. 22-64 (1) (a,b,d,e,f) Sec. 22-64 (6)

10. The qualifications for a driver's permit have been expanded to require the applicant to produce criminal records from his country of origin (if not a U.S. citizen). Drivers will be required to provide reliable documentation of their eligibility to be a taxicab driver, pursuant to the U. S. Imigration and Naturalization rules.

The proposed ordinance is attached.

Clearances: This request has been reviewed and approved by the Police Department and City Legal Department.

Staff Resource: Don Steger

Attachment No. 2

Item # 8
10/28/91

Clerk

To Staff people

Attached is some information that is going to Council in today's (Wednesday) ~~spa~~ packet that deals with agenda item #8, Addison Apartments. This was a late agenda item, and the attachments had to be sent to Council separately.

Here's yours.

RECEIVED
OCT 24 1991
OFFICE OF CITY CLERK

Ann 10/23

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

ITEM #8
10/28/91

ADDISON APARTMENTS RENOVATION

October 22, 1991

1 Funding Request to the City of Charlotte and Renovation Project Synopsis

2 Location Map, Site Plan, and Proposed Floor Plans

3 History of the Addison and Renovation Planning Efforts to Date

4 Financial Projections

5 Market Information

FUNDING REQUEST TO THE CITY OF CHARLOTTE

Development Name:	Addison Apartments 831 East Morehead Street
Owner:	The Housing Authority of the City of Charlotte or its assignee
Purpose:	Substantial renovation to accommodate 86 one-bedroom apartments for lower income elderly residents
Loan Amount:	
Proposal A:	$ 246,000
Proposal B:	$1,044,100
Position:	Subordinate to First Mortgage
Interest Rate:	2%, payable at maturity
Term:	Thirty (30) Years
Loan Closing:	Prior to construction start
Estimated Construction Start Date:	9/1/92

ADDISON APARTMENTS

RENOVATION PROJECT SYNOPSIS

Estimated Project Cost: $5,171,100

Maximum Incomes of Residents to be Served:

Proposal A

43 units 50% of Area Median Income ($14,070 for 1 person household)

43 units 60% of Area Median Income ($16,850 for 1 person household)

Proposal B

43 units 40% of Area Median Income ($11,260 for 1 person household)

43 units 50% of Area Median Income ($14,070 for 1 person household)

Projected Funding Sources:

	Proposal A	Proposal B
Sale of Low Income Housing Tax Credits	$2,369,000	$2,369,000
Sale of Historic Tax Credits	774,000	774,000
First Mortgage (Comm Inv Corp of N C)	1,342,000	544,000
Second Mortgage (City of Charlotte)	246,100	1,044,100
Third Mortgage (Housing Authority)	440,000	440,000
Total Development Cost	$5,171,100	$5,171,100

Proposed Unit Mix 86 One-bedroom units

Average Size: 600 Square Feet

Scope of Renovation:

Replace HVAC, plumbing and electrical systems

Replace all corridor and unit separation walls with one-hour fire-rated walls

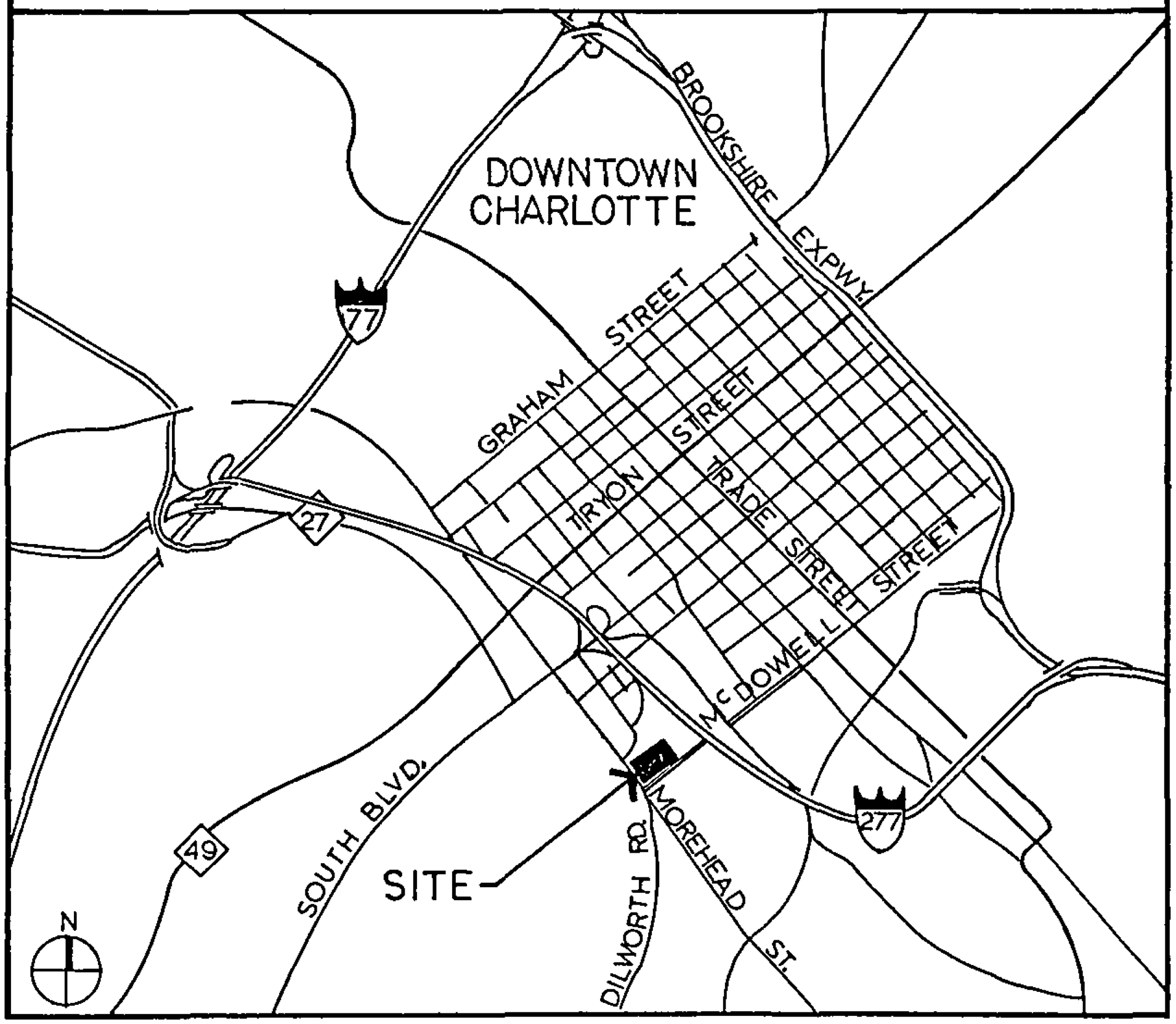
Replace elevators and stairs to Building Code standard

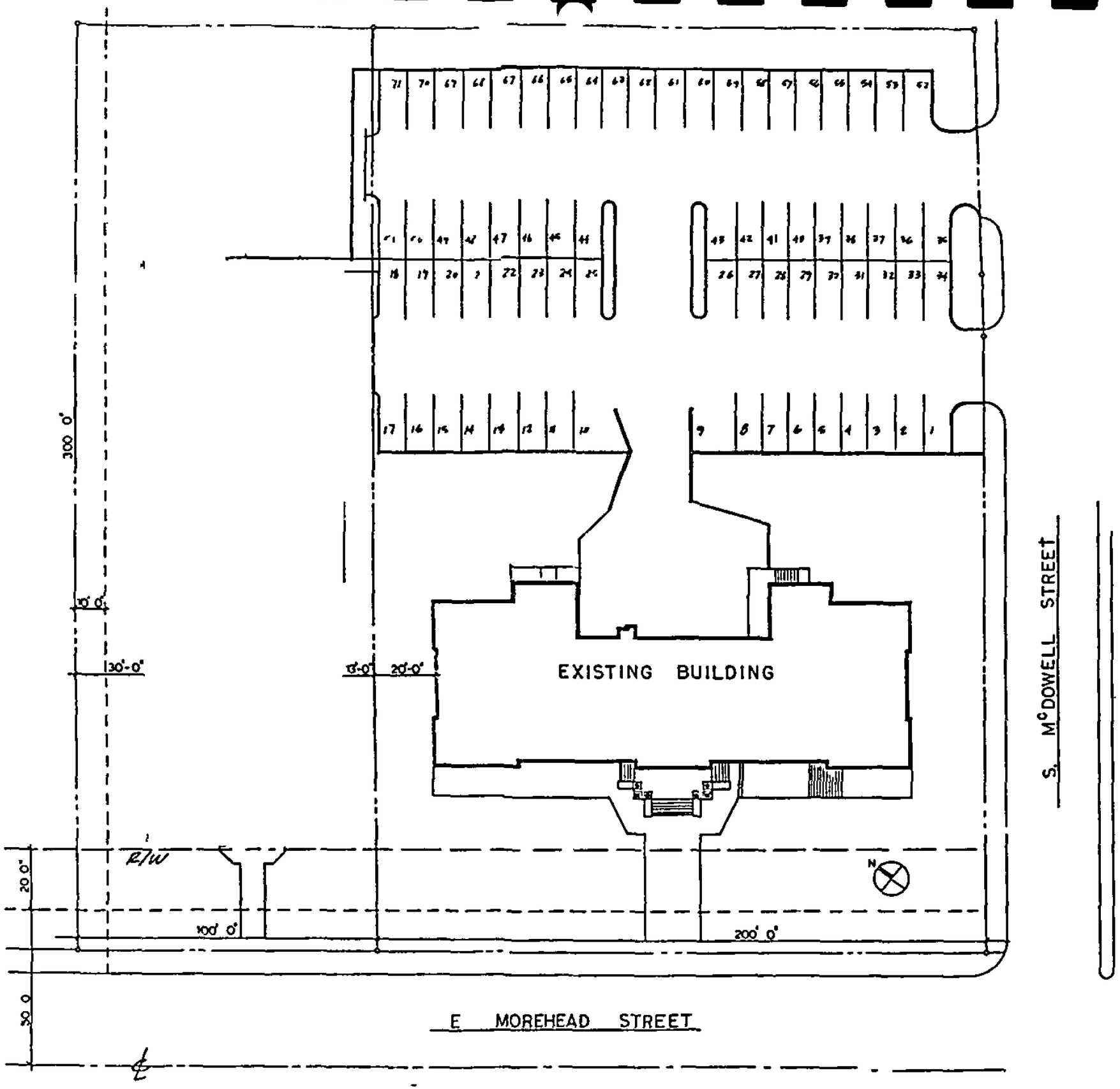
Install sprinkler system

Remove asbestos

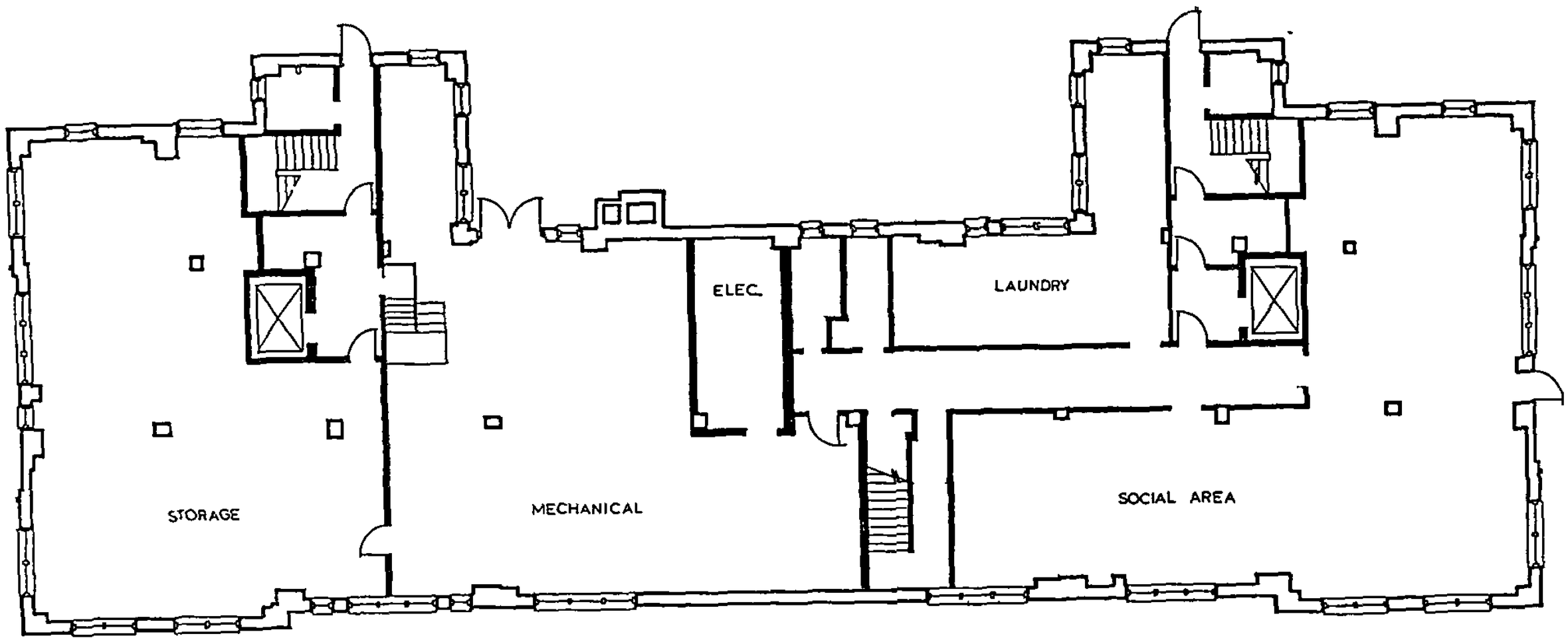
Install new appliances, cabinets, and plumbing fixtures Recondition existing windows, install storm windows

LOCATION MAP

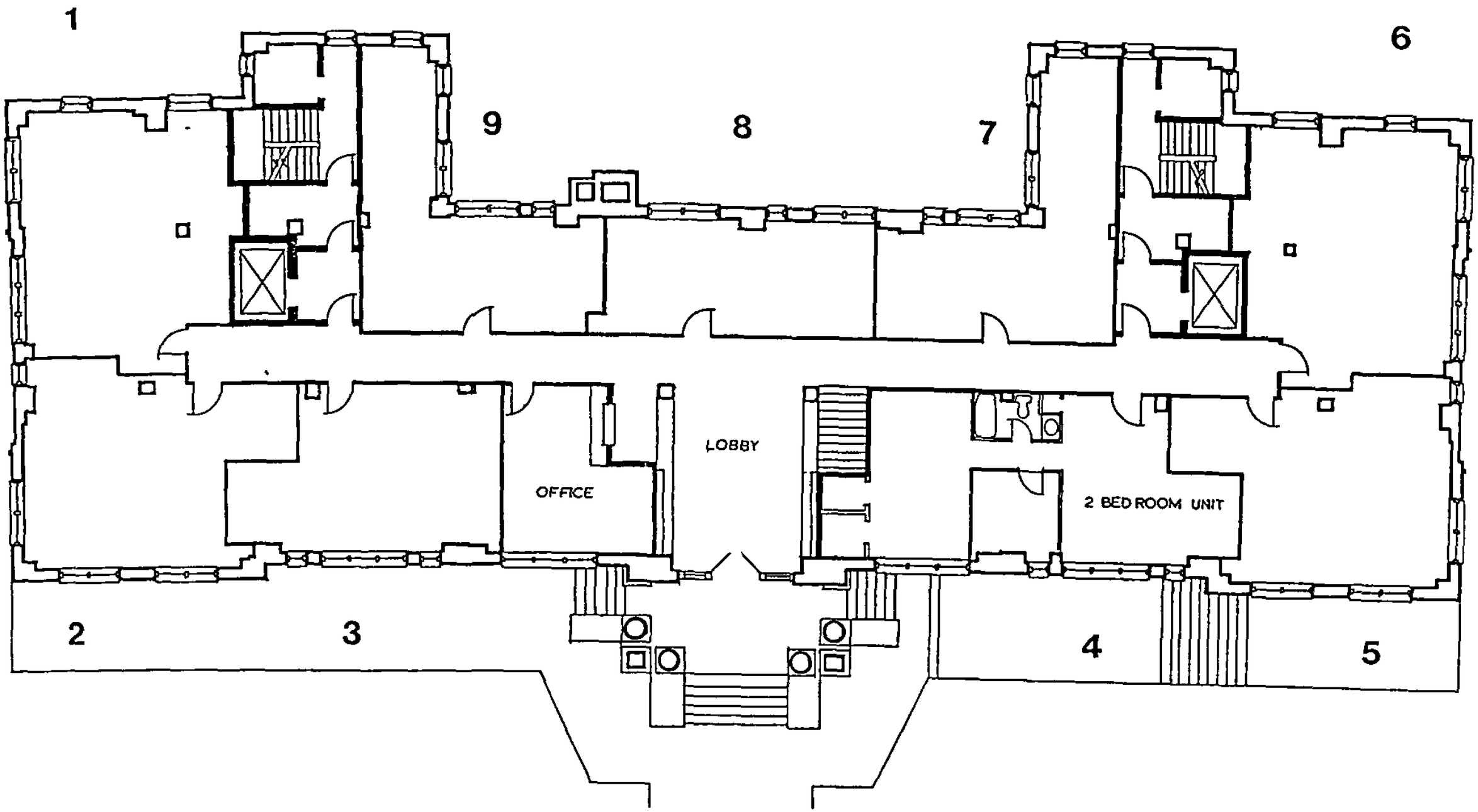




SITE PLAN – ALT.1

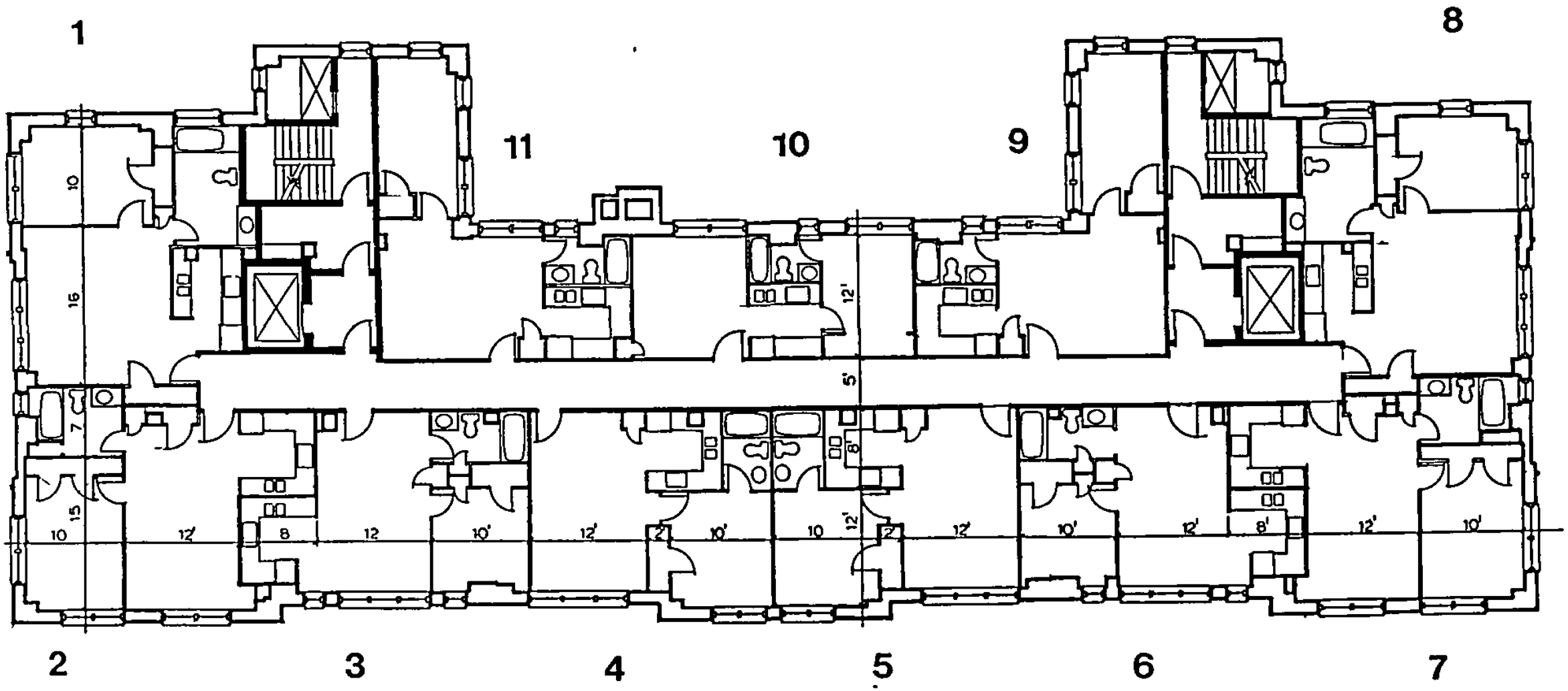


PROPOSED BASEMENT FLOOR PLAN



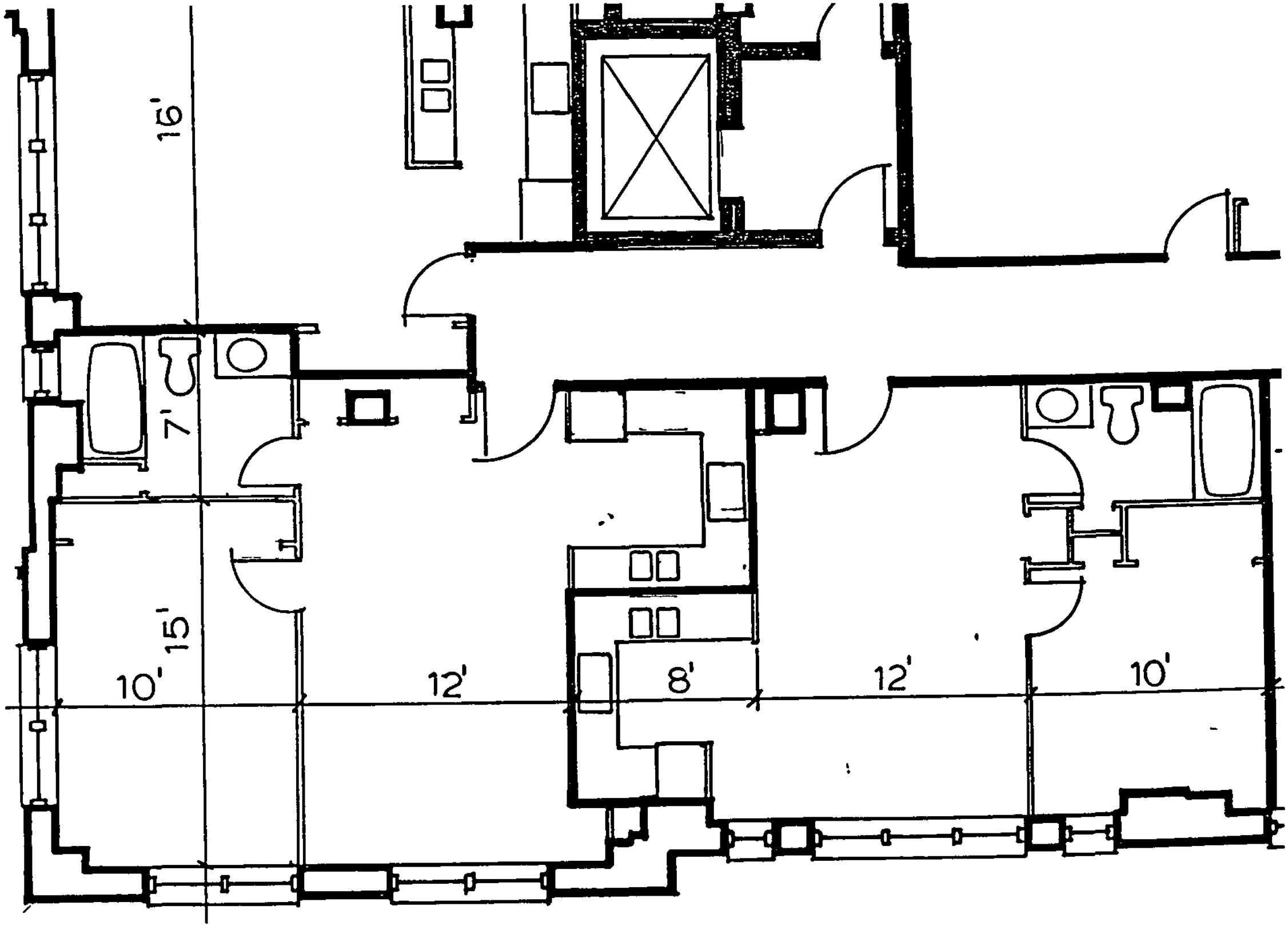
PROPOSED FIRST FLOOR PLAN

8 ONE BED ROOM UNITS
1 TWO BED ROOM UNIT



PROPOSED TYPICAL FLOOR PLAN

II ONE BED ROOM UNITS PER FLOOR



TYPICAL UNIT PLANS

HISTORY OF THE ADDISON

Originally constructed in 1926, the Addison Apartment Building has been owned by the Housing Authority since 1974 Due to the continued deterioration of its plumbing, HVAC and electrical systems and concerns about the building's safety, the Authority closed the building in the spring of 1990 Since that time, the Authority has sought some combination of public/private partnership which will allow this building to be returned to the City's housing stock for lower income elderly households The material which follows is intended to highlight some of the hurdles we face and demonstrate that a renovation designed to serve lower income residents will require significant public participation

The significance of the Addison to Charlotte's urban fabric was acknowledged on August 23, 1990 when it was officially entered in the National Register of Historic Places Its importance has been summarized as follows

> The Addison Apartments stands as Charlotte's grandest apartment building of this period, as one of the City's finest surviving early twentieth century highrises
>
> In scale and construction, materials and architectural treatment, the Addison Apartments reflects the office skyscrapers that were transforming the Charlotte skyline during the 1920's The building today is one of the few surviving steel-frame highrises from this period It was designed by local architect Willard G Rogers, a onetime partner of Charlotte's preeminent architect, Charles Christian Hook, and constructed by the Charlotte firm, J A Jones Construction Company Both Rogers and J A Jones played key roles in the erection of the city's impressive skyscrapers and other notable buildings of the early twentieth century

The Housing Authority acquired the building in 1974 at a foreclosure sale for $525,000 A renovation costing approximately $225,000 ($3,000/unit) was performed at that time Financing for the purchase price and renovation came from a loan from First Union National Bank for $650,000 and Housing Authority funds Repayment of the ten year loan from First Union was made possible by City Council On June 3, 1974, Council approved the use of the Payment In Lieu of Taxes (PILOT) required by the Supplemental Cooperation Agreement between the City and the Housing Authority for the loan repayment

The Housing Authority operated the building without additional federal or city subsidy from 1975 through 1989 By the late 1980's, it was apparent that the goal of serving low income elderly residents in the building was at odds with the ongoing operational and maintenance expenses being incurred By 1990, the Addison had incurred a debt to the Authority's Revolving Fund of $440,000

In 1989, the Housing Authority commissioned Orkan Architecture, P.A to perform a study of the building's existing condition and make a proposal for cost-effective renovation Orkan's study included the following points

-The extent of plumbing, HVAC and electrical system problems requires the replacement of these systems.

-The building has asbestos in the boiler rooms and around piping

-In its current condition, the building has major building code violations, including the physical dimensions and fire ratings of the fire exits, the lack of a sprinkler system, and the fire-rating of existing walls

Given the magnitude of these problems, it is the Authority's conclusion that the renovation effort must be substantial in scope, with consideration given to maintaining those interior and exterior building features which contribute to its historic significance

RENOVATION PLANNING EFFORTS TO DATE

Since reaching the decision to close the Addison, the Housing Authority has been working to produce a viable development plan that will preserve the building as part of the low income housing stock We have had numerous discussions with experienced private developers that seek to be a development partner in the building's renovation These discussions and proposals have provided the Authority with a comfort level regarding the cost of a substantial renovation, but the more fundamental problem of funding that cost and maintaining the building for occupancy by lower income households has not been resolved

In Spring, 1991, the Authority applied to the North Carolina Housing Finance Agency (NCHFA) for Low Income Housing Tax Credits for the Addison This application was rejected because of the high per unit cost associated with the project According to state officials, the only possibility for approval would be to lower the Total Development Cost to less than $60,000 per unit This can be accomplished by assigning a smaller value to the Authority's contribution of the land and building, but doing so dramatically lowers the total amount of funding equity that could be generated through the tax credits The result is the familiar funding "gap" that most if not all low income housing tax credit deals face

The amount of this "gap" is a function of what income groups are served by the renovated development This package includes two alternatives

	No Of Units	Monthly Rent Including Utilities	Maximum Incomes of Residents
Proposal A			
	43	$303	50% of median
	43	$373	60% of Median
Proposal B			
	43	$232	40% of median
	43	$303	50% of median

The funding gap that results from Proposal A is estimated to be $246,100, Proposal B's gap is $1,044,100 On the Sources and Uses of Funds Proforma which is included in the Financial Projections section of this report, this amount is shown as a deferred interest second mortgage All funding sources are projected as follows

	Proposal A	Proposal B
Sale of Low Income Housing Tax Credits	$2,369,000	$2,369,000
Sale of Historic Tax Credits	774,000	774,000
First Mortgage (Comm Inv Corp of N C)	1,342,000	544,000
Second Mortgage (City of Charlotte)	246,100	1,044,100
Third Mortgage (Housing Authority)	440,000	440,000
Total Development Cost	$5,171,100	$5,171,100

The amounts projected for these various sources are not firm The national market for tax credits, both Low Income and Historic, could affect the amount realized from those sources Also, the amount of the first mortgage is premised upon being approved for funding by the Community Investment Corporation of North Carolina (CIC) at a below market interest rate of 7% Strong interest in the Addison has been expressed by CIC officials, but a commitment cannot be obtained until a reservation of Low Income Housing Tax Credits is in place

Notwithstanding the above uncertainties, the Housing Authority is prepared to spend the necessary at-risk development capital to submit an application to CIC if two things come to pass

(1) The project is approved by NCHFA for Low Income Housing Tax Credits The Authority will submit a revised proposal to NCHFA on October 31 1991

(2) The City of Charlotte commits to provide some form of grant or deferred interest loan for the funding gap resulting from Proposal A or Proposal B For any project with an identified funding gap, NCHFA will not reserve tax credits unless a "firm" financing commitment for this gap is in place

The at-risk development capital will include the following items at minimum

(a) Design development drawings adequate for the required Historic Renovation review by the National Park Service Estimated Cost= $20,000

(b) Appraisal Estimated Cost = $10,000

(c) Environmental Review including asbestos assessment = $4,000.

ADDISON APARTMENTS CONSTRUCTION COST ESTIMATES

Source

Orkan Architecture P A May, 1989
65 000 SF @ $44 00 = $2 860 000 or $33,256/unit

McDevitt & Street, August, 1990
$3,750 000 for 108 units or $34 722/unit

Assumptions	Cost Per Unit	No of Units	Total Construction Cost
1991 Cost to Renovate	$35,000	86	$3 010 000
Cost Increase Due to Historic Renovation	10 0%		
Historic Renovation Cost	$38,500	86	$3,311 000
Renovation Cost Contingency	10 0%		
TOTAL CONSTRUCTION COST	$42 350	86	$3,642 100

ADDISON APARTMENTS
PROJECT DEVELOPMENT COST

Bldg Purchase		$440 000
Rehabilitation	2,660 328	
Demolition	325 000	
Const of New Bldgs	0	
Accessory Bldgs	0	
Bond Premium	29,853	
Gnrl Requirements	119,413	
Contractor Overhead	59,707	
Contractor Profit	149 266	
Const Contingency	298 533	
CONSTRUCTION CONTRACT		3 642 100
Architect Design	179,000	
Architect Supervision	45,000	
ARCHITECT'S CONTRACT		224 000
Furnishings		30,000
Survey	5 000	
Insurance	5 000	
Property Tax	16,500	
Const Loan Orig	30,000	
Perm Loan Orig	30 000	
Title & Recording	10 000	
RE Attorney's Fees	30 000	
Part Org Fees	50,000	
Tax Credit Fees	19,500	
Market Study	2 000	
Appraisal	10 000	
Environmental Report	4 000	
SOFT COST SUBTOTAL		212 000
Construction Interest		303 000
Developer s Fee		100,000
Rent-up Expenses	20,000	
Rent-up Reserve (1)	100 000	
Operating Reserve (2)	100,000	
RESERVE SUBTOTAL		220 000
TOTAL DEVELOPMENT COST		$5,171 100
TOTAL COST PER UNIT		$60 129

(1) Projected lease-up period = 18 months Deficit during lease-up = $91,350
(2) Expected requirement of lenders and/or equity partner

ADDISON APARTMENTS
PROFORMA INCOME STATEMENT Proposal A

Assumptions

			Maximum Rent
Current Median Income		$40,200	
1 person HH income limit			
% of median	50%	$14 070	$352
% of median	60%	$16 880	$422
With "Window of Affordability"			
% of median	43%	$12,100	$303
% of median	53%	$14,914	$373

Unit Types	Number	Rent	Monthly Income
1 BR serving HH s < 50%	43	$303	13 008
1 BR serving HH's < 60%	43	$373	16,033
Total	86		29,040
Less Vacancy Loss @		7 00%	(1 122)
Effective Gross Income (Monthly)			$27 918

Effective Gross Rental Income (Annual)	$335 018	
Non Rental Income	1,500	
Effective Gross Income		$336,518

Operating Expenses		
Utilities		
Electricity	55 900	
Water & Sewer	6 500	
Advertising	4,300	
Management	28,900	
Legal	2 000	
Administrative	20 000	
Elevator Contract	4 000	
Decorating/Repairs	22 700	
Maintenance	16 000	
Grounds	5,000	
Property Taxes	28,400 (1)	
Payroll Taxes	4,100	
Insurance	8,000	
Replacmnt R $150/unit/yr	12 900	
Total Annual Expense		(218,700)
NET OPERATING INCOME		$117 818

(1) Assumes $4 7 million Assessed Value with 50% Credit

MAXIMUM SUPPORTABLE DEBT

Debt Service Coverage	1 1			
Income Available for Debt	$107,107			
Amortization Period (yrs)	30			
Interest Rate	6 00%	7 00%	8 00%	9 00%
	$1,489 000	$1,342 000	$1,216 000	$1,109,000

CALCULATION OF TAX CREDITS

Total Development Cost		$5,171,100
Less		
Historic Tax Credit (1)		(902,220)
Total Eligible Basis for		
Low Income Hsg Tax Credits		$4,048,880
Tax Credit Rate	9 00%	
Qualified Census Tract	130%	
Total Low Income Housing Tax Credits		$473,719

(1) 20% of TDC less Bldg Purchase & Reserves

SOURCES AND USES OF FUNDS Proposal A

SOURCES OF FUNDS		
Sale of LI Hsg Tax Credits		
Assumed sale value/credit $	$0 50	
		$2,369,000
Sale of Historic Tax Credit		
Assumed Discount Rate	8 00%	
Assumed Discount (Yrs)	2	
		774 000
Debt Financing		
First Mortgage (1)		1,342,000
Second Mortgage (City of Charlotte)		246,100
Third Mortgage (Housing Authority)		440 000
Total Sources of Funds		$5,171,100

USES OF FUNDS	
Total Development Cost	$5,171,100

(1) Assumes a 7%, 30 year mortgage from Community Investment Corporation of N C

ADDISON APARTMENTS
PROFORMA INCOME STATEMENT Proposal B

Assumptions

Current Median Income		$40,200		
1 person HH income limit			Maximum Rent	
% of median	40%	$11,260	$282	
% of median	50%	$14 070	$352	
With "Window of Affordability"				
% of median	33%	$9,286	$232	
% of median	43%	$12,100	$303	
				Monthly
Unit Types		Number	Rent	Income
1 BR serving HH's < 40%		43	$232	9 983
1 BR serving HH's < 50%		43	$303	13,008
Total		86		22 990
Less				
Vacancy Loss @			7 00%	(911)
Effective Gross Income (Monthly)				$22 080

Effective Gross Rental Income (Annual)		$264 958	
Non Rental Income		1,500	
Effective Gross Income			$266 458
Operating Expenses			
Utilities			
Electricity	55,900		
Water & Sewer	6,500		
Advertising	4 300		
Management	28 900		
Legal	2 000		
Administrative	20,000		
Elevator Contract	4,000		
Decorating/Repairs	22 700		
Maintenance	16 000		
Grounds	5,000		
Property Taxes	28 400 (1)		
Payroll Taxes	4 100		
Insurance	8 000		
Replacmnt R $150/unit/yr	12,900		
Total Annual Expense			(218,700)
NET OPERATING INCOME			$47 758

(1) Assumes $4 7 million Assessed Value with 50% Credit

MAXIMUM SUPPORTABLE DEBT

Debt Service Coverage		1 1		
Income Available for Debt		$43,416		
Amortization Period (yrs)		30		
Interest Rate	6 00%	7 00%	8 00%	9 00%
	$603 000	$544 000	$493 000	$450 000

CALCULATION OF TAX CREDITS

Total Development Cost		$5,171,100
Less		
Historic Tax Credit (1)		(902,220)
Total Eligible Basis for		
Low Income Hsg Tax Credits		$4,048 880
Tax Credit Rate	9 00%	
Qualified Census Tract	130%	
Total Low Income Housing Tax Credits		$473,719

(1) 20% of TDC less Bldg Purchase & Reserves

SOURCES AND USES OF FUNDS Proposal B

SOURCES OF FUNDS		
Sale of LI Hsg Tax Credits		
Assumed sale value/credit $	$0 50	
		$2,369,000
Sale of Historic Tax Credit		
Assumed Discount Rate	8 00%	
Assumed Discount (Yrs)	2	
		774 000
Debt Financing		
First Mortgage (1)		544,000
Second Mortgage (City of Charlotte)		1,044 100
Third Mortgage (Housing Authority)		440 000
Total Sources of Funds		$5 171,100

USES OF FUNDS	
Total Development Cost	$5 171,100

(1) Assumes a 7% 30 year mortgage from Community Investment Corporation of N C

MARKET INFORMATION

Rent Structure

The goal of serving low income households in housing units subsidized through the Low Income Housing Tax Credit Program is often at odds with the reality of housing finance That reality dictates that sufficient income must be generated through the payment of rent to pay for operating expenses and support some amount of mortgage debt

Given the shallowness of the subsidy provided by Low Income Housing Tax Credits, each development receiving credits represents a balancing act between seeking to serve very low income individuals and generating sufficient cash flow to pay operating expenses and mortgage debt With these considerations in mind, the Authority has established the following proposals for the Addison

# of Units	Maximum Income	Rent Including Utilities	Maximum Income
		Proposal A	
43	50% Median	$303	$14,070
43	60% Median	$373	$16,880
		Proposal B	
43	40% Median	$232	$11,260
43	50% Median	$303	$14,070

In terms of market risk, we know that this risk is minimized by setting the rents as low as possible and serving the lowest income segment This is borne out by the income distribution of the Authority's current elderly client population The more affordable the housing, the higher the demand However, lower rents result in lower supportable debt

Since Proposal A represents the higer risk proposal from a marketing stand point, this market discussion will focus on demonstrating the need for those units

The minimum income to afford proposal A is around $12,000 per year It is expected that the demand for the Addison's 86 units will come from elderly households who are currently renting apartments in Mecklenburg County Demand will be supplemented by elderly county households who currently own their homes and by the relocating parents of current Charlotte residents These parents choose to relocate to Charlotte to be close to their children

The Authority completed leasing of its 112 unit McAlpine Terrace elderly development in October, 1991 Rent including utilities at McAlpine Terrace is $335 per month for a unit comparable to the proposed Addison units Lease-up of these 112 units was completed over a 14 month period, for a rate of about 8 units per month Surprisingly, over 25% of these units were occupied by relocating parents of current Charlotte residents We feel that a similar lease-up experience will be achieved at the Addison

Size of Target Market

How large is the target market of elderly renters and owners? Jerry Pifer, Area Economist for the U S Department of Housing and Urban Development, has developed a model for estimating housing demand for rental tax credit deals Using historical measures of growth in households and incomes, this model is able to estimate the number of elderly, income-eligible households for any specific rent

The model produces the following estimates of income eligible households.

Column A		No. of Households That Can Afford Column A Rent	
Monthly Rent Plus Utility	Maximum Income	Current Renters	Current Owners
$303	50% median	864	1794
$373	60% median	954	1996
Total		1818	3790

Market Absorption of 86 Units at the Addison

The rate of market absorption for a particular development is often described in terms of its annual capture rate from its pool of income eligible households In other words, what percentage of the income eligible households can reasonably be expected to move to the subject development in one year? Industry standard for lower income rental housing capture rates has traditionally been 5%

This capture rate is a function of the subject development's competitive position within the universe of competing developments Addison Apartments should perform well for the following reasons

1. A high-visibility location within one of Charlotte's finest older neighborhoods,
2. Its historic relevance will attract some long-time Charlotte residents,
3. A location accessible to public transportation, a senior's activity center at Covenant Presbyterian Church (100 yards southeast), and medical facilities (Carolina Medical Center - 1 mile south)
4. Its rent structure will fill a market niche between senior's housing for very low income persons (i e , less than 30% of median) and the area's unsubsidized retirement communities

Supply of Elderly Housing

The supply of elderly housing in Charlotte is largely serving two distinct income categories First, there are a total of 1,788 units which serve very low income elderly and handicapped persons These units breakdown as follows

Program	Number of Handicapped and Elderly Units
Public Housing	1,026
Section 8/236	532
Section 202	220
Total	1,788

These subsidy programs enable tenants to pay a maximum of 30% of their income for rent regardless of the unit's Fair Market Rent As a result, most of these units are serving very low income persons For example, 82% of all elderly/handicapped residents living in Charlotte Housing Authority's Public Housing have annual incomes of less than $8,000 An $8,000 income will support a total rent payment including utilities of $200 per month

A second market segment of Charlotte's elderly housing supply is serving the middle to upper income population The table, **Top Area Retirement Communities,** compiled by the Charlotte Business Journal, presents a list of these developments This list shows a total of 2,833 units in 19 developments Twelve of these developments require a sizable down payment/entry fee ($20,000). All but two of these developments have rent structures which would require incomes greater than $18,000

As a result of the Charlotte market's product segmentation for elderly housing, Addison will be serving an income group ($12,000 - $17,000) which has not had a significant amount of housing marketed to it Currently, the supply of housing specifically targeted for this group is limited to two developments built with the assistance of tax credits, McAlpine Terrace and Hoskins Mills These developments are described as follows

Tax Credit Assisted Housing for the Elderly
Charlotte, North Carolina

Name	When Completed	No of Units	Rent	Resident Minimum Income	Resident Maximum Income	Location
McAlpine Terrace	1990	112	$335	$10,000	$16,100	Southeast
Hoskins Mill	1991	94	$245	$ 7 200	$12 500	Northeast

During 1990-91 McAlpine Terrace leased units at a rate of 8 units per month We feel that this rapid rent-up pace demonstrates the lack of secure, affordable housing available to the target market

Addison Apartments' location will complement these existing developments and should not create an over-supply condition within the marketplace

Conclusion

Given the above demand and supply conditions, during its rent up, Addison Apartments should draw between 3% and 5% of the income eligible renter households within one year of opening This demand from existing renter households will be supplemented by some existing elderly owner households who will be changing from owning to renting Conservatively, 1% of the income eligible owners should rent during the Addison's first year of operation Also, the Authority's lease-up experience at McAlpine Terrace indicates that a substantial portion of the units will be leased to relocating parents of children who are current Charlotte residents

Estimated Addison Apartments Absorption

	Income Eligible Households	Annual Capture Range	Units Rented Year 1
Existing Renter HHs	1,818	3%	55
Existing Owner HHs	3,790	1%	38
Relocating Parents			22
Total			115 units per year

To conclude, the 86 units at Addison Apartments should lease within 9-10 months of opening This absorption could vary as the result of competing developments coming on line within the same time frame

TOP AREA RETIREMENT COMMUNITIES

(ranked by number of units)

Rank	Rank last year	Name Address Phone	Number of units	Entry fee	Monthly fee	Services included	Nursing care available	Occupancy rate	Administrator	Owner	Year completed
1	1	Plantation Estates 733 Plantation Estates D[illegible] C 28105 847-4800 1 8 0 582 4316	3[illegible]	[illegible]	[illegible]	Two meals da[illegible] housekeeping as needed transportation linen service recreation security nursing facility on site call-bell service system free laundry	Yes	[illegible]	[illegible]	[illegible] Community Services	[illegible]
2	2	Sharon Towers 5100 Sharon Road Charlotte N C 28210 553 1670	314	95 [illegible]	[illegible]	Three meals daily weekly housekeeping transportation linen service call bell free laundry system, recreation religious services, barber and beauty shop	Yes	90%	Paul Craig	The Presbyterian Homes at Carolina	1969
3	4	Carriage Club of Charlotte 5700 Old Providence Road Charlotte N C 28226 366-4960	2 6	None	[illegible] 2 000	One daily meal weekly housekeeping transportation security free laundry call bell service system recreation religious services swimming pool library jacuzzi beauty and barber shop[1]	No	0 %	Robert Harvey	Carriage Club Unlimited Partnership	1988
4.	3	Epworth Place 3420 Shamrock Drive Charlotte N C 28215 532 3000	2 0	33 000-150 000	1 1[illegible]3 1 178	Three daily meals weekly housekeeping transportation linen service security free laundry call bell service system recreation religious services	Yes	89 %	Libby Seiby	The Methodist Home Inc	1948
*5.	5	Southminster 8819 Park Road Charlotte N C 28210 551-6800	197	31 900-115 000	95 1 190	One daily meal weekly housekeeping transportation linen service security call-bell service system, recreation religious services	Yes	90%	James Sherwood	Southminster Inc	1987
*5	6	The Pines at Davidson 400 Avinger Lane P O Box 118 Davidson N C 28036 896 1100	197	35 600 150 000	8-8 1 325	One meal daily daily housekeeping transportation recreation linen service free laundry 24-hour emergency call	Yes	99%	Eddie Muller	Davidson Retirement Community Inc	1988
7.	7	Merrywood 3600 Park Road Charlotte N C 28209 523-4949	174	500	1 000 1 500	One meal daily bimonthly housekeeping transportation security free laundry call bell service system, recreational activities	No[2]	50%	Jim Grace	Merrywood Associates L P	1990
8	8	Westminster Towers 1330 India Hook Road Rock Hill S C 29 32 (803) 328 5000 328 5231	153[3]	15 750 82 [illegible]00	668 1 1 2	One meal daily with table service biweekly housekeeping transportation linen service security personal use of laundry recreational activities religious services indoor pool convenience store beauty salon library	Yes	84%	Elaine Guyton	Westminster Presbyterian Center	1989
9	9	Renaissance Place 631 N Tryon St Charlotte N C 28202 332 3121	152	None	95 1 095	Two meals daily weekly housekeeping transportation linen service security free laundry call bell system, recreation religious services	Yes	75%	Birdie Horneman	Kuester Hospitality	1989
*10	10	Covenant Village 1351 Robinwood Road Gastonia N C 28054 867 2319	136	25 000-104 000	1 000-2 287	Three meals daily weekly housekeeping transportation, linen service security free laundry call-bell system recreation religious services	Yes	95%	Thomas Hauer	Covenant Village Inc.	1982
*10.	11	Wilora Lake Lodge[4] 6053 Wilora Lake Road, Charlotte N C 28212 537-8848	136	None	965 1 550	Three meals daily bimonthly housekeeping transportation security call-bell service recreation religious services, private walkway to Eastland Mall Presbyterian Hospital wellness clinic on site	No	92%	Arlene Wolle	Crosland Properties	1987
12	12	CarMel Place Retirement Community 5512 Carmel Road Charlotte N C 28226 541-8012	96	None	995 2 080	Two meals daily weekly housekeeping transportation linen service security free laundry call-bell service system recreation religious services walking trails CPCC courses	No[4]	wnd	Reg Vellof	Retirement Unlimited Inc	198
13.	14	Brian Center Retirement Apartments 5945 Reddman Road Charlotte N C 28212 563 1928	75	None[5]	9 5-1 450	Two meals daily weekly housekeeping transportation linen service security free laundry call-bell service system, recreation religious services beauty and barber shop library exercise room and spa	Yes	93%	Paul Babinski	Don Beaver	1987
14.	15	Country Manor 7601 Wilkinson Blvd Charlotte N C 28214 392 9230	2	None	675	Three meals daily weekly housekeeping transportation linen service security recreation religious services transitional counseling	No	75%	Mary Rudolph	Mary Rudolph	1973
15.	not on list	Sonshine Village 1765 India Hook Road Rock Hill, S C. 29730 (803) 329 3267	42	None	1 100-2,000	Three meals daily daily housekeeping transportation linen service security free laundry call bell system recreation religious services Alzheimer care center	No	100%	Susan Moore	Pat Dietrich	1980
16.	16	Carmel Hills 2801 Carmel Road Charlotte N C 28226 364-8302	39	24 900-73 200	5 0 790	One daily meal bimonthly housekeeping linen service security free laundry recreation religious services	Yes	98%	Dennis Skaling	Carmel Hills Inc	1980
17.	17	Sharon Village Retirement Apartments 4009 Craig Ave, Charlotte N C 28211 365-2620	34	10 500-23 000	498 904 650-1,230[6]	One daily meal, bimonthly housekeeping transportation linen service security call-bell system recreation, religious services group trips	Yes	88%	Ted Jones	White Oak Manor Inc.	1983
18.	18	Stanley Total Living Center Inc 514 Old Mount Holly Road Stanley N C 28164 263 1986	21	16 000-20 000	1 360-1 685	Three meals daily weekly housekeeping transportation linen service security religious services medication administration	Yes	98%	Barbara Rhyne	Stanley Health Authority Inc	1984
19.	not on list	Twin Oaks Retirement Community 19216 Smith Circle Cornelius N C 28031 892-4663	14[8]	Purchase price around $70 000	560 association fee covers maintenance and [illegible]	Transportation security recreation, swimming pool jacuzzi	No	10 %	Rick Howell	Rick Howell Enterprises	1991

Notes
Information was compiled from surveys
1 Carriage Club also has 30 assisted living units
2 Assisted living and intermediate nursing care are available
3 Westminster also has 11 assisted living suites
4 Home health agency is on site
5 Membership fees cover [illegible] certain services [illegible]
6 Entry fee deposit can be waived with higher monthly fees
7 Eight additional units to be completed in 1991
8 At completion Twin Oaks will have 58 units
wnd would not disclose
[illegible]

Researched by Katherine Snow

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(ranked by number of units)

Rank	Rank last year	Name Address Phone	Number of units	Entry fee	Monthly fee	Services included	Nursing care available	Occupancy rate	Administrator	Owner	Year completed
1	1	Plantation Estates 33 Plantation Estates Drive 28205 847-4800 1 800 598 4316	360	$64 000 $ 49 000	$ 634 $ 641	Two meals daily housekeeping as needed transportation linen service recreation security nursing facility on site call bell service system free laundry	Yes	90%	Tom Strode	Adventist Continuing Care Total Care Inc	1989
2	2	Sharon Towers 5 00 Sharon Road Charlotte N C 28 05 553 670	314	28 500- 89 000	1 135 2 395	Three meals daily weekly housekeeping transportation linen service call bell free laundry system recreation religious services barbe and beauty shop	Yes	90%	Paul Craig J	The Presbyterian Homes a Charlotte Inc	1969
3	4	Carriage Club of Charlotte 5700 Old Providence Road Charlotte N C 28226 366-4960	276	None	1 000 2 000	One daily meal weekly housekeeping transportation security free laundry call bell service system recreation religious services swimming pool library jacuzzi beauty and barber shop	No	70%	Robert Harvey	Carriage Club Unlimited Partnership	1988
4	3	Epworth Place 3420 Shamrock Drive Charlotte N C 28215 532 3000	270	33 000 150 000	1 103 1 178	Three daily meals weekly housekeeping transportation linen service security free laundry call-bell service system recreation religious services	Yes	89 %	Libby Selby	The Methodist Home Inc	1948
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*5	6	The Pines at Davidson 400 Avinger Lane P O Box 118 Davidson N C 28036 896 1100	197	35 800- 150 000	848 1 325	One meal daily daily housekeeping transportation recreation linen service free laundry 24 hour emergency call	Yes	99%	Eddie Muse	Davidson Retirement Community Inc	1988
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14.	15	Country Manor 7601 Wilkinson Blvd. Charlotte N C 28214 392 9230	72	None	675	Three meals daily weekly housekeeping transportation linen service security recreation religious services transitional counseling	No	75%	Mary Rudolph	Mary Rudolph	1973
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7 Eight additional units to be completed in 1991
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wnd would not disclose
indicates a range

Researched by Katherine Snow

Chronology:	Integration of Light Rail Transit and the New Convention Center
December 8, 1988	At a Council workshop, Barton-Aschman Associates identifies the Uptown north-south rail line located between College and Brevard Streets as the principal rail segment in any light rail transit system.
January 8, 1990	Council approves the reservation of the rail corridor between College and Brevard Streets for rail transit service with adoption of the Urban Design Plan, Center City Charlotte.
November 5, 1990	At a Council workshop, staff is directed to have the FWA Group work with DeLeuw, Cather and Company to preserve a light rail transit corridor through the Convention Center site.
April, 1991	The City's application for Federal funds to operate a commuter rail demonstration between Uptown Charlotte and Rock Hill raises the issue of commuter rail service through the new Convention Center site. The Design Review Committee for the Convention Center asks the FWA Group to explore the impacts of incorporating commuter rail operation in Center design.
May 13, 1991	After hearing FWA's report on commuter rail's impacts on the Convention Center, the Design Review Committee recommends that the issue be presented to the Mayor's Rail Transit Task Force.
May 14, 1991	The Mayor's Rail Transit Task Force unanimously approves changing the proposed commuter line's route so that it will use the Norfolk Southern's mainline track to Uptown because: 1. The use of the mainline track for commuter rail, rather than the spur line through the Convention Center, saves $10-$12 million in repair costs for the Tyvola-to-Uptown secondary track. 2. Commuter rail passengers could use the proposed intercity transportation terminal on West Trade Street. 3. Commuter rail's use of at-grade crossings at 2nd, 5th, 6th, and 7th Streets would increase motorist delay.

May 15, 1991	In Mayor/Council Memo #37, Council is advised of the Task Force's recommendation to change the commuter rail route's location.
June 1991	Council learns that Congress will not fund the commuter rail portion of our application for federal funds, but would consider the portion of our application for light rail planning funds. Council appropriates $500,000 in the CIP to match the possible federal funds for light rail planning.

COMPARISON OF RAIL TRANSIT MODES

MODE	SYSTEM CHARACTERISTICS	TYPICAL CITIES	URBANIZED AREA (Millions)	CBD CHARACTERISTICS	CAPACITY RANGE (Pass/Hr/Track)
COMMUTER RAIL	Central city/suburban service, Exclusive right-of-way; locomotive-hauled	New York City* MAX 70-90 MPH Chicago* Philadelphia*	15.7 7.2 4.1	150,000 employees or more, over 50 million sq. ft. of non-residential development	10-20,000
HEAVY RAIL	Subway or Elevated on exclusive right-of-way; high-capacity, high-speed electric service	San Francisco (BART) MAX 65-80 MPH Washington (METRO) Atlanta (MARTA)	3.6 3.0 1.8	150,000 employees or more; over 50 million sq. ft. of non-residential development	20-50,000
LIGHT RAIL	Exclusive or shared right-of-way; generally at-grade; medium speed, overhead electric	San Diego MAX 50-60 MPH Baltimore** St. Louis** Portland	2.2 1.9 1.9 1.1	60-150,000 employees; 20-50 million sq. ft. of non-residential development	5-20,000
		Charlotte	1.0-1.1 (0.5 in Mecklenburg County)	45,000 employees (1990); 76,000 employees (2010); 8 3 million sq. ft. of leasable office space (1991)	3,000 (2010 ridership in best corridor)

* These cities are served by other rail transit modes

** Systems are under construction.

1ST SPEAKER
HAROLD REITER

INTERNATIONAL MATHEMATICS

TOURNAMENT OF THE TOWNS

JUNIOR TRAINING PAPER: YEARS 8,9,10

March 1991

Note: Each contestant is credited with the largest sum of points obtained for three problems.

1. N integers are given. Prove that the sum of their squares is divisible by N if it is known that the difference between the product of any $N-1$ of them and the last one is divisible by N. (3 points)

2. Each of three given circles with radii 1, r and r touches the others from the outside. For what values of r does there exist a triangle "circumscribed" to these circles? (This means the circles lie inside the triangle, each circle touching two sides of the triangle and each side of the triangle touching two circles.) (3 points)

3. We are given 30 boots standing in a row, 15 of which are for the right feet and 15 for the left. Prove that there are ten successive boots somewhere in this row with 5 right and 5 left boots among them. (3 points)

4. The number 123 is shown on the screen of a computer. Each minute the computer adds 102 to the number on the screen. The computer expert Misha may change the order of digits in the number on the screen whenever he wishes. Can he ensure that no four-digit number ever appears on the screen? (3 points)

INTERNATIONAL MATHEMATICS

TOURNAMENT OF THE TOWNS

SENIOR TRAINING PAPER: YEARS 11,12

March 1991

Note: Each contestant is credited with the largest sum of points obtained for three problems.

1. Find all natural numbers n, and all integers x, y ($x \neq y$) for which the following equation is satisfied:
$$x + x^2 + x^4 + \ldots + x^{2^n} = y + y^2 + y^4 + \ldots + y^{2^n}.$$
(4 points)

2. Two points K and L are given on a circle. Construct a triangle ABC so that its vertex C and the intersection points of its medians AK and BL both lie on the circle, K and L being the midpoints of its sides BC and AC. (4 points)

3. 100 numbers 1, 1/2, 1/3, ..., 1/100 are written on the blackboard. One may delete two arbitrary numbers a and b among them and write one number, namely $a+b+ab$, instead. After 99 such operations only one number is left. What is this final number?
(4 points)

4. (a) Is it possible to place five wooden cubes in space so that each of them has a part of its face touching each of the others? (2 points)

   (b) Answer the same question, but with 6 cubes. (2 points)

Results of the 12th Tournament of Towns (1990-1991)

Charlotte	24.28
Hobart	20.52
Canberra	17.70
Edmonton	16.40
Jerusalem	15.62
Hamburg	11.70
Haifa	11.39
Newcastle	10.05
Osnabrueck	9.00
New York	6.16
Bogota	4.77
Salonika	3.75

City Council Presentation Oct 28, 1991

Good evening. Mayor Myrick, members of the city council, thank you for making time on the agenda for my presentation. I am here to tell you about Charlotte's smashing performance on the International Mathematical Tournament of Towns. The contest began more than 12 years ago in the Soviet Union, and has grown steadily over the years both in terms of number of participating cities and students and in the number of countries. In 1990-91, there were approximately 5400 students from 65 cities in 23 countries. Most of the participating cities are former eastern block, but twelve were western world cities. I am pleased to tell you that Charlotte was the top Western World city and that Charlotte was 6th over all.

Let me tell you about the competition. There are two divisions, junior and senior. The senior division includes US 11th and 12th graders, and the junior division all other grades. There are 2 fall rounds and 2 spring rounds. In each round students have either 4 hours or 5 hours to solve exactly 3 of the 5 or 6 problems posed. As you might guess these are not routine text-book problems. They require great inginuity. Most do not simply ask for a numerical answer, bút require the development of an algorithm or a proof of a conjecture. I've brought tonight a sample of these problems. Altogether, 28 Charlotte students participated, and 9 earned Diplomas of Distinction. All these students are members of the Charlotte Math Club, a club for Junior high and high school students I sponsor. The club meets monthly to work problems and to compete in mathematics competitions. Last year, besides competing in the T of T, we took part in the VPI collegiate contest, the ACM collegiate computing contest, and

because of a generous contribution from Pepsi Cola of Charlotte, we competed in a competition in Atlanta.

Before reading the names of the Diploma winners, I'd like to read to you the names of other students who made a significant contribution to our success: Scott Harrington, Kris Carroll, Paul Rupe, Ryan Vinroot, Thu Tran, Chase Parisher, Sarah Dean, Chetan Bettegowda, Albert Monroe, Daniel Weinstock, Fred Gray, Alex Sansone, and Chris Sidi.

The junior division diploma winners are

Ben Davenport, an 11th grader at NCSSM, formerly of East Mecklenburg;

Brian Dean, Charlotte Latin 10th grader;

Ryan Deering, East Mecklenburg 10th grader;

Garrett Mitchener, Hawthorne Jr High, 9th grader;

Robert Schneck, an 11th grader at NCSSM, formerly of South Mecklenburg;

and Tung Tran, an 11th grader of NCSSM, formerly of Providence Day. The students from NCSSM are represented by their parents.

In the senior division, the winners are

Nathan Bronson, a Union County 12th grader;

Akira Negi, a South Mecklenburg 12th grader;

and Paul Yushkevich, a Charlotte Country Day 11th grader.

Mayor Myrick, I believe you have the diplomas. There are two diplomas for each winner, one in Russian and a translated version in English.

Tableau 2.5

	x_1	x_2	x_3	x_4	x_5
x_4	1	1	2	1	0
x_5	2	3	4	0	1
x_6	6	6	2	0	0
	−8	−9	−3	0	0

Tableau 2.6

	x_1	x_2	x_3	x_4	x_5
x_4	$\frac{1}{3}$	0	$\frac{2}{3}$	1	$-\frac{1}{3}$
x_2	$\frac{2}{3}$	1	$\frac{4}{3}$	0	$\frac{1}{3}$
x_6	2	0	−2	0	−2
	−2	0	−1	0	3

Tableau 2.7

	x_1	x_2	x_3	x_4	x_5
x_4	0	0	$\frac{2}{3}$	1	0
x_2	0	1	$\frac{4}{3}$	0	1
x_1	1	0	−3	0	−1
	0	0	1	0	1

The initial tableau is Tableau 2.5; the succeeding are 2.6 and 2.7.

Hence, an optimal solution to the standard form is

$$x_1 = 1, \quad x_2 = \tfrac{1}{3}, \quad x_3 = 0,$$

The values of the slack variables are

$$x_4 = \tfrac{2}{3}, \quad x_5 = 0, \quad x_6 = 0.$$

The optimal value of z is 11.

2.3 Exercises

In Exercises 1 and 2, set up the initial simplex tableau.

1. Maximize $z = 2x + 5y$

   subject to

$$3x + 5y \le 8$$
$$2x + 7y \le 12$$
$$x \ge 0, \quad y \ge 0;$$