Charlotte City Council
Housing and Neighborhood Development Committee
Summary
February 13, 2013

COMMITTEE AGENDA TOPICS

I. **FY2014 Focus Area Plan**
II. **Meeting Schedule for March**

COMMITTEE INFORMATION

Council Members Present:	Patsy Kinsey, Michael Barnes, John Autry, Warren Cooksey, LaWana Mayfield
Staff Resources:	Eric Campbell, Assistant City Manager Pat Mumford, Neighborhood & Business Services Pamela Wideman, Neighborhood & Business Services
Meeting Duration:	12:08 PM – 1:00 PM

ATTACHMENTS

1. Agenda Packet – February 13, 2013
2. Draft FY2014 Focus Area Plan

DISCUSSION HIGHLIGHTS

Kinsey: Call the meeting to order.

Campbell: The first item is the focus area plan that was officially referred into Committee during the City Council Retreat.

FY2014 Focus Area Plan

Wideman: The purpose of this discussion is to get us started on developing the FY14 Focus Area Plan. This is a one year plan. Staff has thought about incorporating some of the variables from the new Quality of Life Study into the focus area plan over a period of time to align the two documents.

Develop and recommend overall strategy that will assist with increasing the supply and geographical dispersion of affordable housing. The overall strategy language is linked to the strategies presented in the CIP. We agree that the geographical dispersion needs to be tweaked and have not developed any proposed measures. Perhaps some of the proposed measures could be implementing the strategies that we presented to you.

Strengthen opportunities for public and private partnerships to encourage the integration of education, recreation, employment and housing resources in identified redevelopment areas. This is exactly what you have in your current focus area plan. We believe this is still important, not only for our business corridor funds, but with our Housing Trust Fund in achieving the 1:10 leverage ratio.

Creating healthy and vibrant neighborhoods. This proposed measure is linked to variables in the new Quality of Life Study. We are proposing to look at where housing is as it relates to the proximity to health care providers (free clinic is the wording used in the Quality of Life). The intent is not to build a bunch of houses around these facilities, but to entice some economic development to come to these existing areas.

Barnes: The last measure is interesting because there are so many other partners who could play a role.

Wideman: We have an initiative in your current focus area plan about creating healthy and vibrant neighborhoods. The thinking about the proposed measures is to link the measures in the focus area plan to the variables in our new Quality of Life Study where we know we will have data.

Barnes: If you have a healthy neighborhood with walking trails and greenways systems, you don't need as much medical care. Should it be within a ½ mile or some other more manageable range? Should we look at a larger area, maybe five miles? If you are going to give a distance there needs to be a concurrent conversation with care providers.

Wideman: It could be within five miles or whatever you think is appropriate. The primary reason the ½ mile is noted is that it is currently the data we measure in the Quality of Life Study.

Cooksey: I appreciate the alignment with the Quality of Life. For what we are measuring, do we know what they think their service radius should be?

Wideman: We will do the research and bring information back.

Mayfield: Have we already done a study to show that if facilities are within a ½ mile we have seen a difference in the community?

Wideman: We did not do a study. This was a variable in the Quality of Life Study. When you think of a quality neighborhood or improving quality of life, you have access to these facilities. Another measure is the percentage of housing units within proximity to a chain grocery store or increasing the percentage of housing units with 2 ½ miles of a recreation center. For recreation centers, this doesn't necessarily have to be Parks and Recreation

facilities; this could be a Y or fitness center. For the reduce number of building code violations, we don't want to just cite people; we want to do this through education.

Kinsey: The grocery store measure may be a bit of a reach.

Cooksey: Market area for the grocery store may come into play and what is perceived as the market radius for a chain grocery store.

Wideman: The last two initiatives are new. We had an initiative and measure on the current focus area plan related to the DNC. We are done with that and we probably need to replace it. We also had an initiative and measure relating to the Quality of Life Study. We have completed that.

Develop youth programs that will assist in increasing graduation rates and in reducing juvenile crime. There have been a lot of discussions on the City's role in this. We are not putting this initiative on here with the intent of asking for new resources. Our proposal is to do it within the existing resources. We will continue to seek direction from you as we move through these. We know the City can't do this alone. Everyone has a part to play; CMS, United Way, and others. The program we currently have works through partnerships with the businesses, Mayor's Mentoring Alliance, Mayor's Youth Employment program, and programs in the schools to look at truancy. We are proposing to look at juvenile crime rate and end of grade performance and growth.

Improve neighborhoods through community engagement. The proposed measure is the number of neighborhood organizations registered with the Planning Commission. The information is nice to have and the assumption is that if people are registered, they receive information and can be more engaged.

The goal is to have these initiatives fleshed out by March/April.

Autry: Is there a way to adjust the alignments of neighborhood associations? I live in Coventry Woods; to the south along Independence Boulevard is a group of streets we refer to as the "Poet" streets. We have invited them to join us, but when you look at the map they are not in our neighborhood. Statistically they are part of Amity Gardens neighborhood which is along the other side of Independence Boulevard. Is there some process to get those neighborhood alignments more accurate?

Wideman: I don't know. Are they established as a neighborhood association? We would want to look at where they fall in the new alignment of the Quality of Life study. We went from 173 neighborhood statistical areas to about 400 profile areas.

Autry: They are in our NPA, number 16. Based on the Noelle Study the greatest need is for 30% or below. In the first initiative, is there an opportunity to help address that? It is an identified need that we need to focus on.

Wideman: You could add some language that says "with an emphasis on 30% and below." As we do that we need to be mindful of our approach to mixed-income housing development. In the strategies we presented to you several months ago, there is language that talks

about population and median area income that would be served through each of those strategies. For example, there is a strategy that deals with supportive housing. We know that most individuals in supportive housing are in the 30% or below. The rental subsidy strategy that we will discuss at a future meeting is primarily people in the 50-60% of AMI who might just need some help for a shorter period of time. Our goal is to look at that need, but also focus on mixed-income housing.

Kinsey: What we have tried to do over the last few years is to broaden the focus plan so staff would be able to work within it. If we start putting parameters around any of these, that puts some burden on staff.

Cooksey: It is worth acknowledging that there is a tension that exists with the 30% or below category and the concept of geographical dispersion. When you talk about 30% AMI or below, they need more supportive services and transit options. The first initiative is something the Committee will work on. In the second initiative, is there additional policy guidance you need from the Committee or is the framework in place and we would expect you to carry out?

Wideman: You would expect us to carry it out.

Cooksey: The third initiative seems to be things we can't influence, but be there to monitor how things are going. For the youth initiative, are you looking for the Committee to recommend policy to Council or do you have the tools you need to carry this out on your own?

Wideman: We believe we have the tools to carry it out, but if there is consensus around the Council to grow the area of youth programs, then this may require more staff resources, which equals more money. We proposed to use existing resources.

Cooksey: We may have a budgetary impact for some of these initiatives. On the community engagement initiative, that metric seems external to us. Could that be fleshed out a bit more? Not just the number of neighborhood associations, but with an active contact. Look at staff to take a more active role in confirming the information is accurate.

Kinsey: There is an issue with neighborhood associations not contacting Planning to update their information. The updating of that list is important, but a challenge.

Wideman: Let us work through that more.

Mayfield: Do you have in your plan to reach out to the CMPD community police officers? They get the information quicker and could help to reduce incorrect information. I would like to make sure we are looking at the correct neighborhood area geography since some neighborhoods were joined in the last Quality of Life Study.

Wideman: Those are points well taken. In Neighborhood & Business Services we were very intentional in trying to align our service delivery model with CMPD. We work with them in the four geographic regions within our service delivery model. We partner with them in attending neighborhood meetings and are located at some of their sites. We will

continue to work with CMPD and Planning to make sure that neighborhood organizations are registered and have correct contact information.

Barnes: I like the initiatives. With regards to the neighborhood contacts, there are several neighborhoods that don't want contact with the City Hall. I have other neighborhoods that email all the time. Regarding youth programs, a word of caution, don't tie us to something that we can't impact. There are a lot of things that go into preventing juvenile crime that have to do with parenting. There are a lot of things that have to do with end of grade performance and growth. You may want to find a way to indicate our willingness to be involved, but not make it a measured initiative within the focus area. Let's be careful.

Kinsey: I don't want us to see us drop another service, whether it is housing or neighborhood improvement for this.

Clarification on Motion

Campbell: Mr. Barnes, at the last meeting you made a motion regarding reporting out the CNIP initiative. We are looking for clarification that the motion was just for CNIP or did it include the affordable housing strategies?

Barnes: It was only CNIP. Did we discuss the affordable housing strategy in detail?

Wideman: We did discuss it at a meeting you missed. We are happy to bring it back to talk more about the affordable housing strategy as we move toward March 30th. We didn't want to rehash a discussion you already had.

Barnes: For the sake a clarity regarding the motion, which I think applied to CNIP, I would say bring back the affordable housing strategy for a quick briefing.

Kinsey: I thought it was just CNIP too and I would feel more comfortable bringing the affordable housing strategy back for discussion.

Meeting Schedule for March

Campbell: There are two conflicts in March: NLC and Town Hall Day. How do you want to handle that?

Wideman: We put the three future agenda topics on your agenda. It occurs to me the one thing we didn't put on your agenda topics would be to discuss any new tax credit application requests. We will need at least one meeting in March. We can poll the Committee to find a date.

Barnes: We need to have a meeting before the March 20th budget meeting. Can we restrict the agenda to affordable housing strategy and tax credit?

Wideman: Want to remind you that we have some existing Trust Fund money today, so we want your direction on that as well. We can restrict the agenda and if the tax credit schedule

gets changed we will adjust accordingly. We will poll the Committee for one meeting date in March.

City Council
Housing and Neighborhood Development Committee

Wednesday, February 13, 2013
12:00 p.m.
Charlotte-Mecklenburg Government Center
Room – 280

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

Staff Resource: Eric Campbell, Assistant City Manager

AGENDA

I. FY2014 Focus Area Plan (No Action Required)
Review and discuss the FY2014 Housing & Neighborhood Development Focus Area Plan

II. Meeting Schedule for March (Action Required)
Review meeting schedule due to conflict with March 13th meeting and the National League of Cities Conference and determine the need to schedule an alternative March meeting date.

Next Committee Meeting: February 27, 2013 at 12:00 p.m.

Future Topics:

- Capital Investment Plan Follow-up (Affordable Housing)
  - Affordable Housing Strategies
- Rental Subsidy Program
- FY14 FAP Discussion

Distribution:

Mayor/Council
Julie Burch, *Interim City Manager*
City Leadership 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
Pat Garrett
Kim Graham
Chief Rodney Monroe
Willie Ratchford
Ledger Morrissette
Patrick Mumford
Steve Allen
Jamie Banks
Brad Richardson
Pamela Wideman
Tom Warshauer

FY2014 Housing & Neighborhood Development Focus Area Plan
Housing and Neighborhood Development Committee Meeting
February 13, 2013

Committee Action:
Review and discuss the draft FY2014 Housing & Neighborhood Development Focus Area Plan and develop recommendations to the City Council.

Explanation:
- Following the Council's Annual Retreat, each Council Committee is asked to review and make recommendations for the FY2014 Focus Area Plan for their respective area. Committee recommendations for the plans are placed on a future Council agenda for approval.
- City Strategy is documented in the Focus Area Plan and includes corporate objectives that guide and direct planning, decision making and the accomplishment of the City's mission and vision. The Focus Area Plans are used to monitor success in the accomplishment of City strategy and adherence to Council's goals and priorities.
- The proposed housing and neighborhood strategy focuses on creating and sustaining communities by creating places where people and business are safe, where civic infrastructure supports neighborhood quality of life and business success, where families have access to quality education, jobs, and services and the environment is preserved and strengthened.
- Proposed key initiatives include:
  - Develop and recommend policies that will assist with increasing the supply and geographical dispersion of affordable housing.
  - Strengthen opportunities for public and private partnerships to encourage the integration of education recreation, employment and housing resources in identified redevelopment areas.
  - Develop youth programs that will assist in increasing graduation rates and in reducing juvenile crime.
  - Create healthy and vibrant neighborhoods.
  - Improve neighborhoods through community engagement.

FY2013 Strategic Focus Area Plan
Mid-Year Update

"Creating and sustaining communities of choice for living, working and recreation."

The City of Charlotte's long-term health, vitality, and distinction as a competitive city is predicated upon its ability to utilize national and local best practices to create and sustain communities of choice for living, working and recreation.

The City's housing and neighborhood strategy focuses on creating and sustaining communities by creating places where people and businesses are safe, where civic infrastructure supports neighborhood quality of life and business success, where families have access to quality education, jobs, and services and the environment is preserved and strengthened.

Focus Area Initiative	Measure	FY2012 Year-End Actual	FY2013 Target	FY2013 Mid-Year Status
Create healthy and vibrant neighborhoods by improving and implementing quality physical infrastructure	Complete 90 percent voter approved bond Neighborhood Infrastructure and Business Corridor projects on schedule or as forecasted	Projects 100% complete. Phase II of Lincoln Heights now under construction.	Review and ensure 90% of projects are completed or are on schedule to be complete	92% Notes: 24 (92%) of 26 projects are on track for "on schedule" completion, down from 25 of 26 reported in October. The change is related to the East Forest NIP, Phase 2 projects – it no longer appears possible for it to be completed in FY 15 as had been anticipated. Projects that are either expected to finish late (Newell-South and East Forest 2), or that are in danger of finishing late will be examined monthly in

				order to determine what can be done to keep them from slipping off schedule.
Strengthen opportunities for public and private partnerships to encourage the integration of education, recreation, employment and housing resources in identified redevelopment areas	Achieve a leverage ratio within the corridor of 1:10 for business corridor funds	1:10; Mosaic Village Student Housing is the only project that utilized this fund.	1:10	1:10 achieved
	Leverage increased community safety partnership opportunities in support of the Democratic National Convention	New Target in FY13	Seek new partnerships in FY2013	100% completion Collaboration efforts with CMPD, NBS, SWS, CATS and CDOT were initiated to eliminate all graffiti and markings within the I-277 loop and along the blue line extension prior to the DNC. A contingency plan was established to respond during the event and has resulted in continued maintenance of the area.

Focus Area Initiative	Measure	Prior Year Actual	FY2013 Target	FY2013 Mid-Year Status
Develop and recommend policies that will assist with increasing the supply of affordable housing	Develop and revise policies	95% complete. Pending as a result of City Council's May 14, 2012 meeting.	Review and revise the Assisted Multi-Family Housing at Transit Station Policy for Transit Stations, Incentive Based Inclusionary housing, and Impact of Regulatory Ordinance on Affordable Housing	45% complete
Redesign the Quality of Life (QOL) Study to more accurately reflect the City's neighborhood conditions	Completion of the 2012 QOL	100% completion of report redesign. QOL Study website and report scheduled to go live December 2012.	Release the newly designed QOL report	100% completion

FY2014 Strategic Focus Area Plan
- ***Concepts for Consideration -***

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<u>Concepts for FY2014:</u>

Initiative:
- Develop and recommend an overall strategy that will assist with increasing the supply and geographical dispersion of affordable housing.

Initiative:
- Strengthen opportunities for public and private partnerships to encourage the integration of education recreation, employment and housing resources in identified redevelopment areas.

  Proposed Measure:
  - Achieve a leverage ratio of 1:10 with the use of City funding for business corridors.

Initiative:
- Create healthy and vibrant neighborhoods.

  Proposed Measures:
  - Increase the percentage of housing units within a ½ mile of a healthcare provider or free clinic
  - Increase the percentage of housing units within ½ mile of a chain grocery store

- Increase the percentage of housing units within 2 1/2 miles of a recreation center
- Reduce the number of building (residential and non-residential) code violations through increased education

Proposed Initiative:

- *Develop youth programs that will assist in increasing graduation rates and in reducing juvenile crime (i.e. youth council, mentoring, employment)*

  Proposed Measures:
  - *Juvenile Crime Rate*
  - *End of Grade performance and growth*

Proposed Initiative:

- *Improve neighborhoods through community engagement.*

  Proposed Measure:
  - *Number of neighborhood organizations registered with the Planning Commission*