

City Council

Housing and Neighborhood Development Committee

Wednesday, September 25, 2013

12:00 p.m.

Charlotte-Mecklenburg Government Center

Room – 280

Committee Members: LaWana Mayfield, Chair
John Autry
Michael Barnes
Warren Cooksey
Mayor Patsy Kinsey

Staff Resource: Carol Jennings, City Manager's Office

AGENDA

I. Assisted Multi-Family Housing at Transit Station Areas Policy

Staff will review the revised Assisted Multi-Family Housing at Transit Station Areas Policy. The Committee will be requested to make a recommendation to Council for approval at a future Business Meeting. (***Attachment - 1 - Revised Assisted Multi-Family Housing at Transit Station Areas***).

Next Committee Meeting: October 9, 2013 at 12:00 p.m.

Pending Topic:

Housing Locational Policy Exemptions Update

Distribution:

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for Housing

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**Assisted Multi-Family Housing at Transit Station Areas
Housing and Neighborhood Development Committee Meeting
September 25, 2013**

Committee Action:

Review the revised Assisted Multi-Family Housing at Transit Station Areas Policy. The Committee will be requested to make a recommendation to Council for approval at a future Business Meeting.

Explanation:

- The existing Assisted Multi-Family Housing at Transit Station Areas policy was approved by the Charlotte City Council on November 26, 2001.
- On June 30, 2011, the Committee approved a process that would engage developers and neighborhood representatives to get their input on proposed policy revisions.
- Staff convened several meetings with both developers and neighborhood representatives. The following developers and neighborhood representatives attended the meetings:

Developers	Neighborhood Residents
Lee Cochran – Laurel Street Residential	Elizabeth Barnhardt – Charlotte Regional REALTOR Association
Fred Dodson – Charlotte Mecklenburg Housing Partnership	Martin Doss – Madison Park HOA
David Furman – Centro Citiworks	John Fryday – Dilworth
Bert Green – Habitat for Humanity	Ed Graber – Eastside Political Action Committee
Darryl Hemminger – Laurel Street Residential	Maureen Gilewski – Mixed Income Housing Coalition
Jud Little – VIEJO, LLC	Sherrill Hampton – Johnson C. Smith University
Jim Merrifield – Merrifield Patrick Vermillion	Mary Hopper – University City Partners
Dionne Nelson – Laurel Street Residential	Mary Klensz – Mixed Income Housing Coalition
Joe Padilia – Real Estate Building Industry Coalition	Nancy Mosier – Montclair Neighborhood Association
Peter Pappas – Pappas Properties	Chad Maupin – NoDa Neighborhood Association
Monte Ritchie – Conformity Corporation	Nancy Pierce – Merry Oaks Neighborhood
Chris Squier – Charlotte Housing Authority	Ken Szymanski – Greater Charlotte Apartment Association
John Porter – Charter Properties	Janelle Travis – New Bern
	Jim Walker – Dilworth

- Staff shared feedback from the group at the Committee’s January 11, 2012, meeting and February 8, 2012 meeting.
- On March 7, 2012, the Housing Neighborhood Development Committee voted 3 to 1 to approve the revised policy.
- On April 23, 2012, a Public Hearing was held during City Council’s Business Meeting. Nine speakers spoke in favor of the revised policy.

- On May 14, 2012, City Council unanimously voted to defer this policy for further study and requested that it be brought back to the Council at a later date. The deferral was due to concerns from several Council members on the issue of allowing a single building in a development area to be 100% affordable. The deferral was also suggested due to upcoming Affordable Housing Strategy sessions that were held on June 27, 2012 and October 10, 2012.
- On May 8, 2013, staff presented a revised Assisted Multi-family Housing at Transit Station Areas Policy that addressed previous concerns raised by Council. During that meeting the Committee voted 4 to 1 (Kinsey, Mayfield, Autry, Barnes voted yes; Cooksey voted no) to approve the revised policy, including the following changes:
 - The assisted multi-family housing units shall be the same in appearance to the portion of the project developed as market rate housing.
 - The assisted multi-family housing units shall be scattered throughout the development area and no one building, within a multiple building development, shall be 100% assisted.
 - The City shall evaluate and assess the effect of this policy within two years of the first project being developed and operational.
- On June 24, 2013, City Council again unanimously voted to defer this policy for further study and requested that it be brought back to the Council at a later date.
- Since that time, staff has had subsequent conversations about the policy and proposes exempting the Blue Line Extension from the revised policy.
- On September 25, 2013, staff will present a revised policy for the Committee's consideration and request approval at a future Business Meeting (**Attachment 1**).
- Staff believes it is important to present a revised policy because the current policy dates back to 2003. Additionally, there is increasing development occurring at Transit Station Areas and a revised policy will provide guidance to developers pursuing affordable housing developments at transit station areas.

**Proposed Revised
Assisted Multi-Family Housing at Transit Station Areas Policy
(Attachment 1)**

This policy only 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. Assisted multi-family is any multi-family rental housing receiving funds from local, state, or federal government and serving households earning 60% or less of the area median income.

- A. No additional assisted housing units shall be encouraged within ½ mile of station areas where more than 15% of the total numbers of existing housing units are already assisted units.
- B. Assisted multi-family housing in transit station areas shall always be developed as part of a larger mixed income development.
- C. A minimum of 5% and a maximum of 20% of the total units in a development should be assisted multi-family.
- D. The assisted multi-family housing units shall be the same in appearance to the portion of the project developed as market rate housing.
- E. The assisted multi-family housing units shall be scattered throughout the development area. **However, one building within a multiple building development maybe 100% assisted.**

Notes:

- 1) Due to the uncertainty of the location and number of stations along the Silver Line (Southeast), **and unstable market conditions along the Blue Line Extension, (Northeast) both corridors** shall be exempt from this policy. The Housing Locational Policy shall be used as a guide for the location of new assisted multi-family developments at the currently identified transit stations.
- 2) The City shall evaluate and assess the effect of this policy within two years of the first project being developed and opened under this policy.

- **Bold Text – indicates revised text**