

Follow-Up Items
City Council Action Review and Business Meeting
Monday, Sept. 23, 2019

Agenda Item	Requestor	Mayor and Council Questions	City Response	Department Lead
Heritage Park Apartments Bond Issuance Approval	Mayfield/Lyles/Winston	<p>Requested report from HNS/CHA</p> <p>How does the Housing Authority Board look at this and what is their process?</p>	<ul style="list-style-type: none"> • Heritage Park Apartments was built in 1981 and is one of many naturally occurring, multi-family housing developments in East Charlotte. This development provides affordable housing options with rents ranging from \$826 to \$1,230 per month and are well below market rate rents. <p>City of Charlotte Involvement:</p> <ul style="list-style-type: none"> • On July 22, 2019, City Council approved a \$600,000 Housing Trust Fund allocation for the acquisition and rehabilitation of Heritage Park Apartments. This HTF allocation is in conjunction with financing from the North Carolina Housing Finance Agency (NCHFA). • NCHFA’s participation provides 4% Low Income Housing Tax Credits (\$780,264) and a housing bond allocation (\$13,000,000) which as mandated by the Internal Revenue Service (IRS), requires the local governing body to approve the issuance of bonds. • On September 23, 2019, City Council was requested to approve the \$13,000,000 bond issuance pursuant to IRS requirements. <p>Charlotte Housing Authority involvement:</p> <ul style="list-style-type: none"> • Heritage Park is not a Charlotte Housing Authority (CHA) project. CHA’s role in the project is solely to act on behalf of the state as the issuer of the state-approved tax-exempt housing bonds. • As a local housing authority, CHA is authorized to 	Housing & Neighborhood Services

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			<p>issue the bonds, and is currently the primary local organization that issues bonds for the state.</p> <ul style="list-style-type: none"> As with Heritage Park, when acting in this capacity, CHA often does not have any capital dollars or financial interest in the developments, nor have they been involved in any process for evaluating the development. The state evaluates requests for bond financing, and governs the use of the bond funds, including any required restrictive covenants obligating the owner to comply with affordability requirements related to the bond issuance. 	
Not on agenda	Phipps	How much of the ETJ do we have left to annex?	<ul style="list-style-type: none"> Currently there is 66.5 square miles left in Charlotte's ETJ. 	Planning, Design and Development
Brooklyn Village Interlocal Agreement	Winston/Egleston/Mayfield	<p>Why suddenly does the deal need to extend 10 years?</p> <p>Requested of history of deal since 2007.</p>	<ul style="list-style-type: none"> Council voted to refer this item to the Neighborhood Development Committee for further discussion and to address questions asked at the September 23, 2019 Council meeting. 	City Attorney's Office
Construct the Charlotte Convention Center Phase I Renovation	Mitchell/Mayor/Eiselt	Provide information on funds available in the convention center streams.	<ul style="list-style-type: none"> The Convention Center Tax fund is funded by occupancy and prepared food and beverage taxes. The taxes in this fund have been used to finance projects including Convention Center, Panthers Stadium and Bojangles upgrades and for CRVA marketing and operations. The fund balance as of June 30, 2018 was \$73.8 million. This fund balance is cash remaining after accounting for current liabilities including outstanding debt. 	Finance

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			<ul style="list-style-type: none"> Fund balance is used to mitigate against economic downturns and for overall financial strength. As a further conservative measure, the city maintains 100 percent of the next year's debt service in fund balance. These sound financial practices help ensure a strong credit rating. 	
Minimum Housing Code	Bokhari/Lyles	<p>Request to engage city economist to review if changes are made, what are impacts on affordability of housing at a macroeconomic perspective.</p> <p>Additionally, what would be the loss of housing or unit count impact?</p>	<ul style="list-style-type: none"> Approximately 99% of all Minimum Housing Code cases are voluntarily corrected; most cases do not incur a final civil penalty. Additionally, the Neighborhood Development Committee reviewed the potential associated costs. <u>Attachment 1</u> provides the standard charge and the estimated cost impact. The approval of these revisions will not significantly increase the cost of housing or result in the loss of additional housing units. 	Housing & Neighborhood Services
Public Forum Speaker – Donielle Prophete	Lyles	<p>Spoke about concerns around the lighting in terminal E.</p> <p>Expressed concerns around heating and air temperatures and circulation issues.</p> <p>Requested information on the Citation Board and who appoints to that? Who makes up the board?</p>	<ul style="list-style-type: none"> The Aviation Department is working with American Airlines to conduct lighting studies around the terminal ramp – including the area that Ms. Prophete spoke about. The Aviation Department is also looking at air circulation issues associated with the new baggage transfer station. Once the review is completed, CLT will work with American Airlines to determine what, if any, changes need to be made. The citation appeals process is an internal operational review of safety and security violations at the Airport. Airport Operations staff, who are subject matter experts in Airport safety and security 	Aviation

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			<p>rules and regulations conduct the appeals review.</p> <ul style="list-style-type: none"> ○ It is important to note that the appeals review is conducted as a review of the facts of the violation – not as a way to recommend lesser penalties associated with the violation or violations. 	
Public Forum Speaker – Joseph Margolis	Lyles	<p>What is 'ring'?</p> <p>How is CMPD using it?</p> <p>What are the privacy concerns?</p>	<p>The Council will receive additional information about 'ring' at the Strategy Session on Monday, October 7, 2019.</p>	CMPD

Article III: Minimum Standards of Fitness for Places of Habitation
Recommendations - DRAFT
September 1, 2019

**Bold Text Indicates Proposed New Provision*

	Section / Standard	Current	Recommendation	Rationale	Avg. Cost Estimate
1.	Sec. 11-77. - Space and Use (doors)	(n) Requires doors at bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space.	Add door hardware and include all doors.	Improves enforcement as it relates to the condition of all doors and be more explicit and straightforward.	0-\$50.00
2.	Sec. 11-78. – Light and Ventilation (windows)	(g) Requires that all windows opening to the outside be reasonably weathertight and have operable locks.	Require that all windows, and doors with windows be reasonably weather tight, be free of broken glass and have operable locks. The glazed area would be glass only.	Improves enforcement for windows and for doors. Would require glass only, and disallow other materials.	0, no cost increase
3.	Sec. 11-78. – Light and Ventilation (fixtures)	(j) New provision	Require clothes dryer vents	Unvented clothes dryers may cause humidity, dust, smoke or carbon monoxide build -up if not maintained.	0-\$100
4.	Sec. 11-78. – Light and Ventilation (fixtures)	(i) New provision	Require existing kitchen exhaust equipment operate as intended. Ductless range hoods would not be required to be vented to the exterior.	Inoperable, or poorly maintained kitchen vents may cause humidity, smoke, or carbon monoxide (gas range or oven) build-up if not maintained.	0-\$100
5.	Sec. 11-80. – Plumbing Facilities (water heaters)	(g) Requires adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.	Amend language to require adequate hot water, and operate as intended ,and to require that water heaters comply with the current state building code, and the home inspector licensure board for water temperature and flow rate.	Establishes, and clarifies that the safety devices and other components be in good condition, and operate as intended. Establishes temperature, and flow rates Damage, or improper installation of the over-pressure devices or piping may compromise the safety of the water heater.	0, no cost increase
6.	Sec. 11-80. – Plumbing Facilities (fixtures)	(i) New provision	Require that kitchen and bathroom sinks/faucets be	Improper installation of sinks and faucets to the countertop commonly allows	0-\$10

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			properly installed to prevent leakage.	damaging water intrusion.	
7.	Sec. 11-80. – Plumbing Facilities (fixtures)	(e) Requires that water closets (toilets) shall not be loose or leaking	Amend language to add a requirement that flush mechanisms must be maintained.	Leaking flush mechanisms may cause water intrusion at the floor, and can cause excessive water usage if uncorrected.	0, no cost increase
8.	Sec. 11-81. – Heating Facilities	(q) Requires that fireplaces may be used for supplementary heating only and not for basic heat.	Amend language to add freestanding kerosene heaters, freestanding electric space heaters and vent free gas appliances (such as gas logs) as supplemental heating. These devices would not be considered a primary source of heat.	Clarifies that portable heaters may be used for supplemental heating, but do not take the place of a primary heating system.	0, no cost increase
9.	Sec. 11-83. – Structural Standards (Foundation)	(a)(9) New provision	Require crawl space hatchways and doors be maintained.	Improves enforcement to require a crawlspace door.	0-\$100
10.	Sec. 11-83.– Structural Standards (Foundation)	(a)(10) New provision	Require screening be provided for all crawl space vents.	Improves enforcement and add clarity for the requirements related to vermin infiltration.	0, no cost increase
11.	Sec. 11-83. – Structural Standards (Foundation)	(a)(8) New provision	Require that all masonry block and brick foundation systems or components be mortared with bonded joints. The block, brick, and associated joints should not be deteriorated.	Improves enforcement as it relates to dwelling foundations and be more explicit and straightforward	0, no cost increase
12.	Sec. 11-83.– Structural Standards (Interior Walls)	(d)(3) New provision	Require that Interior wall finishes and trim shall be free of moisture stains or moisture damage caused by leaks from roofing, or other sources.	Establishes proof that the original cause of the stain has been permanently repaired.	0-\$50
13.	Sec. 11-83. – Structural Standards (Ceilings)	(e)(5) New provision	Ceiling finishes and trim shall be free of moisture stains or moisture damage. caused by leaks from roofing, or other sources.	Establishes proof that the original cause of the stain has been permanently repaired.	0-\$50

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14.	Sec. 11-83. (f) – Structural Standards (Roofs)	(8) Requires that there be proper flashing at walls or chimneys.	Amend the language to add proper flashing at roof penetrations. Requires that the roof and flashing be sound, tight, and have no defects that admit rain.	Adds more specific areas where roof systems may leak.	0, no cost increase
15.	Sec. 11-83. (f) – Structural Standards (Roofs)	(9) Requires that there be no loose roof covering, no holes, and no leaks causing damage to the structure or rooms.	Include language to add a requirement that the roof have no defects, that may admit water	Adds more specific conditions which may cause roof systems to leak.	0, no cost increase
16.	Sec. 11-83– Structural Standards (Roofs)	(f)(10) New provision	Require that drainage be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts be maintained in good repair and free from obstructions and designed to discharge rainwater away from the structure. Roof water not be discharged in a manner that creates a public nuisance.	Adds a requirement to maintain gutters and require good drainage of water from the roof. Lack of maintenance may cause water intrusion, and structure damage.	0-\$150
17.	Sec. 11-83. – Structural Standards (Roofs)	(f)(1) New provision	Amend the language to require that roof rafters, roof framing members, and roof sheathing not be sagging, show signs of weakness, or be likely to cause structural weakness in the future.	Improves enforcement as it relates to the roof structure and be more explicit and straightforward.	0-\$300
18.	Sec. 11-83.– Structural Standards (Porches)	(h) (1) Requires that the floor, ceiling, and roof be equal to requirements set forth in this section, except sills, joists, and floors need not be level if	Amend the language at 11-83(h) to add at 11-83 (h) (6) and 11-83(h)(7) requirements that exterior stairways, deck porches and balconies, landings,	Strengthens the existing requirements for exit way safety.	0-\$25

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		providing drainage of floors; floors need not be weathertight; the ceiling height may be seven feet; and the attic need not be vented. (3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.	exits, and all attached appurtenances, be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Requires that step treads be reasonably uniform in width		
19.	Sec. 11-84 - Property Maintenance	(e) New provision	Require that kitchen and bathroom(s) counter tops and cabinets shall be constructed and maintained to permit easy cleaning and maintenance of sanitary conditions.	Requires all cabinetry to be installed and maintained in a manner that it is free from damage.	0-\$500
20.	Sec. 11-84 - Property Maintenance	(f) New provision	Require that cabinet doors and drawers be operable as intended and have functional hardware to allow for proper operation.	Improves enforcement as it relates to cabinetry.	0-\$50
21.	Sec. 11-78 -Light and ventilation	(j) New provision	Require that exhaust ducts for clothes dryers terminate on the outside of the dwelling. Screens which may trap lint may not be installed at the duct termination. Require that ducts be properly supported, and free of obstructions.	Allows enforcement of standards related to hazardous conditions created by poorly maintained clothes dryers.	0-\$100
22.	New Section. – Air Conditioning	New section/provision under Heating, ventilation, and air conditioning 11-81(r)	Requires the maintenance in good and safe working order air conditioning systems provided by the owner.	Requires existing supplied AC appliance be maintained in good and safe working order.	0-\$350