



CHARLOTTE.
NEIGHBORHOOD & BUSINESS
SERVICES

12th Annual New Partners for Smart Growth Conference

*Building Safe, Healthy, Equitable and Prosperous
Communities*

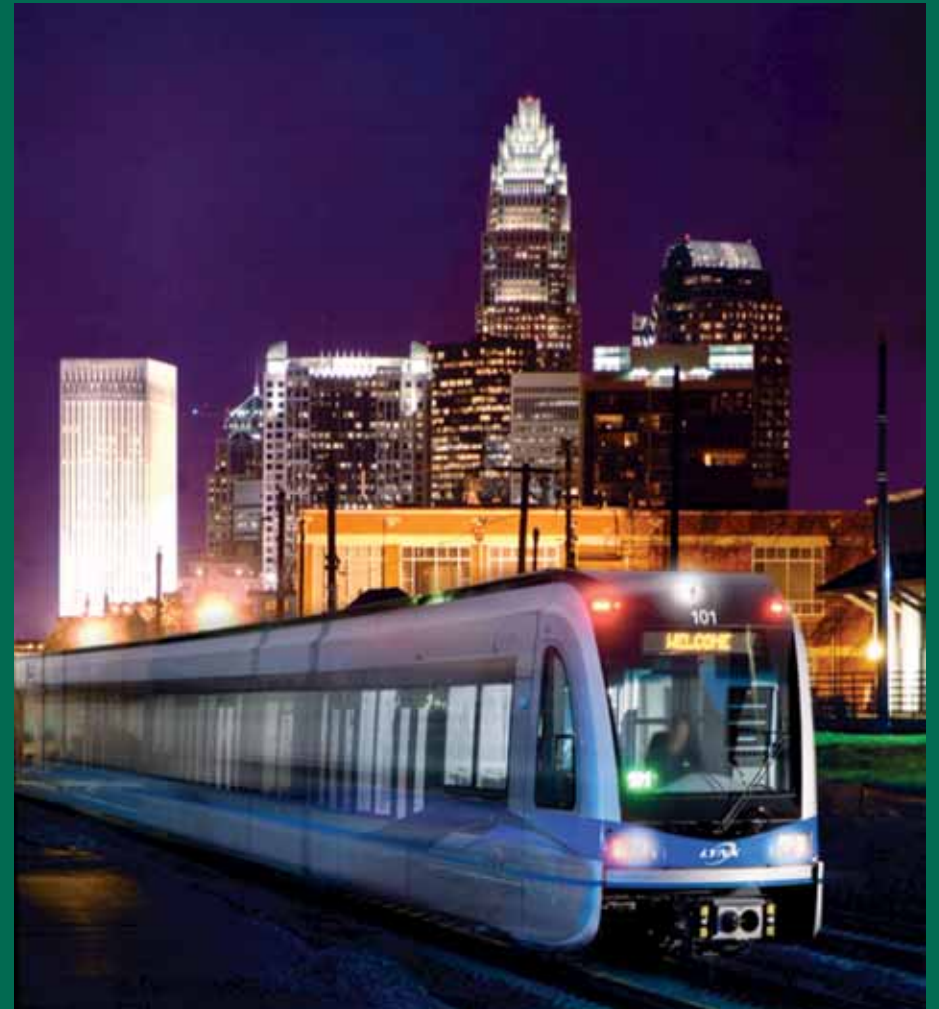
How Local Governments
Can Support Mixed-Income
Transit Oriented Development
February 7, 2013

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- Council Manager form of Government
- Population of 751,087
- 281 Square Miles
- 2nd Largest Banking Center in the nation



- The City's Housing Trust Fund was established in November 2001 to provide gap financing to developers for the construction of affordable housing through a competitive Request for Proposal Process.
 - Affordable Housing is defined as housing serving households earning 60% (\$39,100) and below Area Median Income (AMI)
- To date 71 developments have been funded.
 - Consisting of 4,685 units
 - 2,625 serve households earning 30% (\$19,550) and below the AMI

Tax Credit Allocation

- Allocation provides alignment with State awarded low-income housing tax credits and allows for greater leverage of local housing trust fund dollars.

Supportive Housing

- The supportive housing population includes elderly, homeless, and persons with disabilities.

Acquisition

- Allocation allows development partners to acquire land and multi-family housing developments.



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Arbor Glen

2305 Farmer Street, West Boulevard Neighborhood
Completed: November 2005
Charlotte Housing Authority

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Cherry Garden Senior Apartments

1727 Baxter Street, Cherry Neighborhood

Completed: May 2010

The Affordable Housing Group

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- The Housing Locational Policy provides a guide for the financing and/or development of new multi-family rental housing projects designed to serve households earning 60% (\$39,100) or less than Area Median Income (AMI)



Springcroft @ Ashley Park
Senior Living
CMHP
2005



Nia Point
Mixed Income St.
CHA/Crosland
2006



Seigle Point
HopeIV/Mixed-Income
CHA
2008



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Policy Objectives:

- Avoid undue concentration of subsidized multi-family housing developments.
- Geographically disperse subsidized multi-family housing developments.
- Support the City's neighborhood revitalization efforts.
- Support school development, transit corridor development and other public development initiatives.
- Promote diversity and vitality of neighborhoods; and

Housing Policy
Approved by City Council on November 26, 2001

Assisted Multi-Family Housing at Transit Station Areas:

- A. The City shall aggressively pursue opportunities to develop assisted housing within a ¼ mile of transit stations when participating in joint development projects such as building or providing loans for infrastructure, acquiring land, and/or other economic development initiatives. Assisted housing is multi-family rental housing development receiving assistance from local, state or federal government and serving households earning 60% or less than the area median income. A transit station area is generally defined as the area within a ¼ mile walking distance of an identified rapid transit station.
- B. This policy only applies to transit corridors with adopted transit stations.
- C. The City shall encourage the development of a minimum of 5% up to a maximum of 25% of any development with multi-family units to be assisted units.
- D. The number of assisted multi-family housing units shall not be greater than 20% of the total housing units within a ¼ mile of the transit station.
- E. At least 30% of the assisted multi-family housing units developed at a particular site shall be reserved for households earning 30% or less than the area median income.
- F. Assisted multi-family housing in transit station areas shall always be developed as part of a larger mixed income development.
- G. The assisted multi-family housing units shall be similar in appearance to the portion of the project that is developed as market rate housing.
- H. The assisted multi-family housing units shall be scattered throughout the development and not concentrated in one area.
- I. These proposed guidelines shall be incorporated into the *Joint Development Policy for Transit Station Areas* currently being developed by an interdepartmental team consisting of CATS, Planning, Neighborhood Development, and Parks and Recreation.
- J. The City shall evaluate and assess the progress of the policy within 12-24 months after the first rapid transit line opens to determine if additional changes or modifications are needed. Council's CWAC Committee shall receive reports on development activity in transit station areas at least twice a year.

Note: Excludes single-family detached, elderly, and special needs housing.

Effective Date: January 1, 2002.

Amended Date: September 24, 2003

“The City shall aggressively pursue opportunities to develop rental housing within ¼ mile of transit stations.”

Policy Goals:

- Provide consistent framework for reviewing proposed assisted multi-family housing developments in station areas.
- Avoid undue concentration of proposed assisted multi-family housing in station areas.
- Encourage high quality design and architectural compatibility of proposed assisted multi-family units in station areas.



Transit Station Area Principles (2001) provide guidance for developing and redeveloping around rapid transit stations in a way that makes it convenient and pleasing for people to use transit.

These principles focus on land uses, mobility, and community design within easy walking distance (i.e. within ½ mile) of transit stations. Examples of these policies include:

Mixture of Complimentary Transit-Supportive Uses

- Establish and integrate a mix of complementary transit-supportive land uses to increase attractiveness and transit trip options while decreasing the need for auto use.
- Encourage highest density closest to the station (i.e. within ¼ mile), transitioning to lower densities between ¼ and ½ mile from stations.
- Encourage a mixture of housing types.
- Encourage development of workforce/affordable housing.

Incentive Based Inclusionary Housing

- Single and Multi-Family Density Bonus Programs
- Density Bonus Program goals:
 - Encourage private sector development of mixed income housing,
 - Allow a variety of housing types, and
 - Provide the opportunity for individuals to age in place

Single and Multi-Family Bonus Programs:

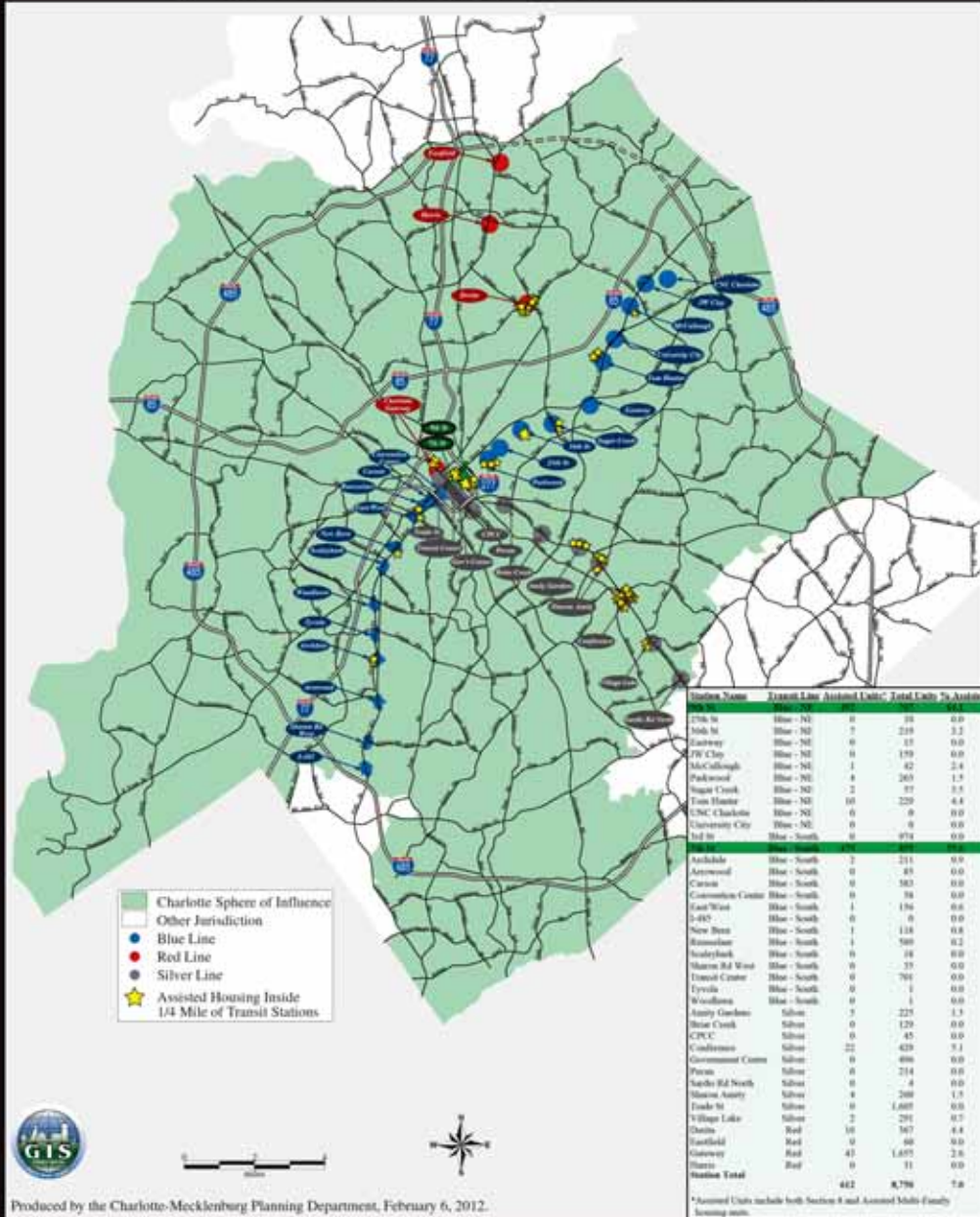
- Create a new tool to disperse housing for individuals with a range of incomes,
- Encourage private sector development of mixed income housing,
- Allow a variety of housing types, and
- Provide the opportunity for individuals to age in place



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Assisted Housing Within 1/4 Mile of Rapid Transit Stations



Produced by the Charlotte-Mecklenburg Planning Department, February 6, 2012.

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- There are **8,750** housing units within 1/4 mile of an existing or proposed rapid transit station.
- Of these, **612** are assisted units. This is 7% of the total number of units.

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Pamela J. Wideman
Assistant Director

City of Charlotte
Neighborhood & Business
Services

pwideman@charlottenc.gov

704-336-3488 (Office)

