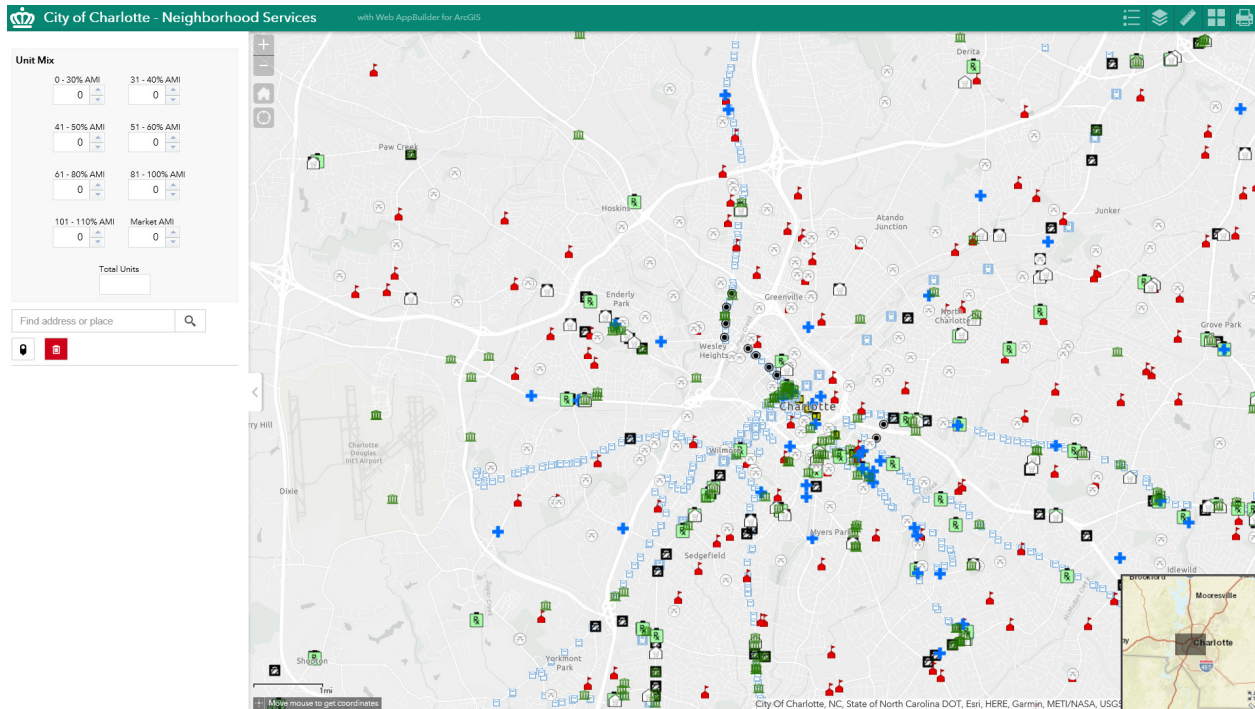


HOW TO USE THE TOOL

1. Click the link to the site. This will take you to a login page. Use the username and password provided by the City. At this time, only affordable housing development partners are provided site access. Contact Warren Wooten for access related questions at twooten@charlottenc.gov.
2. Once logged in, the main application screen will display.



3. On the left-hand side of the display, enter the unit mix of the proposed development. A unit mix is required to run a score. Note that the total number of units auto-calculates based on the inputs to the unit mix.

Unit Mix

0 - 30% AMI	31 - 40% AMI
<input type="text" value="0"/>	<input type="text" value="0"/>
41 - 50% AMI	51 - 60% AMI
<input type="text" value="0"/>	<input type="text" value="0"/>
61 - 80% AMI	81 - 100% AMI
<input type="text" value="0"/>	<input type="text" value="0"/>
101 - 110% AMI	Market AMI
<input type="text" value="0"/>	<input type="text" value="0"/>
Total Units	
<input type="text"/>	

Unit Mix

0 - 30% AMI	31 - 40% AMI
<input checked="" type="checkbox"/> <input type="text" value="20"/>	<input type="text" value="0"/>
41 - 50% AMI	51 - 60% AMI
<input type="text" value="0"/>	<input type="text" value="80"/>
61 - 80% AMI	81 - 100% AMI
<input type="text" value="0"/>	<input type="text" value="0"/>
101 - 110% AMI	Market AMI
<input type="text" value="0"/>	<input type="text" value="0"/>
Total Units	
<input checked="" type="checkbox"/> <input type="text" value="100"/>	

4. Next, enter the address of the proposed development.

You can also use the tool to select a location from map view. Find the location on the map. Use the select tool and click on the desired location.

The tool will erase all user input to allow for a new search without reloading the page.

Once you have input the unit mix and address, press 'Enter' or use the to zoom to that location and generate a site score.

UNDERSTANDING THE SCORE

The application will locate the site on the map and display two buffers around the site. The first buffer shows a ½-mile travel distance (routed along the road network) from the site and the second buffer shows a 1-mile travel distance from the site. The site scores will display below the address input.



Amenities

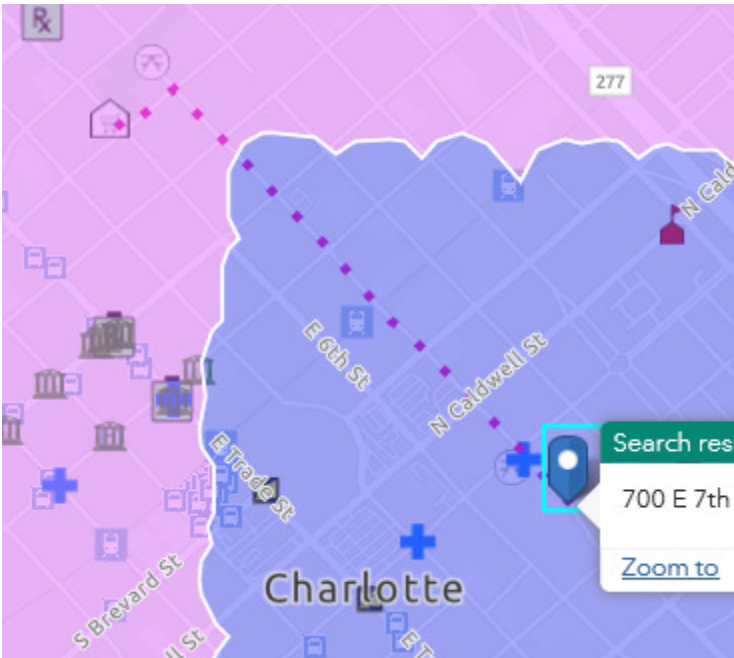
- Financial Institutions - 0.5 [Mileage : 0.56]
- Grocery Stores - 1 [Mileage : 0.76]
- Medical Facilities - 1 [Mileage : 0.08]
- Schools - 1 [Mileage : 0.20]
- Park - 1 [Mileage : 0.11]

Transit

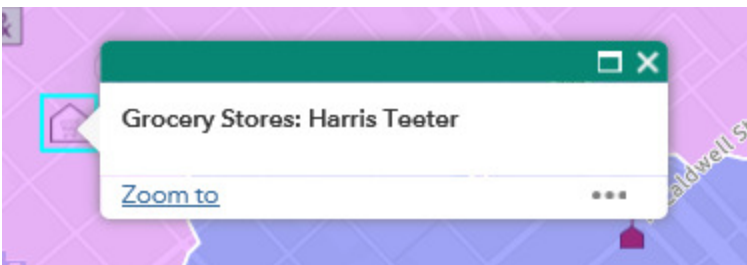
- Bus Stops - 5 [Mileage : 0.32]

To see more detailed information about each score, move your mouse cursor over the desired score box and a pop-out will display showing details about the data used to render that score.

Additional routing information is available on the proximity pop-out regarding routing. When you move your cursor to hover over an amenity, the application will show the network route used to determine distance as a pink dotted line on the map.



Additional information is available about each amenity by clicking on the amenity on the map.



Questions about the Data

If you are a developer and believe there is an error in the data impacting your score please email twooten@charlottenc.gov. Include the address and unit mix used, what score component is affected and the nature of the error. Staff will work to recreate the application score and review the data for accuracy.

About the Scores

Proximity – This measure looks at the amenities near the proposed site. The amenities reviewed include grocery stores, pharmacies, parks, schools, shopping centers and transit stops. Site with high proximity scores have many amenities near the proposed site.

Access – Access is a measure of the number of jobs within commuting distance to a proposed site. The site is assessed for both a public transit and car commute and the resulting score is a combined measure of both.

Change – Much of Charlotte's recent housing conversation has included the rapid change transforming many neighborhoods. Using median income, change in housing sales prices and permit volumes, this score indicates areas of increased real estate and construction activity. A high score in neighborhood change helps to identify the neighborhoods undergoing the most rapid price increases, property transfers and increased likelihood of resident displacement.

Diversity – When looking for new affordable housing investment locations, creating new housing options for a community reflect the diverse and inclusive communities. This measure looks at two aspects of diversity. First, the score awards points for developments located in areas with lower poverty rates. High poverty rates often reflect existing housing for lower income households. Next this score compares the affordability of housing to be provided and the median income of the community. Points are awarded for providing housing options that increase the diversity of the available housing options.