



**Housing Locational Policy
Community Meeting**

Myers Park United Methodist Church
 August 23, 2018

Meeting Agenda

- ▶ Welcome 5 min
- ▶ Housing Locational Policy..... 20 min
 - ▶ Complete and Inclusive Neighborhoods
 - ▶ Affordable Housing Primer
 - ▶ Housing Locational Policy Overview
 - ▶ Proposed Site Scoring
- ▶ Break Out Groups..... 45 min
- ▶ Report Out 15 min
- ▶ Closing / Next Steps 5 min

Great cities are built on complete and inclusive neighborhoods



Complete and inclusive neighborhoods:

- Range of housing options – households of all sizes and income levels
- Access to goods and services
- Lots of ways to get around
- Quality schools
- Public open spaces
- Civic places
- Meet the needs of people of all ages and abilities
- Encourage people to connect and care about each other
- Promote community involvement
- Foster safety

Defining Affordable Housing

- ▶ **Affordable Housing:** When an individual or family pays no more than 30% of income on housing costs (including utilities).
- ▶ **Local, federal and state affordable housing investments serve households earning 30%-80% of AMI and are partially funded with local, state or federal dollars as well as deed restrictions.**
- ▶ **Workforce Housing:** Workforce housing or moderate income housing typically refers to housing serving households earning 80%-120% of AMI.
- ▶ **Cost Burdened:** Households paying more than 30% on housing costs.
- ▶ **Housing Insecure:** Low income households spending more than 50% on housing, or experiencing homelessness.

Who Needs Affordable Housing



AMI	Family of Four	Max. Monthly Rent
30%	\$22,250	\$556
50%	\$37,050	\$926
60%	\$44,460	\$1,112
80%	\$59,300	\$1,483
100%	\$74,100	\$1,853
120%	\$88,920	\$2,223

Median wages for forecasted high-growth occupations in Charlotte, 2010-2020.
Source: NC Department of Commerce, prepared for the Charlotte-Mecklenburg Workforce Board; HUD AMI Limits

Current Environment

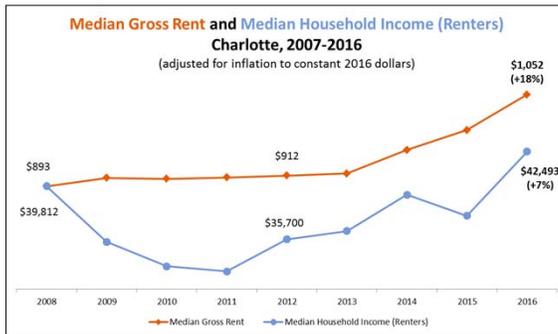
21,195 unit gap
for very & extremely low-income households

52,411 housing insecure households
(low-income and paying 50%+ on housing)

- ▶ Rents and home sale prices are increasing while salaries languish

Median Gross Rent rose 18% between 2008 and 2016, while Median Household Income rose only 7%.
Source: U.S. Census, American Community Survey 1-year estimates 2007-2016

- ▶ ~60 new residents per day
- ▶ Senior population expected to nearly double by 2030
- ▶ Neighborhood change is occurring in many Charlotte communities, often resulting in higher rents



Affordable Housing Examples



The Stevenson @ Brightwalk



Tall Oaks



The Park at Oaklawn



Renaissance West

Affordable Housing Examples



Renaissance West

Housing Locational Policy

- ▶ Provides a guide for the location of new multi-family housing receiving financial support from local, state and federal government and establishes permissible and non-permissible areas
- ▶ Developments serving the elderly or disabled populations are exempt
- ▶ City Council approves waivers on a case-by-case basis
- ▶ Helps everyone, including housing developers, understand the City's priorities
- ▶ Last updated in 2011

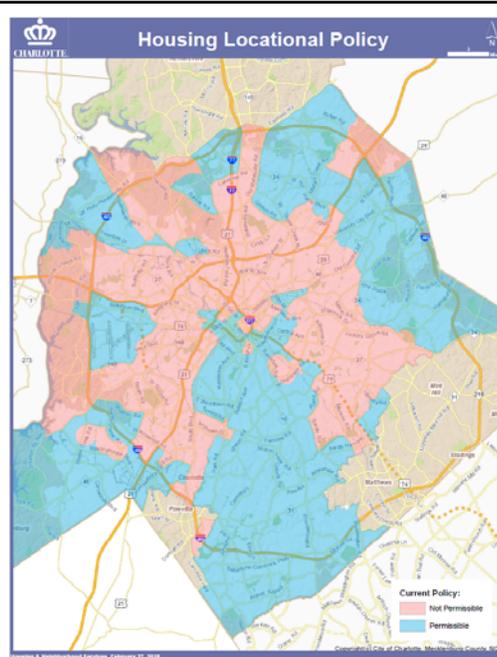
Current Policy Objectives

Current Objectives:

- Geographically disperse assisted multi-family housing developments
- Support the City's neighborhood revitalization efforts and other public development initiatives
- Promote diversity and vitality of neighborhoods
- Avoid undue concentration of assisted multi-family housing developments

Current Map

- Based on 2011 Quality of Life variables using Neighborhood Statistical Areas (NSAs)
 - NSAs have not been part of the Quality of Life since 2012
 - 20 variables existed in 2011; today there are more than 80
- Map will be updated as part of policy revisions



Proposed Policy Objectives

Based on feedback from the Housing & Neighborhood Development Committee, the policy should also:

Objectives:

- Promote a mix of housing options within neighborhoods
- Promote geographic dispersion of affordable housing developments
- Encourage the development of affordable housing near existing and proposed transit services
- Increase the supply of affordable housing in areas of high opportunity

Opportunity Areas/Priority Locational Areas:

- Near **employment centers**
- Near **commercial centers**
- Near existing and proposed **transit services**
- In **Center City**
- In **neighborhoods experiencing change**
- That support City's **revitalization efforts**
- That promote **diverse neighborhoods**

Site Scoring

Provides a tool to evaluate and score each proposed project site based on selection criteria related to City Council's objectives to:

- Reduce Concentrations of Poverty
- Address Gentrification
- Encourage proximity to Transit Oriented Development
- Encourage proximity to Job Centers
- Encourage Income Targeting

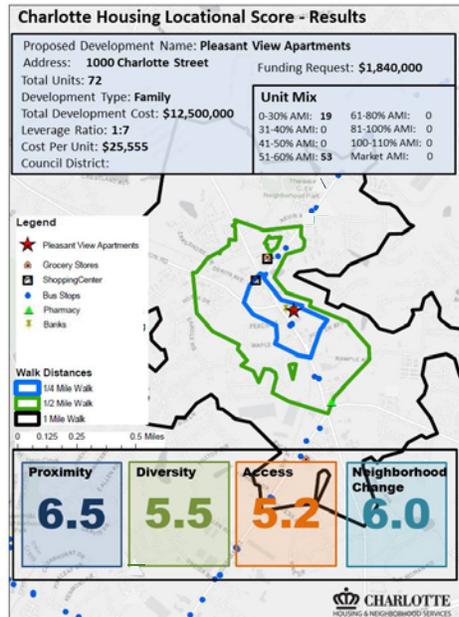
Site Scoring Example

Map:

- ★ Proposed development
- Existing amenities

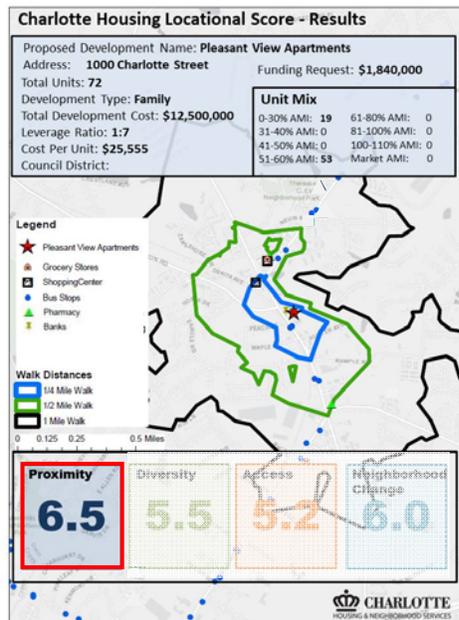
Scoring considerations:

1. Proximity
 - Transit Oriented Development
 - Other resources & amenities
2. Income Diversity
 - AMI Mix
 - Concentration
3. Access to Jobs
4. Neighborhood Change (Gentrification)



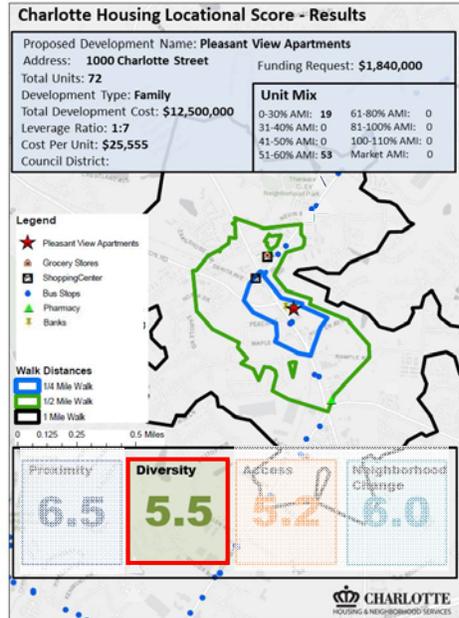
Site Scoring Proximity

- Transit Oriented Development
 - Weights proximity to Transit Oriented Development (rail, street car)
- Amenities
 - Within 1/2 mile of the proposed development (grocery stores, public parks / rec centers, financial institutions, pharmacies, etc.)
- Score of 0-10



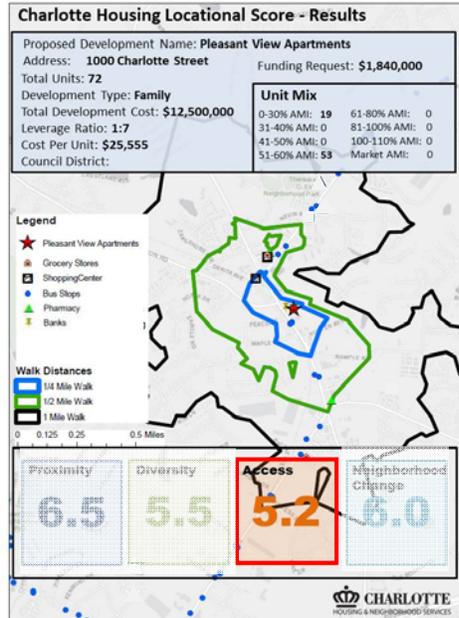
Site Scoring Income Diversity

- ▶ Unit Mix:
 - ▶ Considers the unit mix in the proposed development
- ▶ Poverty Rating:
 - ▶ Developments in areas with poverty rating less than 10% receive higher score
- ▶ Score of 0-10



Site Scoring Access

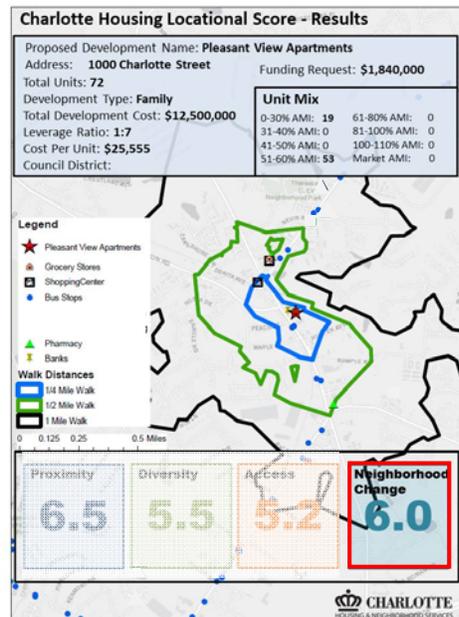
- ▶ Jobs
 - ▶ Measures access to job centers
- ▶ Score 0-10



Site Scoring

Neighborhood Change

- ▶ Neighborhood Change a/k/a Gentrification
 - ▶ Considers neighborhoods that are currently experiencing change, or those that are in danger of doing so
- ▶ Score of 0-10



Break Out Group Questions

- 45 minutes -

1. Based on today's current housing environment and needs, what do you believe the main objectives of the Housing Locational Policy should be?
2. What, if any, exemptions should be considered when drafting a new policy?
3. Do you think the score card is a good tool to determine priority locations to build affordable housing? Are there other criteria we should consider adding to the score card?
4. What else should the City consider when revising the Housing Locational Policy?
5. When deciding where to live, what resources like transportation, amenities, jobs, etc. are most important for you to live near, or have access to?
6. What does the phrase "mixed income" development or neighborhood mean to you?

Next Steps

- Community Meetings continue through early September:
 - Tuesday, August 28
East Stonewall AME Zion Church, 1729 Griers Grove Rd
 - Thursday, September 6 (*streamed live on Facebook*)
Charlotte-Mecklenburg Government Center, 600 E 4th St
 - Tuesday, September 11
Greater Providence Baptist Church, 2000 Milton Rd
 - **Meeting Materials & Online Feedback @**
CharlotteNC.gov/Housing
- September 12: Housing & Neighborhood Development Committee
- October: City Council