



Charlotte City Council
Housing and Neighborhood Development Committee
Summary
February 25, 2015

COMMITTEE AGENDA TOPICS

- I. **FY2016 Housing & Neighborhood Development Focus Area Plan (Action Required)**
- II. **Charlotte-Mecklenburg Coalition for Housing Name Change (No Action Required)**

COMMITTEE INFORMATION

Council Members Present: Patsy Kinsey, Al Austin, John Autry, LaWana Mayfield

Staff Resources: Ann Wall, Assistant City Manager
Pamela Wideman, Deputy Director, Neighborhood & Business Services
Anna Schleunes, Senior Assistant City Attorney

Meeting Duration: 12:00 PM – 12:35 PM

ATTACHMENTS

1. Agenda Packet – February 25, 2015
2. Handouts – FY2016 2nd Draft Focus Area Plan

DISCUSSION HIGHLIGHTS

Kinsey: Called the meeting to order and introductions of attendees. There is one item for action, approving the Housing & Neighborhood Development Focus Area Plan and one informational item regarding the Housing Coalition name change.

FY2016 Housing & Neighborhood Development Focus Area Plan

Wall: We reviewed the discussion the Committee had at the last meeting and made some additions to the Focus Area Plan (FAP). At this time, I will turn it over to Pamela Wideman to walk through the revised FAP.

Wideman: You will see the changes in red. Overall, we corrected the tense. We did some work on the first key indicator, *Correct 90% of nuisance violations within 30 days*. The goal is to make sure that 90% of our violations are either self-corrected or corrected through Code Enforcement within 30 days. The Committee talked about strengthening some of the ordinances that will be in addition to this.

Under the second initiative, there was good conversation about the Committee's role in terms of small business in neighborhoods. We know that Economic Development has a role in that, but there was discussion about not forgetting about the smaller neighborhood businesses along the corridor. We generally try to do a 1:10 ratio with our business corridor funds, like our façade infrastructure grant. You may remember that several months ago we talked about the geography for the business district program. That is a smaller program for something similar to a strip shopping center within the corridors. We want to take a closer look at programs that support small businesses along the corridors and could really affect our neighborhoods.

The last thing we talked about was *Promoting internet access in all neighborhoods*. We want to do more than assist. It is not just about Google, it is for whoever is providing internet access. We want everyone who wants to have an opportunity to have access to internet.

For the third initiative, we added *geographical dispersion*. This might be redundant, but we thought it was important to add because you want to provide diverse housing options throughout the city.

The last initiative is around *economic mobility*. You will remember that this is a new initiative. Once you have access to internet, how do we work with our partners to ensure that those who want the internet have access to devices and know how to use the device? This is all with the idea of leading to economic mobility.

Mayfield: As we move forward, and not to be added to our FAP, I was speaking with a developer about the locational policy and having wiggle room around how to strengthen the policy. We are seeing a lot of great development around the City, but it is leaning more to high market rate. We need to have those conversations so that we can identify more opportunities and strongly encourage more workforce and mixed-income housing.

Wideman: Just to clarify, are you speaking about having more conversations with market rate developers to include workforce housing to create that mix of income levels?

Mayfield: Conversations for all housing developments to be diversifying our housing stock in multi-family and single-family.

Wideman: I will remind us that we do speak to that a little bit, but your point is well taken. Council approved the density bonus program a couple of years ago. To date the number of developer inquiries for those programs has increased, but because the program is still

new, we have not realized any developments as a result of the program. We have those programs, but how do we make people more aware that they could qualify for a density bonus?

Kinsey: Have I heard we had one developer that has looked into this?

Wideman: At mid-year, we had six inquiries, but have not realized anything on the ground. It is still new and it is a voluntary inclusion program.

Autry: Do other peer municipalities have requirements for a percentage along transit corridors or at transit stations? Hard requirements like 5% of a development must be workforce housing.

Wideman: In cities that have mandatory inclusionary housing, they do have policies. We do not have the legislation to that here. Raleigh does not have anything mandatory, but are thinking about how to get workforce affordable housing along the transit they are planning.

Autry: What about Asheville or Minneapolis? Do they have anything?

Wideman: I do not know if it is mandatory, but I can find out for you.

Austin: Davidson had something and I do not know if it was successful.

Wideman: You are correct; they have a mandatory program. They are currently facing a challenge and do not know if they will be successful. The City of Chapel Hill has a program, but to my knowledge, they have not had a suit filed against them. It will be interesting to see how Davidson fares.

Kinsey: I think it would be interesting to monitor what is going on in Raleigh. If they can figure out a way to do it, obviously we should be able to piggyback and maybe it is going to legislature with them.

MOTION: Council member Austin made motion to approve the 2016 Housing & Neighborhood Development Strategic Focus Plan. Motion seconded by Council member Mayfield. Vote: Unanimous (4-0)

Charlotte Mecklenburg Coalition for Housing

Wideman: Charlotte Mecklenburg Coalition for Housing (CMCH) is a joint City-County board. They are appointed to implement the 10-Year Plan to End and Prevent Homelessness. There are 19 members, with three of them as ex-officio (Neighborhood & Business Services Director, Charlotte Housing Authority Director, and someone from the County). During recent meetings, they have discussed changing their name, but not changing their scope. They would like the name to better reflect the work they are doing in the community. There are a lot of boards and organizations with the "Charlotte-Mecklenburg" tag. They would like to change their name to the Housing Advisory Board of Charlotte-Mecklenburg. We wanted to get a feel for your appetite for changing the

name. We need to have discussions with the County if you decide it is something you would like to move forward on. No action today, we just want to get your input.

Austin: How did they come up with that name? What was their methodology?

Wideman: This board replaced the Housing Trust Fund Advisory Board. The name and the addition of Charlotte-Mecklenburg was to show the joint partnership.

Kinsey: They tried to simplify it.

Wideman: They wanted some emphasis that this was a joint effort and that the County is participating.

Autry: I would have chosen "advocacy board" instead of "advisory board", but I am ambiguous about the change.

Wideman: They do their work in three committees, Research & Evaluation, Advocacy and a committee that deals with homeless services funding.

Schleunes: I would draw to your attention to the fact that the purpose of the Board is to advise. It is just another advisory boards the City Council and the County Commission have set up jointly. In that regard, advisory is very reflective of their role. Advocacy steps a little beyond, as it is a little bit more your area.

Wideman: Am I hearing you are open to a name change. We will discuss this with our County counterparts and bring a final suggestion back to you.

Meeting adjourned.

City Council

Housing and Neighborhood Development Committee

Wednesday, February 25, 2015

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:

Ann Wall, Assistant City Manager
Pamela Wideman, Assistant Director, Neighborhood & Business Services

AGENDA

I. FY2016 Housing & Neighborhood Development Focus Area Plan (Action Required)

Staff will continue the discussion of the FY2016 Housing & Neighborhood Development Focus Area Plan (FAP) and request adoption by the Committee. The FAP will then be forwarded to the City Council for adoption along with the other strategic focus area plans during a March or April City Council meeting.

II. Charlotte-Mecklenburg Coalition for Housing Name Change (No Action Required)

The Charlotte-Mecklenburg Coalition for Housing is a community based advisory board appointed by Mayor, City Council and Board of County Commissioners and three ex-officio members. The principle functions of this Board are to ensure implementation of the 10-Year Plan to End and Prevent Homelessness which is mandated by HUD. The Committee will be asked to consider a name change for the Charlotte-Mecklenburg Coalition for Housing Committee to better reflect their work in the community.

Distribution:

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

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

Willie Ratchford
Ledger Morrissette
Patrick Mumford
Pamela Wideman
Tom Warshauer



Housing & Neighborhood Development FY2016 **2ndDRAFT** Strategic Focus Area Plan

“The City of Charlotte will sustain and create distinct and diverse neighborhoods for residents of all ages.”

The City’s long-term health and vitality are dependent on a built environment offering diverse housing options, vibrant commercial corridors, and access to safe public amenities.

The City’s housing and neighborhood strategy focuses on preserving and creating neighborhoods and amenities that allow people to reach their full potential by creating places where:

- People and businesses are safe,
- Civic infrastructure supports neighborhood quality of life, and
- Families have access to quality affordable housing, education, jobs, and services.

FY2016 Initiatives	Key Indicators
Preserve and create healthy, vibrant, and distinct neighborhoods	<ul style="list-style-type: none"> • Correct 90% of nuisance violations within 30 days • Assist neighborhoods in developing and implementing strategic plans during annual neighborhood board retreats, neighborhood matching grants, and other partnerships • Continue implementing the Comprehensive Neighborhood Improvement Program as outlined in the Community Investment Plan
Coordinate public/private partnership investments to attract the amenities neighborhoods need	<ul style="list-style-type: none"> • Continue implementing the 2014 Community Investment Plan projects • Leverage public/private investments and support of small business within the business corridors through the use of the Community Investment Plan and Business Corridor funds • Promote internet access in all neighborhoods
Market housing programs to achieve geographical dispersion of diverse housing options throughout the City	<ul style="list-style-type: none"> • Increase number of developer inquiries and approvals for the new voluntary single and multi-family density bonus programs • Allocate Housing Trust Fund dollars to developments consistent with Housing Policy goals • Continue implementation of the Ten-Year Plan to End and Prevent Homelessness initiatives
Utilize the Quality of Life Study and open data to inform and guide strategic neighborhood investments and programs	<ul style="list-style-type: none"> • Use the Quality of Life data to: <ul style="list-style-type: none"> - Assess Neighborhood Profile Areas, - Enhance and develop programs in partnership with neighborhoods and community organizations, and - Develop Neighborhood Profile Areas composites to develop programs to assist with common reoccurring neighborhood issues • Support neighborhood organizations in setting and meeting neighborhood improvement goals through the annual board retreats and the Service Area Teams • Engage neighborhoods to identify and prioritize projects within the Comprehensive Neighborhood Improvement Program
Support partners and programs that enhance opportunity for economic mobility	<ul style="list-style-type: none"> • Support quality out of school time for youth from low income families • Support youth connections to mentors, work, and community • Support projects and programs that address the digital divide • Engage organizations to provide apprenticeships, mentoring relationships, and work experiences

*2nd Draft revision are noted in red.