Charlotte City Council
Housing and Neighborhood Development Committee
Summary Minutes
October 18, 2010

COMMITTEE AGENDA TOPICS

1. Housing Locational Policy

COMMITTEE INFORMATION

Council Members Present: Patsy Kinsey, Patrick D. Cannon, Warren Cooksey, and James Mitchell

Staff Resources: Julie Burch, City Manager's Office
Patrick T. Mumford, Neighborhood & Business Services
Pamela Lopez, Neighborhood & Business Services

Meeting Duration: 12:12 PM – 1:11 PM

ATTACHMENTS

1. Agenda Packet –October 18, 2010

DISCUSSION HIGHLIGHTS

Kinsey: Called meeting to order.

Julie Burch: We are back to continue the discussion on the Housing Locational Policy. We have had several sessions with the Committee and Staff has taken that feedback and will be presenting a revised proposal. First, we want to hear from the Charlotte Housing Authority and UNCC on the housing study data.

Charles Woodyard (Charlotte Housing Authority):
Study was commissioned a couple years ago but we believe it is a more accurate methodology than seen before.

Owen Furuseth (UNCC):
Owen presents the "Affordable Housing in Mecklenburg County" presentation which lays out the underlying data which was collected from 2005 – 2007. Data is referred to as PUMS data.

Cannon: Are you able to forecast how this will work in today's time?

Owen Furuseth (UNCC):
The best we can do is to assume the same population level is translated moving forward. Everything has to be put into context of the recession.

Kinsey: These units are subsidized and non-subsidized?

Owen Furuseth (UNCC): Correct

Cooksey: What's the number of the very low income families that are within the 30% of income? Is there any data on how those 5,000 "All non-burdened households" breaks out?

Tom Ludden (UNCC):
Those people are included in the "All non-burdened households". We could probably figure out how that 5,000 number breaks out.

Cannon: I think this is good data because it does expose the number we are trying to get at to serve. It would be good to break out the information. Do we have incomes for the couch homeless? I'm asking because do we tie these folks into what we are doing?

Burch: That is a good transition into what Staff will be presenting. Staff has taken a look at the criteria for determining the need and revised.

Kinsey: I'd like to remind the Committee that there is no need to rush if we are not ready.

1. Housing Locational Policy

Lopez: We wanted to come up with a variable that included subsidized units as we know it and unsubsidized. That data is very hard to capture. We are bringing to you what we feel we can capture consistently and ask that you finalize schedule if ready.

(Walks through presentation.)

Mumford: The 5% is accounting for all units in an NSA. The 24 units respond to the units in a specific development.

Questions/Comment/Answers:

Mitchell: Would Moore Place be exempt under this policy?

Lopez: It would not.

Cooksey: All Council should be notified of waiver requests.

Pam: We can make that change. The proposed schedule is: dinner briefing on November 8, public hearing on November 22, Council approval on December 13.

Cannon: In reference to waivers, what is the notification time for re-zoning? Full Council should be notified with the same process/timeline.

Pam: We can find out what that timeframe is and align.
(Presents three maps representing permissible areas.)

Kinsey: Is there anything we want brought back to us?

Lopez: We will make the change to notify all of Council of a waiver request. We will look at aligning with the rezoning timelines.

Mitchell: Motion to approve policy and to follow proposed schedule as laid out by Staff.

Cannon: Seconds motion made by Mitchell.

Cooksey: Votes no because a locational policy says affordable housing is a bad thing.

Kinsey: Three in favor, one opposed.

Burch: November 8, 2010 dinner briefing is next step. Noon on November 3rd is next Committee meeting to discuss Single Family Occupancy.

Meeting adjourned at 1:11pm.

City Council
Housing and Neighborhood Development Committee

Monday, October 18, 2010
12:00 p.m.
Charlotte-Mecklenburg Government Center
Rooms 280

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

Staff Resource: Julie Burch, Assistant City Manager

AGENDA

I. Housing Locational Policy
Discussion and Consideration of Recommendations for Policy Revisions

Future Agenda Topics:
- Single-Room Occupancy Zoning Text Amendment (November)
- Assisted Multi-Family Housing at Transit Stations Policy (December)
- FY2012 Focus Area Plan Discussion (January)
- Council Referral: Impacts of Tree Ordinance on Affordable Housing (TBD)

Distribution:
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Charlotte Housing Authority
Charles Woodyard
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