Charlotte City Council
Housing and Neighborhood Development Committee
Summary Minutes
June 8, 2010

COMMITTEE AGENDA TOPICS

I. Housing Locational Policy Review

COMMITTEE INFORMATION

Council Members Present:	James Mitchell, Michael Barnes, Patrick D. Cannon, Warren Cooksey and Warren Turner
Staff Resource:	Julie Burch, City Manager's Office Stan Wilson, Neighborhood & Business Services
Others:	See Sign-in Sheet
Meeting Duration:	11:15 PM – 12:15 PM

ATTACHMENTS

1. Agenda Packet – June 8, 2010

DISCUSSION HIGHLIGHTS

Council Member Mitchell welcomed everyone to the meeting and requested that everyone introduce themselves and then turned the meeting over to Assistant City Manager Julie Burch.

Ms. Burch explained that we will continue the discussion about the Housing Locational Policy and commented that the objective is to see if the Committee is comfortable with the draft Locational Policy, not approval but comfortable with the draft. Stan Wilson will go over the draft and answer all your questions.

Mr. Wilson began with the definition of the Policy. He explained that the Housing Locational Policy provides a guide for the financing and/or development of new multi-family rental housing projects designed to serve households earning 60% or less than the Area Median Income (AMI). He further

explained that Charlotte's current homeless population is approximately 8,000 and of that population, CMS has identified 3,237 of those to be children. In 2007 the Robert Charles Lesser and Company study determined that there was a 17,000 assisted housing unit shortage in the Charlotte area. On average the City of Charlotte addresses 470 units per year through the housing Trust Fund, 197 are new units and 273 are rehabilitated units.

Questions/Comments/Answers:

Barnes: Of the 8,000 homeless what percentage of those people are working, actually have jobs but cannot afford housing?

Wilson: Approximately 800 are chronic homeless; we can get data on those numbers.

Barnes: Yes, I would like to see how those numbers have trended up over the years.

Wilson: This leads us to the reason for this revision of the Locational Policy. We must adapt the City's Housing Locational Policy to address the current realities of homelessness. We last revised the Housing Locational Policy in 2003. We are seeing an increasing demand for housing assistance. The neighborhood dynamics are changing, they are not stagnant. The economic environment has impacted the demand for assistance. We must align the City of Charlotte's Housing Locational Policy with the Quality of Life Study data which is a comprehensive analysis of Neighborhood statistical Areas (NSA's). Neighborhoods are definded by the NSA as Stable, Transitioning or Challenged based on 20 variables within four dimensions. Those four dimensions are Social, Economic, Crime, and Physical. Our approach will be to place assisted housing developments in these areas using the Quality of Life ratings. Additionally, the proposed policy will define areas as permissible and non-permissible. Permissible areas would allow new construction in stable NSA's, rehabilitation could occur in stable, transitioning and challenged NSA's. This would provide improvements throughout the City. Conversions could occur in Stable, Transitioning and Challenged NSA's. Non-Permissible areas would not allow new multi-family affordable housing located within ½ mile of any existing local, state or federal assisted multi-family housing projects greater than 24 units. The thought is that stable neighborhoods can accommodate the inclusion of new assisted multi-family projects. Rehabilitation and conversions will be improvements from what already exists.

The Housing Locational Policy Review Schedule is as follows:

City Council briefing of draft document	June 14, 2010
Five Public Forums	July and August 2010
Staff review of public input and final policy recommendations	Late August, 2010
Committee review and approval Of recommended policy	September, 2010
City Council review and approval of	

Recommended Policy September, 2010

Barnes: I would like to make a motion that we recommend the draft Housing Locational Policy to City Council for approval.

Cooksey: I second the motion.

The Committee unanimously voted to recommend the draft version for the Housing Locational Policy to City Council for approval (Mitchell, Barnes, Cannon, Cooksey, and Turner). The meeting adjourned at 12:15pm.

City Council
Housing and Neighborhood Development Committee

Tuesday, June 8, 2010
11:00 a.m.
Charlotte-Mecklenburg Government Center
Room 280

Committee Members: James Mitchell, Chair
Warren Turner, Vice-Chair
Michael Barnes
Patrick D. Cannon
Warren Cooksey

Staff Resource: Julie Burch, Assistant City Manager

AGENDA

I. Housing Locational Policy Review

Next Meeting: TBD

Distribution:

Mayor/Council
Curt Walton, *City Manager*
City Leadership Team
Corporate Communications
Debra Campbell – *Planning Department*
Anna Schleunes- *City Attorney's Office*
Mujeeb Shah-Khan- *City Attorney's Office*
Saskia Thompson- *Manager's Office*
Housing Trust Fund Advisory Board
Neighborhood Leaders

Budget Office
Ruffin Hall
Phyllis Heath
Lisa Schumacher
Ann White
Charlotte Housing Authority
Charles Woodyard
Charlotte-Mecklenburg Housing Partnership
Pat Garrett
Charlotte-Mecklenburg Police Department
Chief Rodney Monroe
Deputy Chief Ken Miller

Community Relations
Willie Ratchford
Ledger Morrissette
Neighborhood & Business Services
Patrick Mumford
Walter Abernethy
Steve Allen
Jamie Banks
Tom Flynn
Pamela Lopez
Tom Warshauer
Richard Woodcock
Stan Wilson