



Charlotte City Council
Housing and Neighborhood Development Committee
Summary
January 22, 2014

COMMITTEE AGENDA TOPICS

- I. Review of Housing Policies and Plans and 2014 Work Plan Items
- II. Approve 2014 Meeting Schedule

COMMITTEE INFORMATION

Council Members Present: Alvin Austin, John Autry, Ed Driggs, Patsy Kinsey, LaWana Mayfield

Staff Resources: Debra Campbell, Planning Director
Pamela Wideman, Neighborhood & Business Services

Meeting Duration: 12:00 PM – 1:00 PM

ATTACHMENTS

- 1. Agenda Packet – January 22, 2014
- 2. Presentation – Housing Policies and Plans
- 3. 2014 Meeting Schedule

DISCUSSION HIGHLIGHTS

Kinsey: Today is an orientation with reminders of where we have been and where we are going.

Campbell: We will be providing an overview from a policy perspective, before drilling down on specific projects, to give you a context of how and why things will be brought to this Committee. This will also give you some policy framework from which to make your decisions. The one action today will be to approve the meeting schedule with some minor adjustments based on the chairperson's schedule.

Review of Housing Policies and Plans and 2014 Work Plan Items

Wideman: I will provide you a broad overview. If you want to drill down on any of the information that we share today, we can certainly do that with a training session we have had for previous Committee members.

Presentation

Driggs: Do we receive HUD funds on a designated basis for very restricted uses? How much discretion do we have in disposition of those funds?

Wideman: We receive funding through Community Development Block Grant (CDBG), Housing Opportunity Made Easy (HOME) program, Emergency Solutions Grant, and Housing Opportunities for People with AIDS and HIV (HOPWA) funding for a total of about \$9 million per year.

We receive those funds on a formula allocation basis. The formula is based on the size of our population; we are an entitlement community so we get those funds automatically. The largest buckets are the CDBG and HOME funding, which is primarily to provide housing opportunities for people earning 80% and below the area medium income (AMI). One of the actions you will be asked to take each year is to approve the Community Action Plan, which is the application to get federal funding. You will approve it at the Committee level and then we take it to the full Council for approval.

Presentation (continues)

Austin: Is there a map that shows where the subsidized housing is located by districts?

Wideman: We can get that for you.

Presentation (continues)

Autry: What year was the 10-Year Plan to End and Prevent Homelessness instituted?

Wideman: The Council adopted it in 2007, but until four years ago there was not an appropriate governance structure around it. That was important to move the plan along and implement the goals.

Driggs: The Moore Place presentation identified 900 people as being chronically homeless, without a roof over their heads, with larger portions that are transient homeless. Do you know what the later number is and are these policies addressing them as well as those that have no place to go?

Wideman: The Moore Place presentation identified 800 chronically homeless. We are about to do another Point-In-Time count and that will give us an updated number of the chronically homeless individuals. When we say "chronically homeless" we mean those who are primarily living under bridges, in homeless camps and have numerous episodes of chronic homelessness. I don't know the later number, but a recent report from the US Conference of Mayors said that homelessness is decreasing in some areas, but there are

still a large number of homeless families. We can get the information for you. We have a range of strategies we feel are addressing that entire population of homeless.

Austin: Is there a matrix around this with some key goals and measurements?

Wideman: The Coalition has not established key goals. In your Community Investment Plan there is funding for facilities that could address the 800 chronically homeless individuals. Should we get voter approved bonds and the Council approve developments similar to Moore Place, we feel we can significantly reduce the number of chronically homeless, but no specific number has been established at this time.

Presentation (continues)

Austin: Who administers the Rental Subsidy Endowment program?

Wideman: We are designing this new program. The funds will be held at the Foundation for the Carolinas. There will be a governance board that will be made up of the funders. We are still determining the best place to administer the program. We will be coming back to City Council in the next few months to share the proposed model.

Presentation (continues)

Austin: Are Hope VI Grants still continuing?

Wideman: That program does not still exist. It has been retooled to the Choice Neighborhoods Program. The Hope VI Program focused on housing. Choice Neighborhoods focus on business, housing and, having anchor tenants like a hospital, and wanting to have colleges and universities involved. The Housing Authority, the City and other partners applied for a planning grant this year, but were not successful. We are waiting for a debrief from HUD to tell us what we could have done better to receive that planning grant.

Austin: I was at the Housing Authority when we got the very first Hope VI award, so it is good to see that it lasted a few years.

Wideman: We were a very successful community. We received six grants, with the last grant totaled \$20.9 million. The thing to note is that those don't happen in the absence of partnerships.

Driggs: You mentioned a competitive process? Is that a bidding process where various developers submit proposals and then you identify the ones that best meet the public needs? Do they then commit to rent to the target population as part of a contract?

Wideman: It is a competitive process and they do commit to renting to a range of incomes for at least a 20 to 30 year period. It also has to be approved at a state level. We align primarily with what the state does because they provide about 70% of the funding, we provide about 10% and then there is some private equity. They do have commitments that have to be met and there continues to be yearly monitoring.

- Driggs: If you have the target range of incomes that is eligible, do you also have the commitment as to the mix within that range?
- Wideman: Yes. A typical tax credit development has 10% of the units generally for 30% or below AMI, 20-30% of the units for 40% of AMI and the higher number of units are for 60% of AMI, which is more of your working families. That is because this development has to perform and has to be able to be financed.
- Campbell: As Pam just said, only 10% of the units will be for 30% or below of AMI. Our most significant population in terms of us needing additional units is at 30% and below AMI. There are very few public private initiatives that can reach that population without tremendous subsidies. It is something that hopefully the Coalition for Housing and other groups are taking a deeper look at because it is a significant challenge to respond to that level of income and that level of need.
- Wideman: One of the things this Committee may consider or discuss in the future is if you wanted to put more subsidies into developments to get more units for the 30% or below AMI. We typically do about \$10,000 per unit, but the Committee could have a to raise that amount.

Presentation (continues)

- Mayfield: We had a conversation at a recent public hearing about a local organization that sends bus or train tickets for anyone that may need of assistance to come to the Charlotte area. Are we looking to see if that is having any impact on what we are trying to achieve with addressing our housing needs?
- Wideman: This is why coordinated assessment in our Continuum of Care work is so important in the work we are currently doing. Organizations like the Men and Women's Shelter who receive funding from the City, have adjusted their policies to address the issue of residency within the City of Charlotte. We are unable to dictate to churches that have outreach as part of their mission, but don't receive money from the City, who they can assist as part of their ministry
- Mayfield: I am glad to hear we are addressing it with the organizations we give money. We need to have a real conversation if church members and participants are accessing those services we provide.

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2014 Meeting Schedule

- Campbell: Ms. Kinsey you identified a couple of meetings you would not be available.
- Kinsey: I will be out on March 26 and May, 14. Since the first March meeting conflicts with NLC, can we find another time in March or could we cross out the March meeting and double up February and April? For May, we will need to find another date.

Wideman: Last year you did not have a July or August meeting. That is normally the Council's summer schedule, but if you need that we could schedule a meeting over the summer.

Kinsey: I would rather not meet in August at all, but if we need it we will do it.

Campbell: We will have two meetings in February, April and June. We will poll the Committee members for another meeting date in May. If we find we need another meeting in July or August, we will poll Committee members for another meeting date.

Meeting adjourned.

City Council

Housing and Neighborhood Development Committee

Wednesday, January 22, 2014

12:00 p.m.

Charlotte-Mecklenburg Government Center

Room – 280

Committee Members: Patsy Kinsey, Chair
Alvin “Al” Austin, Vice Chair
John Autry
Ed Driggs
LaWana Mayfield

Staff Resource: Pamela Wideman, Deputy Director, Neighborhood & Business Services
Debra Campbell, Planning Director

AGENDA

I. Review of Housing Policies and Plans and 2014 Work Plan Items

Staff will provide a brief overview the City’s housing policies and plans and an update on 2014 work plan items. No action is requested.

- Housing Policies/Plans
 - Housing Trust Fund
 - Housing Locational Policy
 - Multi-Family Housing At Transit Station Areas
 - Ten Year Plan To End and Prevent Homelessness
 - Coordinated Assessment Overview
 - Continuum of Care Update
 - Rental Subsidy Endowment
 - Expansion of the Charlotte-Mecklenburg Housing Coalition
- FY15 Focus Area Plan
- Housing Trust Fund Requests
- Housing Locational Policy Exemptions
- Five Year Consolidated Action Plan

II. Approve 2014 Meeting Schedule

The Committee will be requested to approve the 2014 Housing & Neighborhood Development Committee Meeting schedule (**Attachment #1**)

Distribution:

Mayor/Council
Ron Carlee, City Manager
City Executive Team
Corporate Communications
Debra Campbell – Planning Department
Anna Schleunes- City Attorney’s Office
Charlotte-Mecklenburg Coalition
for Housing

Randy Harrington
Phyllis Heath
Fulton Meachem
Fred Dodson
Julie Porter
Kim Graham
Chief Rodney Monroe

Willie Ratchford
Ledger Morrissette
Patrick Mumford
Steve Allen
Brad Richardson
Pamela Wideman
Tom Warshauer

**Housing & Neighborhood Development Committee
2014 DRAFT Meeting Schedule**

2nd and 4th Wednesdays of each month at Noon
Room 280
(unless otherwise noted)

January 22

February 12

February 26

March 12 *(conflicts with NLC Washington trip)*

March 26

April 9

April 23

May 14

May 28 *(conflicts with Budget Adjustments/Straw Votes)*

June 11

June 25

(No July or August meeting due to summer break)

September 10

September 24

October 8

October 22

November 12 *(Only one meeting in November)*

December 10 *(Only one meeting in December)*



Housing & Neighborhood Development
Committee

January 22, 2014



Presentation Outline

- Housing Diversity Goals
- Housing Policy Overview
 - Housing Locational Policy
 - Assisted Multi-Family Housing at Transit Station Areas
 - Ten Year Plan to Prevent Homelessness
- Funding/Regulatory Tools
 - Housing Trust Fund
 - Voluntary Mixed Income Housing Program



U.S. Department of Housing and Urban Administration

- The United States Department of Housing and Urban Administration established the following goals:
 - Provide safe decent and affordable housing
 - Provide a suitable living environment
 - Expand economic opportunities for low and moderate income households



City of Charlotte Housing Goals

- The City of Charlotte Housing Policies embraces the goals established by the United States Department of Housing and Urban Administration and identified the following housing goals:
 - Preserve the existing housing stock
 - Expand the diversity of housing types
 - Support family self-sufficiency initiatives
- Since 1999, the City has engaged in a comprehensive review of its Housing Policies with citizen advisory groups and City Council.



Housing Locational Policy

- The Housing Locational Policy provides a guide for the location of new, rehabilitated or converted subsidized multi-family housing developments serving households earning 60% (\$38,500) and below the Area Median Income.
- Policy designates areas as permissible and non-permissible
- The objectives of the policy are to:
 - Geographically disperse subsidized multi-family housing developments
 - Support the City's neighborhood revitalization efforts and other public development initiatives
 - Promote diversity and vitality of neighborhoods
 - Avoid undue concentration of subsidized multi-family developments



Assisted Multi-Family Housing at Transit Station Areas Policy

- Applies to rapid transit corridors with adopted transit stations and to assisted multi-family rental housing. A transit station area is generally defined as the area within a ½ mile walking distance of an identified rapid transit station.
- Encourages affordable housing in transit station areas when public funds (local, state or federal) are being used.
- Provides guidance as to maximum number of **multi-family units** in a development and at a station, location of units and targeted income levels for the assisted units.



Assisted Multi-Family Housing at Transit Station Areas Policy



Ten-Year Plan to End and Prevent Homelessness

- The Ten-Year Plan provides strategies and immediate actions to end and prevent homelessness
- Three main implementation goals:
 - Housing – get homeless families and individuals into appropriate and safe permanent housing as quickly as possible
 - Outreach and Engagement – link chronic homeless to housing, treatment and services through outreach and engagement
 - Prevention – promote housing stability for families and individuals most at risk of becoming homeless



Ten-Year Plan to End and Prevent Homelessness

- Charlotte-Mecklenburg Housing Coalition for Housing
 - City/County appointed and serves in an advisory capacity and is responsible for the implementation of the Ten Year Plan to End and Prevent Homelessness.

- Rental Subsidy Endowment
 - A public/private partnership providing short-term rental assistance to families, including veterans, earning between 30% (\$19,250) and 50% (\$32,100) of the area median income, with the goal of self-sufficiency within a two-year period.
 - Aligned with National Best Practices as a proven strategy for ending and preventing homelessness.



Ten-Year Plan to End and Prevent Homelessness - Initiatives

- Coordinated Assessment
 - Paves the way for more efficient homeless assistance systems by:
 - Helping people move through the system faster (by reducing the amount of time people spend moving from program to program before finding the right match);
 - Reducing new entries into homelessness (by consistently offering prevention and diversion resources upfront, reducing the number of people entering the system unnecessarily); and
 - Improving data collection and quality and providing accurate information on what kind of assistance consumers need.



Ten-Year Plan to End and Prevent Homelessness - Initiatives

- Continuum of Care
 - A Continuum of Care (CoC) is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. CoC activities include:
 - Outreach, intake, and assessment in order to identify service and housing needs and provide a link to the appropriate level of both;
 - Emergency shelter to provide an immediate and safe alternative to sleeping on the streets, especially for homeless families with children;
 - Transitional housing with supportive services to allow for the development of skills that will be needed once permanently housed; and
 - Permanent supportive housing to provide individuals and families with an affordable place to live with services if needed.



Housing Trust Fund

- The Housing Trust Fund is designed to provide gap financing to developers of housing for households earning 60% (\$38,500) and below the Area Median Income.
- The Housing Trust Fund is financed through voter approved housing bonds.
- Funds are made available through a competitive request for proposal process and is aligned to leverage funding from the North Carolina Housing Finance Agency.



Housing Trust Fund Developments



Cherry Garden Senior Apartments

1727 Baxter Street, Cherry Neighborhood
Completed: May 2010
The Affordable Housing Group



Housing Trust Fund Developments



Springcroft at Ashley Park Senior Apartments

6701 Oakengate Lane, South Park Neighborhood
Completed: October 2009
Charlotte Housing Authority



Housing Trust Fund Developments



The Retreat at Renaissance
3240 New Renaissance Way
Completed: June 2013
Laurel Street Residential and
Charlotte Housing Authority



Housing Trust Fund Developments



Moore Place
2435 Lucena Street
Completed: June 2012
Urban Ministries





Voluntary Mixed-Income Housing Development Program

- Mixed-Income Housing Development is defined as planned development that has a percentage of the dwelling units targeted to households earning 80% or below the area median income and developed according to an approved preliminary site plan.
- The program was created in 2013 as a result of a Council approved action directing staff to pursue regulatory and financial incentives to encourage the development of diverse housing types by the private sector.



Voluntary Mixed-Income Housing Development Program

- This program seeks to encourage mixed-income housing developments in targeted locations through a voluntary, incentive-based density bonus within the R-3, R-4, R-5, and R-6 single family zoning districts and the R-8MF and R-12MF multi-family zoning districts.
- The program goals are to:
 - Incentivize private sector development of diverse housing types
 - Disperse affordable housing throughout the community
 - Encourage a range of housing types and income levels, and
 - Increase opportunities for people to age in place.



Voluntary Mixed-Income Housing Development Program

First Ward

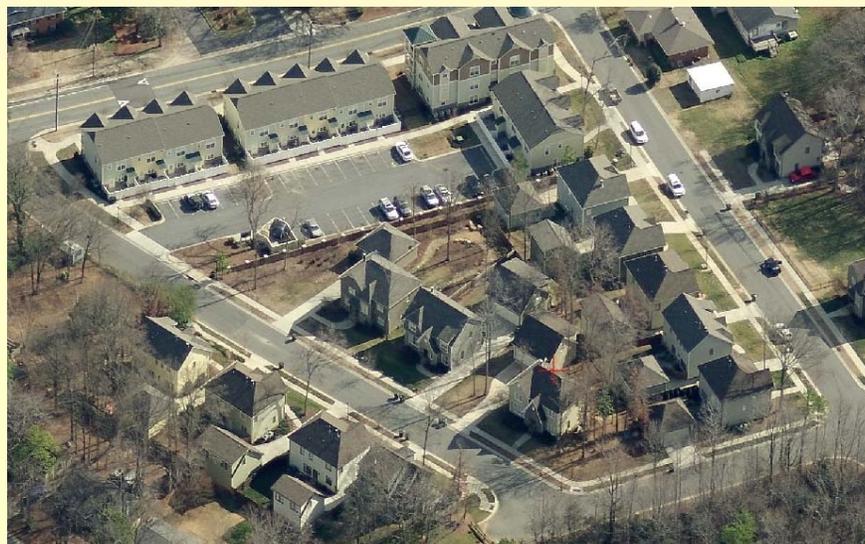


New Development

- 283 mixed-income units
- 298 homeownership units
- 68 elderly units



Voluntary Mixed-Income Housing Development Program





Upcoming Committee Items

- FY2015 Focus Area Plan Discussion and Approval
- Housing Trust Fund Requests
- Housing Locational Policy Exemptions
- Five Year Consolidated Action Plan

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