AGENDA

Meeting Type·	B
Date	11-14-1989
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda November-14, 1989

FILE COPY

CHARLOTTE

Meetings in November '89

THE WEEK OF NOVEMBER 1 - NOVEMBER 4

1	Wednesday, 7 30 a m	PLANNING COMMISSION/Zoning Stakeholders Committee - CMGC, 8th Floor Conference Room

THE WEEK OF NOVEMBER 5 - NOVEMBER 11

6	Monday, 11 00 a m	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY/Cost of New Convention Center - Convention Center, 4th & College Street
	Monday, 12 Noon	PLANNING COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Monday, 5 00 p m	CITY COUNCIL WORKSHOP/Reuse of Old Coliseum - CMGC, Conference Center
7	Tuesday, 2 30 p m	HOUSING APPEALS BOARD- CMGC, 5th Floor Conference Room
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
	Tuesday, 6 00 p m	CHARLOTTE ADVISORY PARKS COMMITTEE - CMGC, Conference Center
8	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room
	Wednesday, 4 00 p m	HISTORIC DISTRICT COMMISSION - CMGC, 8th Floor Conference Room
	Wednesday, 6 15 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
9	Thursday, 8 00 a m	CLEAN CITY COMMITTEE - CMGC, Room 267
11	Saturday, 10a m -3p m	CITY-COUNTY INFORMATION FAIR - Charlotte-Mecklenburg Government Center, 600 East Fourth Street
	Saturday, 11 a m	DEDICATION, VIETNAM VETERANS MEMORIAL - Thompson Park, Kings Drive at 3rd St

THE WEEK OF NOVEMBER 12 - NOVEMBER 18

13	Monday	VETERANS DAY - All City Offices Closed
	Monday, 7 30 p m	HISTORIC LANDMARKS COMMISSION - 1221 S Caldwell Street
14	Tuesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 5 00 p m	CITY COUNCIL/Executive Session - CMGC, Meeting Chamber Conference Room
	Tuesday, 6 00 p m	COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Center
	Tuesday, 6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber
	Tuesday, 7 30 p m	CITY COUNCIL MEETING - CMGC, Meeting Chamber
	Tuesday, 7 30 p m	PLANNING COMMISSION/Planning Committee (Northwest District Plan) - Oakdale Elementary School, 1825 Oakdale Road
15	Wednesday, 7 30 a m	PLANNING COMMISSION/Zoning Stakeholders Committee - CMGC, 8th Floor Conference Room
16	Thursday, 5 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF NOVEMBER 19 - NOVEMBER 25

20	Monday, 10 30 a m	**AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY** - Charlotte Coliseum, 100 Paul Buck Blvd
	Monday, 5·00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p m	**CITY COUNCIL/Zoning Hearings** - CMGC, Meeting Chamber
21	Tuesday, 2 00 p m	**HOUSING AUTHORITY** - 1301 South Blvd
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
22	Wednesday, 6 15 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
23	Thursday	**THANKSGIVING DAY** - All City Offices Closed
25-29	Saturday-Wednesday	**NATIONAL LEAGUE OF CITIES ANNUAL MEETING** - Atlanta, GA

THE WEEK OF NOVEMBER 26 - NOVEMBER 30

27	Monday, 7·30 a m	**PLANNING COMMISSION/Zoning Stakeholders Committee** - CMGC, 8th Floor Conference Room
	Monday, 3 30 p m	**PLANNING COMMISSION/Zoning Committee (SUP Decision)** - CMGC, 8th Floor Conference Room
	Monday, 4 00 p m	**PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Monday, 4 30 p m	**PLANNING COMMISSION/Rezoning Work Session** - CMGC, 8th Floor Conference Room
28	Tuesday, 2 00 p m	**CITY ZONING BOARD OF ADJUSTMENT** - 700 North Tryon Street, Agricultural Extension, Large Conference Room
	Tuesday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION** - Latta Equestrian Park, 5225 Sample Road, Huntersville
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
29	Wednesday, 4 30 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** - CMGC, Room 119
30	Thursday, 12 Noon	**HOUSING AUTHORITY** - 1301 South Blvd
	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting** - CMGC, 8th Floor Conference Room

These organizations will <u>not</u> meet in November

Community Facilities Committee
Specialized Transportation Advisory Committee

Tuesday, November 14, 1989 City Council Agenda
Table of Contents

ITEM NO.		Page No.
	PUBLIC HEARING	
3	Charlotte Housing Code	1
	POLICY	
4	Charlotte Transit System - RFP	3
5	Uptown On-Street Parking	4
6	Housing Assistance Plan	5
7	Old Coliseum Market Study/Engineering Study	6
	BUSINESS	
8	Lynbrook/Redcoat Four-Way Stop	8
9	Airport Modified Appraisal Process	9
10	Multi-Family Fire Safety Task Force	10
11	Development Fees	12
12	Economic Development Loan - Little Learners Day Care	13
13	Global Cities Project	15
14	Convention Center	15
	CONSENT	
15	Performing Arts Center Budget Ordinance	16
16	PILOT Budget Ordinance	17
17	Bids	17
18	Park Road Alignment - Construction Administration	22
19	Airport Telephone Maintenance	23
20	Fire Station #28 Design	23
21	Change Order	24
22	Rehabilitation Loan	25
23	Council on Aging	25
24	Tree Ordinance Amendment	26
25	Storm Drainage	28
26	Housing Code Enforcement	28
27	Utility Agreement	29
28	Set Speed Limit	29
29	Annexation/Set Public Hearings	30
30	Set Public Hearing	31
31	Tax Refund	31
32	Property Transactions	32
33	Amended Condemnation Resolutions	34
	* * * * * * * * *	
34	Nominations	35

CHARLOTTE

Mayor Sue Myrick | Mayor Pro Tem Al Rousso

John A (Gus) Campbell | Roy Matthews
Stanley M Campbell | Cyndee Patterson
Dan Clodfelter | Ella Butler Scarborough
Charlie S Dannelly | Richard Vinroot
Gloria Fenning | Velva W Woollen

Council Agenda

Tuesday, November 14, 1989

5 00 p m	-	Executive Session
6 00 p m	-	Council-Manager dinner
6 30 p m	-	Citizens hearing
7 30 p m	-	Council meeting

ITEM NO

1 Invocation by Rev J Alexander Ward, Jr of Mouzon United Methodist Church

2 Recommend approval of minutes of October 9, Special HAP Meeting, October 10, Regular Meeting and October 18, 1989 Zoning Meeting

PUBLIC HEARING

3 A Conduct a public hearing to obtain the views of citizens on a proposed ordinance to amend the Charlotte Housing Code

B Adopt the proposed ordinance to amend the Charlotte Housing Code

Housing Code Advisory Task Force

In October, 1988, the City Manager appointed a Housing Code Advisory Task Force whose mission had three objectives

to explore the positive and negative impacts of the current Housing Code and enforcement procedures

to lessen those negative effects by reviewing, discussing and recommending changes in the Charlotte Housing Code and the administrative enforcement procedures as well as support programs for the code enforcement process

to discuss tenant abuse and recommend alternatives for addressing the problem

CD and Housing Committee

The findings and recommendations of the Housing Code Advisory Task Force were presented to and unanimously accepted by the Community Development and Housing Committee on September 7, 1989

Amendments

A summary of each Housing Code change is

1 Allow a vote of three of the five members of the Housing Appeals Board to reverse or modify a decision by the Community Development Department

2 Require owners to change locks and provide keys for new tenants

3 Require that all outside windows have operable locks

4 Add a new minimum standard for flooring material and repair

5 Require that wall repairs be of the same or similar quality and material

6 Require that ceiling repairs be of the same or similar quality and material

7 Require an operable smoke detector or alarm in each dwelling unit (This was also the unanimous recommendation of the Operations Committee in its consideration of the Multi-Family Fire Safety Report - agenda item #10)

Task Force Objectives

Adoption of these amendments meets the first two task force objectives Effort on the third objective is underway The Community Development and Community Relations Departments have begun a process to mediate landlord-tenant disputes The task force, Community Development Department and Community Relations Department will meet in November to continue to develop the landlord-tenant dispute resolution process

Funding No city funds will be expended in implementing this ordinance

Clearances This ordinance has been reviewed by the City Attorney and the Community Development Director

POLICY

4 Recommend approval of RFP process for management of the Charlotte Transit System and solicit public comments

Recommended RFP Process The present contract for management of the Charlotte Transit System will expire August 31, 1990 A request for proposal (RFP) will be issued to select the contractor to manage the system for a minimum of three years We recommend the following process to facilitate public review of the RFP and selection of the contractor

Solicit public comments about the process, the RFP and criteria for selecting a management firm Attached is a list of organizations and individuals to which notices of this November 14 Council discussion have been mailed Copies of the draft RFP, also attached, have been made available

A technical committee will be appointed by the City Manager to provide assistance in the development of the RFP and selection of the contractor This seven-member committee will include a transit official from outside the City, a local representative of the business community, a local attorney familiar with labor law, and staff members from CDOT, Budget and Evaluation, the Attorney's Office, and the Manager's Office

Refer the draft RFP to the Council Transportation Committee for review, with input from comments made at the November 14 meeting and from the technical committee The RFP recommended by the Transportation Committee would be placed on the December 11 Council agenda for approval The RFP would be issued as soon as possible thereafter, with proposals due approximately 60 days later

The technical committee would review proposals and schedule interviews with contractors in March, 1990

A recommendation for a contractor would be presented to Council in April Following approval, contract negotiations would be conducted, with a final contract to be presented to the Council for approval in May

This schedule will allow adequate time to prepare and transition for a new contract effective September 1, 1990

Attachment No 1

5 Recommend adoption of a resolution endorsing a program for on-street parking in uptown Charlotte

On-Street Parking

The update of the Central Area Plan (the draft Urban Design Plan for Center City Charlotte) recommends additional on-street parking in uptown Charlotte The Central Charlotte Association (CCA) also has requested that on-street parking be allowed in the uptown area on week nights and weekends The CCA feels that free on-street parking would encourage more people to visit uptown and patronize its businesses

90 Day Program

CDOT has developed an experimental, 90-day program for nighttime, weekend and holiday on-street parking to begin in time for the holiday shopping season The experimental program would allow parking on selected streets in the core area of uptown between the hours of 6 00 pm and 5 00 am week days, all day Saturday and Sunday and holidays A list of streets where on-street parking will be allowed is attached Approximately 150 additional on-street spaces will be available Some 50 existing on-street parking would also be modified to allow nighttime, weekend and holiday parking During the 90-day period, CDOT will evaluate the program and then report to Council about the desirability of making the program permanent

Enforcement — Strict enforcement of on-street parking regulations, including citations and towing illegally parked vehicles which block peak hour traffic flow, will be necessary for the program to succeed The Police Department will also be working closely with CCA and event sponsors to ensure on-street parking does not interfere with parades and other uptown events

November 20 — With Council approval, CDOT staff will work to have signs in place to allow on-street parking initially along College and Church Streets as the highest priorities, beginning November 20 We will proceed to have the remaining streets available for parking as soon as possible thereafter

Funding — Implementation and enforcement of the program would be funded from the City's operating budget

Clearances — The Central Charlotte Association, City Manager's Office, and Charlotte Police Department have reviewed and concur in the experimental program

Attachment No 2

6 Review of Housing Assistance Plan as requested by Council

Council Action — The current HAP will remain in effect until September 30, 1991 If Council decides to modify the HAP, the following procedures need to be followed

1 hold a public hearing to receive comments on the HAP and proposed revisions,
2 adopt the revised HAP, and
3 submit to HUD for review and their final approval

HAP Background — The Housing Assistance Plan (HAP) was approved by City Council on September 13, 1988 with the provision that the locational criteria again come to Council for a vote at the end of a year's time There was also a statement in the agenda item, "The CD & Housing Committee requested that at the end of one year staff prepare a report on the impact of the changes in the Locational Policy criteria for Council's review" The current HAP

went into effect October 1, 1988 and runs through September 30, 1991

September 5, 1989 Council workshop - a Housing Assistance Plan update was presented which included a synopsis of the HAP, the locational policy and a summary of projects approved during the current HAP After discussion, the item was deferred to the September 11, 1989 Council meeting

September 11, 1989 - Council deferred further discussion of the HAP to a special workshop on October 9, 1989

October 9, 1989 - after discussion, Council voted to keep the present locational policy and clarified for staff the interpretation of eligible and ineligible census tracts for public/private partnerships Staff was also directed to research the feasibility of a locational policy based on concentration and number of units

A copy of the HAP and locational policy are attached

Attachment No 3

7 Recommend adoption of a budget ordinance for $55,000 and authorize the City Manager to develop options for use of the old Coliseum

At the Re-use of the old Coliseum workshop on November 6, 1989, City Council directed staff to take the following actions

A (1) Select a consultant to conduct a marketing study to determine if there is a market for the old Coliseum as a facility for small/public events Study should include the impact of the Independence Boulevard reconstruction project on re-opening the facility

Cost Estimate - $40,000 - $50,000

Time Frame - 90 days

(2) Select an architectural/engineering firm to determine status of mechanical, plumbing, electrical, structural and some rough cost estimates of improvements

Cost Estimate - $3,000 - $5,000

B Determine the value of the old Coliseum property and solicit offers to purchase the property - to be performed by the Real Estate Division

C Develop cost and objectives for an adaptive re-use study Initiation of this study would depend upon the results of the marketing study funded in A

D Provide additional information

Inventory of events that have contacted the City concerning use of the old Coliseum
Annual operating budget for the Grady Cole Center
Rental structure for the Grady Cole Center
Number of events at Grady Cole Center that could be transferred to the old Coliseum.
Why did the workshop on the re-use of the old Coliseum not have marketing information on how the facility might be used and cost estimates on what improvements are needed to re-open the facility

Information for D will be provided in the November 10 Council/Manager memorandum

Funding Pay-As-You-Go Tax Levy Fund Balance

ITEM NO

BUSINESS

and adoption of a resolution

8 Consider citizens' request that a four-way stop remain in operation at the intersection of Lynbrook and Redcoat Drives

Four Way Stop

Messrs Patrick Walters and George Freeman appeared before City Council on October 23, 1989 and requested that four-way stop sign control be retained at the intersection of Lynbrook and Redcoat Drives The Charlotte Department of Transportation installed the four-way stop on October 16, 1989 with the intent of reversing stop sign control at the intersection (CDOT's procedures for two-way stop sign reversal include an interim period of four-way stop operation) Mr Walters had been notified by CDOT prior to the installation that the four-way stop was an interim step in reversing the stop signs at the intersection and that within 30 days stop signs on Redcoat Drive would be removed, leaving stop sign control on Lynbrook Drive

Additional background information is attached

Options

Options for Council's consideration are

1 Retain the four-way stop control at Lynbrook and Redcoat Drives

2 Deny the request and instruct the City Manager to have CDOT proceed with its plan to reverse the stop signs, leaving stop signs on Lynbrook Drive

CDOT Recommendation

CDOT recommends that Council approve the second option The reversal of the stop signs as planned by CDOT treats a sight distance problem A four-way stop is not warranted by the Manual on Uniform Traffic Control Devices or by City Council adopted multi-way stop policy

Clearances

Charlotte Department of Transportation

Attachment No 4

9 Recommend approval of modified appraisal process for Phase I of the Airport's FAR Part 150 Noise Compatibility Program to keep home buyout on schedule

Airport Land Acquisition

On October 24, 1988, Council appropriated $7 4 million to expedite the implementation of the Airport's FAR Part 150 Program prior to FAA approval Since that time, the Airport has been implementing a voluntary land acquisition program to acquire an initial group of 41 residences in Moores Park #1, Withrow Road and Whipporwill Hills, known as Phase I

FAA Change

All appraisals had been completed and one offer extended when the FAA advised that to be eligible for federal reimbursement, the appraisals for fair market value would have to be done on a "where is, as is" basis All appraisals completed to date have been responding to instructions that under no circumstances were the appraisers to consider the influence of the Airport in such a way as to penalize the property owner This was our understanding of the requirements of the Federal Aviation regulations However, the FAA's mandate is that any negative influence of the Airport should be reflected in the fair market value, with the difference made up through correspondingly higher replacement housing payments

Replacement housing payments are based on comparable homes located outside the noise-impacted areas Total compensation provided to owner-occupants should remain approximately the same, regardless of the change in procedures for appraisals Individuals most affected by the change are absentee owners who are ineligible for replacement housing payments

Modified Appraisal Process

Council is requested to approve a modified appraisal process for Phase I property acquisition The appraisers who did the original appraisals for each of the 41 properties will be instructed to reappraise each property, using information about sales in the noise-affected areas, in accordance with FAA requirements Implementation of this procedure will allow us to continue making offers immediately, without starting the appraisal process completely over, which would delay the acquisition schedule several months

The potential liability is that at some point in the future the FAA may disallow some relatively small amounts of the purchase price because the modified appraisal process was used, we feel keeping the buyout on schedule is worth that risk The modified appraisal process is necessary only for the 41 homes in Phase I, all appraisals for future acquisitions will be done in accordance with FAA current guidelines

Since airline support of the program is contingent upon FAA eligibility, funding for any such ineligible costs would have to be borne by the Airport

Clearances — The City's attorney and Aviation Director concur in this request

Funding — Funds are available in Airport Fund Balance

10 Consider unanimous recommendation of the Operations and Procedures Committee to adopt an ordinance amending Chapter 8, Article 1 of the City Code entitled "Fire Prevention and Protection" to prohibit the use of open-flame cooking appliances on outside balconies and within ten feet of multi-family dwellings

Multi-Family Fire Safety Task Force Recommendations — The Mayor/Council-appointed Multi-Family Fire Safety Task Force made eight fire safety recommendations in its report which the Operations and Procedures Committee discussed on October 18, 1989 Only one recommendation needs Council action - prohibit the use of outdoor grills on balconies

The following are the eight recommendations which are followed by a description of the Operations Committee action

1 Eliminate use of open flame cooking appliances on outside balconies and within ten feet of multi-family dwellings (Exception buildings with non-combustible or brick building walls and decks)

Committee action approved unanimously

2 Eliminate pine needles and wood piles within ten feet of building walls (Exception first floor building walls that are brick or non-combustible treated)

Committee action Tabled until the impact of No 1 can be evaluated

3 Annual inspection and maintenance of fireplaces and chimneys

Committee action no action required because a provision currently exists in the City Fire Code

4. Require smoke detectors in all residential properties

Committee action approved unanimously

5 Recommend strong education program to promote fire safety and concerns unique to multi-family properties

Committee action approved unanimously

6 Recommend implementation of local incentives to make the installation of residential sprinkler systems in Type VI multi-family buildings

Committee action no action required because the N. C. Building Code Council recently implemented provisions into the State Building Code

7 Recommend implementation of local incentives to make the installation of residential sprinkler systems economically attractive

Committee action unanimous support
Staff was directed to develop for Council consideration incentives to encourage developers to put sprinklers in all residences.

8 Provide an unobstructed 20% maximum grade no less than 15 feet in width around all sides of each building

Committee action no action required because the N C Building Code Council recently implemented provisions into the State Building Code

Council Action — Council's action will prohibit the use of outdoor grills on balconies, and authorize staff to develop positive incentives for Council consideration to make the installation of residential sprinkler systems economically attractive

The task force report and Committee minutes are attached along with a letter of support

Funds — No City funds will be expended in implementing this ordinance

Clearances — The task force report has been presented and accepted by the Operations Committee of City Council

Attachment No 5

11 Recommend approval of the James Duncan and Associates consultant team to conduct an examination of development fees and authorize the Planning staff to negotiate a contract for an amount not to exceed $60,000

Development Fee Study — FY90 budget - City Council approved the expenditure of $60,000 to fund the total cost of the development fee study

August 7, 1989 workshop - City Council requested the Planning Liaison Committee monitor the selection process

September 15, 1989 - Planning Liaison Committee approved a selection process schedule and directed Planning staff to create a staff selection team which would screen, interview, and recommend a consultant for City Council approval

October 16, 1989 - The interview team, which includes representatives from Finance, Engineering, Legal, Planning, and City and County Budget Departments, selected the four semi-finalists based upon proposals submitted to the City

Recommendation: November 6, 1989 - the development fee options interview team recommends the team of James Duncan and Associates, (Austin, Texas) Kelly & Potter, (Pueblo, Colorado) and the Government Finance Officers Association (Washington, D C) from the group of four semi-finalists

Qualifications: The James Duncan consultant team is recommended based on the quality of their proposal and interview and their extensive experience in the preparation of development fee financing systems They have developed or are currently developing such systems for Broward County and Winter Haven, Florida, Hilton Head Island, South Carolina, Cary, North Carolina, Gwinnett County, Georgia, Austin, Texas, and Salt Lake City, Utah

The Study: The study will be a technical evaluation of the five development fee options· exactions, land transfer tax, impact fees, special assessments, and impact taxes The scope of the study will be undertaken on a County-wide basis Since the study is purely a technical effort, no public participation component is included, except to the degree the consultant may need to interview different groups in the community to establish a data base

Funding: The $60,000 for the development fee study was approved as part of the FY90 budget

Clearances: The Planning Liaison Committee monitors the process and has directed the staff selection team to recommend a consultant for City Council approval

12 Recommend approval of a loan agreement of $74,440 between the City and George and Lavern Rabb d/b/a Little Learners Day Care to provide funds for the purchase of equipment, working capital, and the construction of an addition to an existing day care facility located at 1076 Tom Hunter Road

Project Description: George and Lavern Rabb are the owners of Little Learners Day Care and operate the business as a sole proprietorship The center was opened in 1973 and is located at 1076 Tom Hunter Road The area surrounding the center is densely populated with several apartment complexes and the Hidden Valley subdivision

The center has an enrollment of 129 children There is a shortage of adequate day care facilities in the center's immediate area and the Rabbs have a waiting list of 60 children who will enroll upon completion of the expansion

The current structure contains 5,680 square feet situated on 1 19 acres The proposed expansion contains approximately 2,769 square feet which is adequate to house the additional enrollment expected from the waiting list

$74,440 Loan

The City's loan of $74,440 will assist with the construction costs of the expansion, provide working capital, and the purchase of equipment The City's loan will be used in conjunction with a $91,060 loan from First Union National Bank The Rabbs will contribute $24,600 to the project

Jobs/Public Purpose

The City is requiring a total of six jobs as a condition of the loan It is anticipated that all of the jobs will be filled within two months after completion of the project and that all of the jobs will be filled by individuals from low to moderate income households located within the Pocket of Poverty with priority being given to those individuals residing in public housing, those on the Housing Authority waiting list, and persons on the Community Development Department's relocation workload

One of the primary reasons the City established the loan program was to make available employment opportunities for individuals from low to moderate income households The proposed loan request meets this public purpose objective

See the attached addendum for details regarding the project's costs, source of funds, loan terms, security, and public purpose

Funding Economic Development Revolving Loan Fund

Clearances The Economic Development Revolving Loan Fund Committee approved the loan on October 11, 1989

Attachment No 6

13 Consider endorsement of Charlotte's participation in Earth Day 1990 and membership in the Global Cities Project at a cost of $2,000, and adoption of a budget ordinance for $2,000

Global Cities Project

Attached is information sent to Mayor and Council which describes The Global Cities Project which is sponsored by Earth Day 1990

Earth Day 1990 - a global demonstration of citizen concern for the protection of the Earth

The Global Cities Project - created and managed by Earth Day 1990 in cooperation with U S cities to encourage and assist cities to create local projects that will support the goals of Earth Day 1990 and support the specific program needs of individual cities

Cities will be encouraged and assisted in planning Earth Day 1990 projects that will support existing program efforts, such as ridesharing, recycling, tree planting, etc

Funding

General Fund Contingency (balance. $275,000)

Attachment No 7

14 A Recommend adoption of a revised Convention Center schedule

B. Recommend adoption of a budget ordinance for $255,000 to fund the City's share of Convention Center start-up costs.

Information on this item will be sent in the November 10, 1989 Council-Manager memorandum

* * * * * * * * *

The City Attorney advises that agenda items no 15 through 33 may be considered in one motion However, any member of Council may request that an item be divided and voted on separately

* * * * * * * * *

BUDGET ORDINANCE

15 Recommend adoption of a budget ordinance appropriating funds totalling $5,778,584 68 for the Performing Arts Center

Performing Arts Center The construction cash flow requirements of the Performing Arts Center project require periodic appropriation of funds In addition, some expenses generated by the project need to be encumbered against funds received by the North Carolina Performing Arts Center Foundation

The State of North Carolina has informed the City of an additional $2 million for the project approved by the State legislature A check has also been received from the Foundation for the Carolinas for $3,480,815 10 which is the Belk gift to the project Finally, a check for $297,769 58 has been received from the North Carolina Performing Arts Center Foundation as the first installment of private contribution to the project

A summary of the sources of funds and appropriation is as follows

Source of Funds	Amount
State Grants	$2,000,000 00
Belk Gift	3,480,815 10
Private Contributions	297,769.58
TOTAL	$5,778,584 68

Prior appropriations to the project have totaled $24,520,000 It is anticipated that an additional $3 5 million will be made available by the State and additional private contributions will total $6 2 million The total project cost is $40 million

Funding The sources of funds include the Belk Gift and interest earnings, private contributions, and $2 million of the State grants received

Clearances Budget and Evaluation, Finance

16 Recommend adoption of a budget ordinance approving the refund of $126,125 64 in payment in lieu of taxes (PILOT) to the Housing Authority for the Stepping Stone Program

PILOT Funds	An agreement between the City of Charlotte, Mecklenburg County, and the Housing Authority was approved on September 23, 1986 which allowed for the refunding of all PILOT payments received from the Housing Authority for a period of ten years The Housing Authority is to apply the refunds to their Stepping Stone Housing Program
Budget	This is a bookkeeping action to refund property tax dollars to the Housing Authority
Funding	PILOT payments by the Housing Authority
Clearances	Budget and Evaluation; Housing Authority.

BID LIST

17 Recommend adoption of the bid list as shown The following contract awards are all low bid and within budget estimate unless otherwise noted. Each project or purchase was authorized in the annual budget.

A. Automated Remittance Processing System — Finance Dept

Recommendation. By Director of Finance and Purchasing Director that the low bid, Computer Entry Systems, Atlanta, GA, in the amount of $265,495 00, be accepted for award of contract

Project Description. This computer system is used in processing approximately 125,000 water/sewer payments each month The current system, in use since 1981, does not operate efficiently due to extensive wear, and is no longer in production and maintenance will be discontinued by the vendor due to lack of available parts The replacement system will allow for continued timely processing of payments and deposit of funds

Sources of Funding. General Capital Equipment Replacement Fund - (Misc Equipment Account for Finance Water/Sewer Division)

B Wilkinson Boulevard Median Replacement — Engineering

Recommendation. By the City Engineer that the low bid of $170,573 70, as submitted by Crowder Construction Co., be accepted for award on a unit price basis

Project Description This Boulevard project is part of an effort to revitalize Wilkinson Blvd by the City of Charlotte and the public The project is the result of a Council action request and public input and is funded through the Business Corridor Revitalization Program

This project involves the removal of the existing concrete medians and replacing them with planted medians and other related drainage work from Old Steele Creek Road to Ashley Road

Source of Funding General Capital Improvement Fund - (Business Corridor - General Fund Fund Balance and 1987 Street Bonds)

C Logging Tape Recorder & Playback/Reproducer — Police Dept

Recommendation. By Chief of Police and Purchasing Director that the bid meeting specifications, Dictaphone Corporation, Stratford, Connecticut, in the amount of $60,719.00, be accepted for award of contract

Project Description. The logging tape recorder is used to record all 911 and other emergency phone lines and all radio transmissions in Police Communications The recordings are used for investigation of complaints, to investigate some crimes, and to protect the department and its employees

Current equipment is long past recommended replacement and has become unreliable It also does not have sufficient capacity

Source of Funding General Capital Equipment Fund - (Police - Records)

C Sanitary Sewer Construction 8-Inch Sanitary Sewer To Serve 12524 and 12600 Oakhaven Drive — Charlotte-Mecklenburg Utility Department

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Dellinger, Incorporated of Monroe, North Carolina in the amount of $59,419.03 be accepted for award of contract on a unit price basis

Project Description: Construction of this project would extend sewer service to the Oakhaven Road area

Source of Funding Water and Sewer Capital Improvement Fund - (Sewer Extensions for Public Health Protection) Water and Sewer Fund - (Sewer Tapping Privilege Fee)

D 23 - 25 Cubic Yard Rear Loading Refuse Collection Vehicles — Operations/ Sanitation (23)

Recommendation By the Purchasing Director and the Operations Director that the lowest responsive bidder, Crane Carrier Co., Tulsa, OK, in the amount of $1,704,484. be accepted for award of contract

Project Description: These rear loading collection vehicles will be used for curbside refuse and yard waste collection Twelve are replacements, one for annexation, and 10 for yard waste program

Source of Funding. General Capital Equipment Fund - (Sanitation - Refuse Collection and Special Services). General Capital Improvement Fund - (Annexation Start-Up Fund)

HUGO BIDS/CONTRACTS

E Carpet Cleaning Etc for Terminal Building, Concourses "A" and "C" — Aviation

Recommendation. By Purchasing Director and Aviation Director that funds be approved for payment to Carolina Steamway Carpet Cleaning in the amount of $61,924.60 for storm damage repairs (Hugo Expense)

Project Description. Due to Hugo damage, this work was necessary to salvage the carpeting in the airport terminal building. The contract provides labor, materials and equipment to steam clean and treat water damaged carpets, steps and upholstered chairs of the terminal building, Concourse "A" and "C"

No formal bids were received due to the emergency conditions Two carpet cleaning contractors responded to requests for assistance to alleviate damage to the passenger terminal caused by Hugo This work was approved by the insurance adjusters in a effort to minimize their exposure The other contractor, Johnny on the Spot, cleaned and treated Concourse "B" for $20,450

Source of Funding. Airport Operating Fund - Maintenance and Repairs to Buildings.

F Hugo Debris Removal - Under City Supervision

Recommendation That Council ratify existing oral agreements with contractors engaged in the removal of hurricane-related debris and authorize the Mayor to execute contracts for the lease of trucks, equipment and, in some cases, operators, for the continued removal of such debris pursuant to the emergency provisions contained in Section 143-129 of the North Carolina General Statutes The estimated amounts of such contracts for a six week period, not to exceed six months, are listed below by company

Companies are being paid at different hourly rates depending on the type of equipment provided, such as large trucks, backhoes, etc

Item 1 Consists of companies furnishing equipment of various types including operators, fuel and maintenance

Company	Cost per week	Cost six weeks	Cost six months
Amos Trucking Co Sandy Ridge, NC	33,330	199,980	866,580
Blue Max Trk Co Charlotte, NC	94,380	566,280	2,453,880

D G Chaney Hauling Midland, NC	1,980	11,880.	51,480.
Crowder Const Co Charlotte, NC	10,503	63,019	273,084
Eudy Services Stanfield, NC	1,980	11,880	51,480
Hazel Homes (M) Charlotte, NC	21,846	131,076	567,996
J & F Trucking Co Warrenton, NC	2,310	13,860	60,060
JRB Hauling Serv Winston Salem, NC	2,970	17,820	77,220
Z C McCutchens Rising Falls, Ga	8,316	49,896	216,216
McGirt Trk Co. Charlotte, NC	10,560.	63,360.	274,560.
McKinney Pools Const Charlotte, NC	2,310.	13,860	60,060.
Paul McMurray Trk Charlotte, NC	2,970	17,820	77,220
Mecklenburg Paving Co Ft Mill, SC	4,290	25,740	111,540
Piedmont Wreck (M) & Grading Co Inc Charlotte, NC	17,160.	102,960	446,160.
R L Wallace Const Co Charlotte, NC	12,804	76,824	332,904
W G K, Inc (M) Charlotte, NC	37,422	224,532	972,972
F T Williams Co Charlotte, NC	61,974	371,844	1,611,324
TOTAL		1,962,631	8,504,736.

Item 2 Consists of companies furnishing equipment ONLY and City is furnishing operators, fuel and insurance on equipment

ITEM NO

	Cost Per Month	Cost Per 6 Months
Carolina Tractor Charlotte, NC	$ 41,700	250,200
A E Finley Co Charlotte, NC	9,200	55,200
Spartan Equipment Co Charlotte, NC	9,200.	55,200
	$ 60,100	360,600

(Cost Per 6 weeks $90,150)

Work is already underway and being done at the same time State forces are being used to remove debris

Hours worked per week by companies and leased equipment and operators is 66 hours total per week, i e , 50 hours for 5 days and 16 hours on Saturday and Sunday

Contracts will have a cancellation clause with 10 day notice, which allows the City to cancel a contract at the City's convenience if equipment is not needed

Source of Funding Hugo Disaster Relief Fund

CONTRACT

18 Recommend approval of a contract with Kimley-Horn & Associates for construction administration and inspection services on the Park Road Alignment Project - Phase II for $250,000 00

Phase II — Phase II of the Park Road alignment project is from Archdale Drive to Goneaway Road Council awarded the construction contract for this phase on August 29, 1989

In-House Construction Administration — Before the construction contract was awarded, the Engineering Department tried unsuccessfully to negotiate a construction administration and inspection contract with the firm that designed the project The firm was unwilling to reduce their fee below $589,000 and the Engineering Department, therefore, decided to perform construction administration in-house for an interim period so the construction contract could be awarded and construction could begin

Recommendation: It is recommended that Kimley-Horn and Associates take over the services now being performed by the City

Kimley-Horn is recommended because they currently have qualified inspectors and engineers available and the cost is reasonable

Funding: Park Road Relocation Capital Account

Clearances: This amendment has been approved by the appropriate City staff and reviewed by the City Attorney

19 Recommend approval of a one year maintenance service contract with Southern Bell Advanced Systems, Inc. for $97,900 00.

Maintenance Agreement: Council is requested to approve a maintenance service agreement for the telephone system at the Airport with Southern Bell Advanced Systems in the amount of $97,900 This contract amount has been increased from $93,500 to $97,900 to reflect scheduled rate increases The contract provides a full-time technician, which is required by USAir, along with parts and equipment Costs are shared by all tenants of the Airport

Clearances: Airline Telecommunications Committee, USAir's telecommunication representative concurs in this contract

Funding: Airport Operating Fund The annual cost for this service will be paid by the City and reimbursed by the Airport tenants on a prorata basis

AGREEMENT

20 Recommend approval of an agreement for architectural services with The Freeman-White Associates, Inc. of Charlotte for design of the I-77 corridor annexation fire station (#28) for $63,900 00

Freeman-White Recommended: In July, 1989, in accordance with the Council-approved selection process, the Engineering Department solicited qualifications from 71 local architects for the design of the I-77 corridor annexation fire station (#28) Twenty-three firms responded. The firm of

Freeman-White Associates, Inc is recommended by a selection committee composed of representatives from the Engineering, Budget, and Fire Departments Public input will be solicited during the design process

Funding — Annexation Fire Stations Capital Account

Clearances — The contract has been reviewed and approved by the Engineering and Fire Departments, and reviewed by the City Attorney

CHANGE ORDER

21 Recommend approval of Authorization No 2 for additional services from Black & Veatch Engineers to assist CMUD in obtaining NPDES discharge permits for the Mallard Creek Wastewater Treatment Plant

Discharge Permit — The Charlotte-Mecklenburg Utility Department has applied for a new National Pollution Discharge Elimination System (NPDES) discharge permit in order to expand the existing Mallard Creek Wastewater Treatment Plant from three million gallons per day (MGD) to six MGD

The State Division of Environmental Management has directed CMUD to perform two time of travel studies and some instream monitoring before expanded pollutant loads can be approved

This study will also assist the evaluation of the need for a new wastewater treatment plant southeast of Davidson on the Rocky River Pending successful negotiations with private developers, we anticipate this project to be in the 1991-95 Capital Improvement Program

Black & Veatch Engineers of Asheboro performed the design to expand the Mallard Creek Wastewater Treatment Plant Approval of Authorization No 2 will increase the total-not-to-exceed contract amount to $2,825,000 00 and will hold Black & Veatch to a total cost for Authorization No 2 at $150,000 00 to be paid by utility funds

Funding — The source of funding is the Water and Sewer Capital budget

Clearances The Utility Director recommends approval

REHABILITATION LOAN

22 Recommend approval of a 25 year loan for $56,100 at a 3% interest rate with Vicky L. Clyburn to purchase a home at 1600 Anderson Street

$56,000 Loan

An application was taken on Vicky L Clyburn for financial assistance to purchase a home at 1600 Anderson Street The loan amount to purchase the house and bring it into standard condition is $56,100 Ms Clyburn will be making a downpayment of $1,000 The house is located in Census Tract 13 The appraiser estimates the after rehabilitation value of this property to be $57,500

Detailed information along with an analysis of Ms. Clyburn's income and projected housing expense is attached A summary of the Rehabilitation Loan Program is also attached.

Funding Community Development Block Grant Funds

Clearances The loan application has been reviewed by the Community Development Department, and all criteria to qualify for financial assistance have been met by the applicant in accordance with the requirements outlined in the Community Development Standard Rehabilitation Loan and Grant Program

Attachment No 8

RESOLUTION

23 Recommend adoption of a resolution discontinuing appointments to the Charlotte-Mecklenburg Council on Aging

Council on Aging

In 1978 the City Council and Board of County Commissioners established the Charlotte-Mecklenburg Council on Aging to serve as an official advisory board to the City Council and the Board of County Commissioners As a part of this process, the Mayor and City Council appointed some of the membership of the Council on Aging The Council on Aging will become an independent

agency in January, 1990, but wishes to continue to serve in some capacity as an advisory board to the City of Charlotte

Since the Council on Aging will achieve an independent status in January, 1990, the Mayor and City Council will no longer need to make appointments which were scheduled for January, 1990

All present members of the Charlotte-Mecklenburg Council on Aging who were appointed by the Mayor or the City Council will serve until the expiration of their terms

Attached is a letter from the Council on Aging in support of this action

Clearances City Attorney and City Clerk

Attachment No 9

CITY CODE AMENDMENT

24 Recommend adoption of an ordinance amending Chapter 21 of the City Code, "Trees."

Trees/ Engineering In order to consolidate building permitting activities, the Parks and Recreation staff administering the private tree planting requirements of the current tree ordinance were transferred to the Engineering Department in January, 1989

Code Amendment The proposed ordinance establishes the City Engineer as a co-administrator of the tree ordinance with the City Arborist In addition, administrators of the ordinance as well as the Tree Advisory Commission desired some flexibility in administering and enforcing the ordinance so as to better coordinate the current procedures and the intent of the ordinance with alternative proposals submitted by developers, architects, and landscapers

Public Comment

The Tree Commission distributed the draft amendments to the ordinance to approximately 120 individuals, firms, and organizations interested in the tree ordinance A public hearing was conducted on October 19, 1989 to receive public input As a result of that public hearing, the Tree Commission made further changes to the amendments and has now recommended the final document for adoption by City Council

Changes

The substantive changes in the proposed ordinance are as follows.

Addition of the City Engineer as a co-administrator with the City Arborist to recognize the recent transfer of private property regulations under the current ordinance to the Engineering Department

Establishes guidelines for use by developers, architects, and members of the public to be published by the Engineering Department

Allows the Engineering Department and the City Arborist to consider alternate plans for planting which do not satisfy the exact standards of the ordinance, but may adequately satisfy the general purpose and intent of the ordinance

Streamlines and simplifies the penalties provisions of the ordinance and allows the City Arborist and/or City Engineer to assess non-monetary penalties for violations of the ordinance

Designates the Tree Advisory Commission as an appeal body for the granting of variances and review of administrative decisions by the Engineering Department and City Arborist

Clearances

Tree Advisory Commission, Parks and Recreation Department, and City Engineering Department recommend approval

STORM DRAINAGE

25 Recommend adoption of a resolution to repair the storm drainage system at 4811 Gaynor Road and assess a portion of the cost to the involved property owner in accordance with the Storm Drainage Repair Policy

Location 4811 Gaynor Road

Ranking High Priority

Improvements to be Made Regrading of existing channel, repair of existing headwall, and replacing approximately 110 feet of damaged 30-inch reinforced concrete pipe with new pipe of the same size and type

Total Estimated Cost of Repairs $33,000 (all on private property)

City's Cost Four-fifths of the private property cost ($26,400)

Involved Property Owner's Cost One-fifth of the private property cost ~~($3,300)~~.
#6,600 per Jim Schumacher 11/14/89

Hearing Requirements No public hearing is required since the single involved property owner signed the petition

Funding Storm Drainage Repair Capital Account

HOUSING CODE ENFORCEMENT

26 Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 1708 Hawthorne Lane (Midwood)

Funds for this action are available and a lien will be placed against the property for cost incurred Detailed information is attached

Attachment No 10

UTILITY AGREEMENT

27 Recommend adoption of a resolution authorizing a utility agreement with the North Carolina Department of Transportation (NCDOT) for construction of the NC 51, Matthews Bypass from Charing Cross Road to Sam Newell Road (Project R-2012A)

Bypass — The NCDOT plans to construct the NC 51, Matthews Bypass beginning in Federal fiscal year 1990. Construction work requires adjustment and relocation of certain water and sewer lines for which the City is responsible

Agreement — The utility agreement provides for the NCDOT's contractor to perform the water and sewer line relocation work The City of Charlotte is required to reimburse the NCDOT for costs that are the City's responsibility

Funding — The cost to the City for the utility work is estimated to be $118,275 00 Funds for the work are in Water and Sewer Line Relocations for Street Improvements Capital Accounts

Clearances — Plans for relocating the water and sewer lines have been reviewed and approved by the Charlotte-Mecklenburg Utility Department

SET SPEED LIMIT

28 Recommend adoption of an ordinance amending City Code Section 14-131(c) to set the speed limit on one Charlotte street

Harris Boulevard between The Plaza (SR 2803) and Independence Boulevard (US 74)

Set Speed Limit on Harris Boulevard — Harris Boulevard as listed above is a thoroughfare street, with a recommended speed limit of 45 miles per hour, in accordance with the Council Thoroughfare Speed Limit Policy The ordinance is needed due to the pending opening of the new Harris roadway between Idlewild Road and Independence Boulevard, and the renaming of Idlewild Road North, Delta Road and Newell-Hickory Grove Road to Harris Boulevard The speed limit on the three existing streets to be renamed would remain unchanged

Clearances Charlotte Department of Transportation, the City Attorney has approved the ordinance as to form

ANNEXATION/SET PUBLIC HEARING

29 A Recommend adoption of five resolutions stating the intent to annex property owned by the City and setting public hearings on the annexations on December 11, 1989

Intent to Annex City-Owned Land

Due to changes in the State law concerning voluntary annexations which become effective on January 1, 1990, and Council's policy of annexing adjacent city owned property, staff initiated a survey of all city-owned property not located within the Charlotte corporate limits (If we wait until January 1, we will have to pay for volunter fire stations) The survey identified the following five areas as containing large tracts of city-owned land Byrum Drive, Hornets Nest Park, Statesville Road Park, Berryhill School, and Reedy Creek Park All areas are contiguous to the City's corporate limits except for Reedy Creek Park

This action will set Monday, December 11, 1989, as the date for public hearings on the voluntary annexation of city-owned property in the five proposed areas

Clearances These areas are recommended by the Planning staff as well as by the City Manager's office and the City Attorney's office

A map is attached.

Attachment No 11

B Recommend (1) adoption of a resolution authorizing the City to join with Lance, Inc in a joint annexation petition, (2) receive Clerk's certificate that the petition is sufficient, (3) set a public hearing for December 11, 1989 on the question of annexing the City and Lance property.

Westinghouse Boulevard Extension — Westinghouse Boulevard Extension is proposed to link I-77 and South Boulevard Phase II of that project runs from South Boulevard to Old Nations Ford Road and is currently under construction While most of this initial phase is within the City limits, a substantial portion is not The City lacks the authority to build and maintain roads outside of the City The portion of the current construction on Westinghouse is located on property donated to the City by Lance, Inc

Lance — Lance, Inc has agreed to permit the annexation of all of its unannexed property north of the route for Westinghouse The proposed annexation includes over 150 acres of Lance property The balance of the area to be annexed is property needed for the construction, operation and maintenance of Westinghouse. As a result of Lance's willingness to sign this annexation petition, the City will be able to establish a more uniform boundary and avoid the creation of a City limit which would otherwise jut outward from the existing corporate boundary to follow the road project

Clearances — The proposed annexation has been reviewed and approved by the Engineering Department, Planning and the Department of Transportation

SET PUBLIC HEARINGS

30 Recommend adoption resolution of intent to abandon a portion of Eargle Road and set a public hearing for December 11, 1989

TAX REFUND

31 Recommend the adoption of a resolution authorizing the refund of certain taxes in the total amount of $5,650 83 which were assessed through clerical error or illegal levy against 41 tax accounts

PROPERTY TRANSACTIONS

32 Recommend approval of the following property transactions and adoption of the condemnation resolution

1 Project. N C Hwy 51 Widening - Phase III
Owner(s). Calvary Church - Unaffiliated
Property Address: 9298 Rea Road
Property to be acquired. 34,351 sq ft (789 ac)
Improvements. N/A
Price. $17,175 00
Remarks. Property in zoned R-15 and is the site of Calvary Church.

2 Project. Park Road/Johnston Road Widening - Phase I
Owner(s). Investment Mortgage Company
Property Address: 8316 Greencastle Drive
Property to be acquired. 3,616 sq ft (083 ac) plus temporary construction easement
Improvements: Berm which buffers development from road
Price. $14,370 00
Remarks: The property is zoned R-15 and presently used as residential

3 Project. Park Road/Johnston Road Widening - Phase I
Owner(s): Investment Mortgage Company
Property Address. 8326 Greencastle Drive
Property to be acquired. 2,973 sq ft (0683 ac) plus temporary construction easement
Improvements Berm which buffers development from road
Price. $12,820 00
Remarks. The property is zoned R-15 and presently used as residential

4 Project. Idlewild Road Widening - Phase II
Owner(s). Boyce J Rowell and Marzelle J Rowell
Property Address. 7934 Idlewild Road
Property to be acquired. 1,476 sq ft (0 033 ac) plus temporary construction easement
Improvements. N/A
Price: $23,000 00
Remarks. Property is zoned R-9 and used as residential

5 Project: Idlewild Road Widening - Phase II
Owner(s). Loretta P O'Malley
Property Address. 7331 Idlewild Road
Property to be acquired. 2,347 sq ft (0 053 ac)
Improvements: Trees, landscaping, and walk
Price. $12,000 00
Remarks. Property is zoned R-9 and used as residential

6 Project General Airport Land Acquisition
Owner(s). Andrew W Haynes
Property Address: 8116 Byrum Drive
Property to be acquired. 1 786 acres
Improvements. One story brick single family home
Price. $80,000.00
Remarks. To acquire 1 786 acres of land for the expansion of the Charlotte/Douglas International Airport per 1987 Airport Master Land Acquisition Project Property is zoned R-12

7 Project. F.A R Part 150, Noise Abatement-Land Acquisition
Owner(s): Timothy M Jones and Kathryn T Jones
Property Address. 6823 Virginia Circle
Property to be acquired. 4 acres
Improvements: One - 4 bedroom-1,825 sq ft. ranch home with one outbuilding
Price. $83,000 00
Remarks. Property purchased under Federal Guidelines Acquisition & Relocation Uniform Act Owners eligible for relocation benefits

CONDEMNATIONS

8 Project: Park Road/Johnston Road Widening - Phase I.
Owner(s). Raymond V Wasdell and Maxine L Wasdell and any other parties of interest
Address of Property: 7521 Park Road
Property to be condemned. 7,766 sq ft (0 1783 ac), 40 sq ft. (0 0009 ac) of permanent down guy easement, plus temporary construction easement of 8,100 sq ft (0 1860 ac)
Improvements. Large shade trees
Price. $23,100 00
Reason for condemnation. Property owner has been contacted on several occasions but refused to negotiate Condemnation is requested in order to prevent a delay in construction

33 Recommend adoption of three amended resolutions authorizing condemnation proceedings for Airport condemnations to correctly identify the parties in interest

On August 28, the City Council adopted three resolutions authorizing condemnation proceedings for the acquisition of property for the General Aviation Land Acquisition Project Because of mistakes in the title reports, some of the parties were incorrectly identified and thus it is necessary to amend the resolutions to correctly identify the parties in interest There are no other changes to the action taken by the City Council at its August 28 meeting

1 Adopt an amended resolution authorizing condemnation proceedings for the acquisition of certain property for the General Aviation Land Acquisition Project

Parties in interest Roy Kenneth Bradey and wife, Brona Jean Bradey, Arthur J Baer, Trustee, Barclays American Mortgage Corporation, formerly First Atlantic Corporation, Beneficiary, Any Other Parties In Interest

2 Adoption of an amended resolution authorizing condemnation proceedings for the General Aviation Land Acquisition Project

Parties in interest JNJ, a North Carolina General Partnership, Harry J Nicholas, Trustee, First Citizens Bank and Trust Company, Beneficiary, C H Heist Corporation, Tenant, Any Other Parties In Interest

3 Recommend adoption of an amended resolution authorizing condemnation proceedings for the acquisition of certain property for the General Aviation Land Acquisition Project

Parties in interest Jody Lynn Pearson, Frances M Pearson, Harold G Hoak, Trustee; Hugh M Durden, Trustee, Wachovia Bank and Trust Co , N A , Beneficiary, Any Other Parties In Interest

* * * * * * * * *

NOMINATIONS

34 Nominations for Appointment to Boards, Commissions and Committees

A. Housing Authority - One position for an unexpired term ending December 17, 1990.

Nasif Majeed has resigned.

Nominations were made on October 30, 1989. At the request of Council member Matthews, nominations were left open for November 14, 1989, and the appointment will be made on November 20, 1989 Those already nominated were as follows·

Otis Crowder, Jr , nominated by Coucilmember Fenning

Richard Hall, nominated by Councilmember Scarborough

Ernest Alford, nominated by Councilmember Clodfelter

Velva Woollen, nominated by Councilmember Vinroot

Council members will make any additional nominations after which they will hand their nomination forms to the City Clerk

Attachment No 12

#1

Transit RFP
Individuals/Organizations Notified About
November 14 Council Meeting

List:

East-Northeast Community Organization
5327 Hickory Grove Road
Charlotte, NC 28215
Mr. Cobb

Eastern Coalition of Neighborhoods
4633 Spicewood Drive
Charlotte, NC 28227
Ms. Thomas

Independence Coalition
2325 Commonwealth Avenue
Charlotte, NC 28205
Ms. Garber

North-Northeast Coalition
10121 Beatties Ford Road
Huntersville, NC 28078
Ms. Parks

Southeast Coalition of Neighborhoods
5228 Carmel Park Drive
Charlotte, NC 28211
Mr. Shapiro

Westside Coalition
2009 Crestdale Drive
Charlotte, NC 28216
Mr. Miller

Westside Community
650 Reeves Court
Charlotte, NC 28208
Mr. Smith

Charlotte Uptown Development Corporation
1255 First Southeastern Center
Charlotte, NC 28284
Mr. Klein

Charlotte Chamber
P.O. Box 32785
Charlotte, NC 28232
Mr. Gray

Central Charlotte Association
P.O. Box 32785
Charlotte, NC 28232
Ms. Luckey

Charlotte Uptown Development Corporation
1255 First Southeastern Center
Charlotte, NC 28284
Ms. Clayton

ATE
617 Vine St., Suite 800
Cinncinatti, Ohio 45202
Mr. Williams

United Transportation Union
800 Vickery Dr., Local 1715
Charlotte, NC 28215
Mr. Harrison

A A Charter Service
1916 Wood Dale Terrace
Charlotte, NC 28203
Mr. Grier

Checker Cab Company, Inc.
4009 Hargrove Ave.
Charlotte, NC 28208
Mr. Kitchs

Total Transportation Systems
3337 Cessna Road
Charlotte, NC 28219
Mr. Conley

Carolina Transit Service
224 Iverson Way
Charlotte, NC 28209
Mr. Barbati

Greyhound-Trailways Lines Charter Service
601 W. Trade St.
Charlotte, NC 28202
Mr. White

Circle Transportation Limousine & Small Buses Inc.
6515 Reddman Rd.
Charlotte, NC 28212
Mr. Koblansky

Bush Limousine Service
4408 Morris Field Drive
Charlotte, NC 28216
Sir

A A Prestige Cab
221 Dalton Ave.
Charlotte, NC 28208
Sir

Crown Cab Inc.
1501 St. George St.
Charlotte, NC 28208
Sir

America Charters Ltd.
P.O. Box 669-144
Charlotte, NC 28266
Sir

Holland Industries
1 Keeshin Drive
Toledo, Ohio 43612
Sir

Eagle Cab Company
221 Dalton Ave.
Charlotte, NC 28206
Sir

Greater Charlotte Transportation Company
5006 Beatties Ford Rd.
Charlotte, NC 28202
Sir

Ross Charters
19931 Burton Lane
Cornelius, NC
Sir

Executive Transportation
222 E. Morehead St.
Charlotte, NC 28202
Sir

Queen City Charters
2601 W. Graham St.
Charlotte, NC 28206 Sir
Sir

REQUEST FOR PROPOSAL

PROVISION OF PUBLIC TRANSIT SERVICES

FOR THE

CITY OF CHARLOTTE

CHARLOTTE, NORTH CAROLINA

Prepared by:

Transportation Planning Division

Department of Transportation

600 East Fourth Street

Charlotte, North Carolina 28202

TABLE OF CONTENTS

1.0	Introduction
2.0	Instructions
2.1	Tentative Schedule
2.2	Pre-Proposal Conference
2.3	Lobbying
2.4	RFP Addendum
2.5	Precontractual Expenses
2.6	Minimum Qualifications Requirements
3.0	Contract Price
4.0	Insurance
5.0	Reports, Records: Inspection by City
6.0	Telephone Information Service
7.0	Employee Qualifications
8.0	Driver Training
9.0	Employee Uniforms/Dress Code/Appearance/Courtesy
10.0	Performance Code
11.0	Revenue
12.0	Budget and Projections
13.0	Performance and Liquidated Damages

Exhibits

A.	Scope of Work
B.	Proposal Questionnaire
C.	Proposal
D.	Motor Fuel Information

Attachments

1.	Five Year Financial Management Plan for Charlotte Transit FY 90-94
2.	Charlotte Transit System Service Standards
3.	Roster of Charlotte Transit Vehicles
4.	Agreement between Transit Management of Charlotte and United Transportation Union
5.	Performance Code
6.	Approved Charlotte Transit FY 1990 Budget
7.	Current Organization of Charlotte Transit

1.0 INTRODUCTION

The City of Charlotte, North Carolina (referred to as the City) is seeking qualified firms to operate efficiently the City's public transportation system (known as Charlotte Transit) in accordance with the policies and objectives of the Five-Year Financial Management Plan for Charlotte Transit FY 90-94 adopted by Charlotte City Council on January 9, 1989 (Attachment 1). The operation of Charlotte Transit by the selected company also must be guided by a group of service standards adopted by Charlotte City Council (Attachment 2).

Attachment 3 is a list of revenue vehicles presently owned by the City of Charlotte. The City's vehicles are equipped with two-way radios, and the buses have electronic registering fareboxes.

The City will lease to the selected contractor an operating facility located at 901 North Davidson Street, Charlotte, North Carolina along with the aforementioned vehicles. This lease at an annual cost of $1.00 also will include all office equipment, furniture, parts inventory and maintenance equipment required for the day-to-day transit operation.

The selected firm (hereinafter referred to as Contractor), must abide by the terms and conditions of all current and subsequent agreements entered into by ATE Management and Service Company, Inc. or Transit Management of Charlotte, Inc. pursuant to Section 13(c) of the Urban Mass Transportation Act of 1964, as amended. The firm also must operate the services under the labor agreement negotiated between Transit Management of Charlotte, Inc. and United Transportation Union, which represents the employees of Transit Management of Charlotte, Inc. (Attachment 4)

For the past three years, the Urban Mass Transportation Administration (UMTA) has been developing and disseminating policy statements which focus on maximizing the opportunity of private sector participation in the provision of public transit services. The City is interested in furthering private sector involvement by issuing this RFP for "turnkey" operation of Charlotte Transit.

The services to be performed by the Contractor will include, but not be limited to : short range transit planning, equipment and building utilization and maintenance, security, routes, schedules, fare analysis, purchasing, budgeting, safety, insurance, employee selection and training, employee relations, labor negotiations, public relations, equipment selection, development of specifications for capital equipment, and other functions reasonably required in the day-to-day operation of Charlotte Transit.

2.0 INSTRUCTIONS

A. Each Contractor must submit a proposal on the blank form herein provided. The Contractor shall sign the proposal

correctly and proposals may be rejected if they show any omissions, alterations of form, additions not called for, conditional proposals (except as provided and authorized below) or any irregularities of any kind.

B. No Contractor shall take exception or make alterations to any requirement of the RFP. However, each Contractor may submit an alternative proposal provided it is submitted as a separate proposal on a separate blank form. No proposal shall be considered unless it satisfies all minimum qualifications specified in paragraph 2.6 of this RFP. The City expressly reserves the right and the sole discretion to consider such alternative proposals and to award a contract based thereon if it is determined to be in the City's best interest. Any alternative proposal must also comply with the provisions of these instructions.

C. Each proposal must be submitted in a sealed envelope, so marked as to indicate its contents. Alternative proposals, if submitted, may be attached to each proposal. All proposals shall be mailed or delivered to the Purchasing Director of the City of Charlotte, Mecklenburg County, North Carolina.

D. Proposals will be opened publicly and read at the hour and on the date set in the advertisement, in the City/County Purchasing Department, Charlotte/Mecklenburg Government Center, Ninth Floor, 600 East Fourth Street, Charlotte, North Carolina. Contractors or their authorized agents are invited to be present. Any proposal received after 4:00 p.m. EST on January 12, 1990 shall not be considered.

E. Each Contractor must submit fifteen (15) copies of the proposal to the City. Each proposal shall include:

1. Completed, signed and dated proposal questionnaire (Exhibit B).

2. Completed, signed and dated proposal (Exhibit C).

3. Completed motor fuel information (Exhibit D).

F. By submitting a proposal, the Contractor agrees that his name does not appear on the Comptroller General's list of ineligible contractors for federally assisted projects.

G. Following the opening of proposals, each proposal shall be reviewed and evaluated by the City. The City expressly reserves the right to reject any and all proposals; to award such contract based upon the proposal as it appears to the City to best meet the terms and conditions of the RFP, specifications, contract and these instructions; or to

perform the services contained in this RFP in a manner that promotes the best interest of the City.

H. Deposit: Each proposal shall be accompanied by a fifty thousand dollar ($50,000) deposit. This deposit may be cash or a cashier's check, issued by, or a certified check drawn on a bank or trust company authorized to do business in North Carolina, or on a bank insured by the Federal Deposit Insurance Corporation, or a U.S. Money Order payable to the City of Charlotte or bond in the form required by G.S. 143-129, as amended, issued by an insurance company authorized to do business in North Carolina. Deposit is to be retained in the event of failure of the successful Contractor to execute a formal contract within ten (10) days after award or to give satisfactory surety as required.

I. The issuance of a Request for Proposals and receipt of proposals by the City in no way commits the City to any contractual agreements for performance of the services described herein. Nor does the issuance of the Request for Proposals or receipt of the proposals obligate the City to any expenses whatsoever, including any pre-contractual expenses as set out in Section 2.5 of this RFP.

J. The City expressly reserves the right to reject any and all proposals and to perform the services described in this RFP through any agent or Contractor who in the City's opinion best performs the services set out herein. The City further reserves the right to waive any technicalities or irregularities of any kind.

2.1 TENTATIVE SCHEDULE

The tentative schedule and description of events for this procurement are:

	Event	Date
1.	Issue RFP	10/06/89
2.	Pre-proposal Conference and Deadline for submitting questions to City	11/16/89
3.	City response to Pre-Proposal Conference and questions by written addenda	12/01/89
4.	Proposal Due	01/12/90
5.	Committee Evaluation	02/09/90
6.	Proposer Interviews	02/21/90
7.	Contractor Selection	03/01/90

8. Contract Negotiation Completed 04/06/90

9. Contract Approved by Charlotte City Council 05/07/90

10. Contractor Begins Service 09/01/90

The above dates are subject to change at the sole discretion of the City.

2.2 PRE-PROPOSAL CONFERENCE

A pre-proposal conference will be held at 2:00 pm on November 16, 1989 in the Department of Transportation Conference Room, Sixth Floor, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, for the purpose of receiving questions and comments related to this RFP. Questions also may be forwarded in writing to G.T. Lathrop, Assistant Director of Transportation, City of Charlotte, 600 East Fourth Street, Charlotte, N.C. 28202 by 2:00 pm, November 16, 1989. A response to the pre-proposal conference and questions will be sent to all parties by December 1, 1989 as an addendum to this RFP. Addenda will be mailed to each proposer at the address provided.

2.3 LOBBYING

No Contractor shall lobby any City official, employee, staff, agent or any member of City Council on any matter regarding this RFP. All questions or clarifications should be prepared prior to the pre-proposal conference and presented at that time. Any questions or clarifications arising after the pre-proposal conference should be directed to the Purchasing Director of the Charlotte/Mecklenburg Purchasing Department.

2.4 RFP ADDENDUM

All changes to the RFP shall be made by written addendum. All addenda shall be advertised and mailed to each Contractor attending the pre-proposal conference at the address provided. Upon issuance, the addendum shall be considered a part of the RFP and shall prevail over inconsistent or conflicting provisions contained in the original RFP. The Contractor must indicate receipt of addenda in the proposal transmittal letter.

2.5 PRECONTRACTUAL EXPENSES

The City shall not be liable for any expenses incurred by the Contractor prior to the award of a contract pursuant to this RFP. Contractors shall not include such pre-contractual expenses as a part of the price proposed in response to this RFP. For purposes of this Section, pre-contractual expenses are defined as expenses incurred by Contractors in:

A. Preparing proposals in response to this RFP,

B. Submitting proposals to the City;

C. Negotiating with the City on any matter related to this proposal; and

D. Other expenses incurred by a Contractor prior to the award of any contract.

2.6 MINIMUM QUALIFICATION REQUIREMENTS

All timely proposals will be examined by the City to determine if they meet the following minimum qualifications. **ANY PROPOSAL WHICH FAILS ON ANY OF THESE ITEMS MAY BE CONSIDERED NONRESPONSIVE AND MAY BE REJECTED.**

In order to be considered responsive all of the following must be met:

A. The firm or the general partner of the firm must have had extensive recent experience in operating publicly funded fixed-route bus service, including buses in excess of forty (40) feet in length. This experience must be with a system operating a minimum of 4 million revenue miles annually and minimum of 130 buses during peak periods.

B. The Contractor must employ and identify full-time on-site managers who have performed well in previous jobs (include resumes). At a minimum, the firm should expect to furnish qualified, diligent, expert, and efficient personnel who will reside in the Charlotte area. Attachment 7 is a copy of the present administrative structure. Please provide an organizational chart for the administrative staff of your proposed operation.

   Each of the on-site managers shall have acceptable recent experience in managing publicly funded fixed-route bus services. Each shall have had direct supervisory responsibility for the area of operations for which they are being proposed.

   All managers of the Contractor shall be permanent managers with long-term commitments to the Charlotte area. No manager shall be employed on an interim or short-term basis.

C. The proposal must demonstrate that the firm has successfully negotiated labor agreements for comparable systems. The proposal should include information about the amount of increase granted to the bargaining unit and any other management gains secured through contract negotiation.

D. The proposal shall include documentation to demonstrate that the firm possesses sufficient organizational/manpower resources to address, among other things, turnover and absenteeism among Charlotte Transit employees. Descriptions of programs used in other cities managed by the Contractor would be useful.

E. The proposal shall include documentation demonstrating the Contractor's operational safety record. Accident statistics, safety awards, and innovative programs implemented by the Contractor at other transit systems shall be included.

F. The proposal must include evidence of the Contractor's capability in fleet maintenance. The firm shall cite examples of vehicle maintenance programs used at other systems operated by the Contractor. Any maintenance awards won by the Contractor should be listed.

G. The firm must include documentation of the Contractor's capability in operating the existing management information system at Charlotte Transit.

H. The Contractor must have a satisfactory record of performance, and provide the names, addresses, and telephone numbers of references from other contracting agencies.

I. The Contractor shall demonstrate to the City its financial ability to assume the financial operation of Charlotte Transit. The Contractor shall furnish to the City its latest audited financial statements, including income statements and balance sheets. The Contractor shall submit a copy of the firm's most recent annual financial report, containing an independent auditor's opinion. In addition, throughout the terms of any contract between the City and Contractor, the Contractor shall provide to the City a performance bond in the amount of One Million Dollars ($1,000,000.00) to insure the faithful performance of all terms and conditions of a contract for the provision of transit services in the City.

J. The Contractor shall provide to the City a fidelity bond, issued by an insurance company licensed to do business in the State of North Carolina, insuring the City against dishonesty or fraudulent acts of the employees of the Contractor, in the amount of One Million Dollars ($1,000.000.00). This bond shall be subject to the approval of the City and shall remain in full force throughout the terms of this contract.

3.0 CONTRACT PRICE

As shown by Exhibit C, the City is requesting proposals on a cost plus fixed expense and fixed fee basis. The contractor shall provide cost figures of time-related items, fixed expenses, and management fees using the ranges of service hours for each year shown in Exhibit C. Attachment 6 is the approved budget for Charlotte Transit for fiscal years 1989-90 and 1990-91 to aid in completing Exhibit C.

The Contractor will pay or be reimbursed for all general and miscellaneous expenses for Charlotte Transit incident to the operation and proper maintenance of Charlotte Transit including, but not limited to, the cost of telephone, telegraph, postage, freight, stationery and printing, office supplies, maintenance of office equipment and machines, books, newspapers, utility services, materials, legal fees, audit expense, bank charges, American Public Transit Association expenses, National Safety Council expenses, cost of technical journals and services, and other expenses of a usual and customary nature incident to the operation of the public transportation system.

The Contractor will pay for or be reimbursed for materials, supplies, fuel (if not provided by the City), transfers, passes and tickets or other items used in the operation of Charlotte Transit. The Contractor will pay rental or use charges due for tires, machinery, and other items leased for such purpose.

4.0 INSURANCE

The City will continue its present insurance program in which the City self-funds the first $1,000,000 of all bodily injury and property damage liability losses and also physical damage (comprehensive) sustained by the bus. This program includes excess liability and physical damage insurance, a third party administrator to handle claims, and actuarial loss forecasting. Each of the City's policies 1) shall be endorsed to name the Contractor as an additional insured, 2) shall provide that the coverage afforded thereby is primary to the Contractor and not excess, and 3) shall provide that it cannot be canceled or materially altered without thirty days prior written notice to the Contractor.

The City will require that aggregate incurred losses in excess of $500,000 annually shall be the financial responsibility of the Contractor. The City will deduct this amount from requests for payment from the Contractor. The City maintains records of loss experience. This information will be available to the Contractor as needed for safety program monitoring.

The City shall not assume any liability for criminal penalties or sanctions incurred by the Contractor, its agents, servants or employees. Nor shall the City assume any liability for any awards and judgements arising out of willful or intentional torts, gross

negligence, or fraud committed by the Contractor, its agents, servants, or employees.

5.0 REPORTS, RECORDS: INSPECTION BY CITY

A. The Contractor shall collect and submit to the City operating data for periodic analysis. The format of the Contractor's reports shall be subject to approval from the City. Data shall include, but not be limited to:

1. Ridership & Cashbox Summary - Summarize fares and ridership by category by day.

2. Contractor shall receive complaints, compliments and requests from the public with courtesy, shall keep written records of all complaints, compliments and requests received, shall respond to all complaints received, transmitting such records and responses to the City each month with the Contractor's invoice.

3. Total ridership by route, by type of day (weekday, Saturday or Sunday), and by period of day (AM peak, midday, PM peak, and evening).

4. Total revenue recorded by day by registering fareboxes.

5. Summary of road calls, missed trips, accidents and service delays of more than 5 minutes by day, route, and trip.

6. Employee Training and Turnover Summary, including all drivers, dispatchers, and supervisory personnel; turnover (new hires and terminations); initial training received; accidents and complaints received by driver; ongoing safety training received by employee; a summary of driver license checks and service related citations issued by driver.

7. A summary of operational problems, if any, including a critique and evaluation of the service and recommended corrective action(s) where appropriate.

8. Accident reports in which any injury occurs should be reported to City.

9. Data required for completion of UMTA Section 15, Level "B" annual reports.

10. Semi-annual reports on how Charlotte Transit is meeting adopted service standards.

11. Any reports required by UMTA as part of the Drug and Alcohol Abuse Policy established in 1989 for Transit Management of Charlotte, Inc.

B. The Contractor shall maintain accurate and complete books, records, data and documents in accordance with generally accepted accounting principles.

A complete and separate set of books, accounts, and/or records shall be maintained by Contractor. Records shall show details of transactions pertaining to the management and operation of this system only. System transactions shall not be commingled with Contractor's other operations, if any. Contractor's records shall be kept in sufficient detail to constitute an audit trail to verify that any and all costs charged to the system are due to its operation.

The City, UMTA, the Comptroller General of the United States, or any of their duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor which pertain to operation of Charlotte Transit for the purpose of making audit, examination, excerpts, and transcriptions of Contractor's files. The City shall conduct audits of the Contractor's books at least annually. Contractor shall maintain all these records for a period of at least four (4) years following contract closeout to allow for audits, examinations, excerpts, and transcriptions of Contractor's files. The Contractor shall submit yearly a copy of company's annual financial report, containing an independent auditor's opinion.

C. The Contractor shall prepare all documents and reports required under Section 13(c) of the Urban Mass Transportation Act of 1964, as amended. The Contractor shall give all Section 13(c) notices and forward copies of such notices to the City.

6.0 TELEPHONE INFORMATION SERVICE

Contractor shall provide customer information service to the public during all hours of system operation.

Contractor shall install and maintain telephone lines dedicated to Charlotte Transit. The Contractor shall publish these phone numbers under the system name in the white and yellow pages as appropriate.

These lines shall be used solely for the purpose of providing customer information and shall not be used for any other purpose. Upon termination of the management/operations agreement, Contractor shall release such phone numbers to the City.

During the hours of system operation, Contractor shall provide information operators who are knowledgeable of time schedules, routes and services of the bus system as is necessary to answer the customer information telephone in a courteous, timely and professional fashion.

7.0 EMPLOYEE QUALIFICATIONS

The following minimum qualifications will be required of those persons employed by the Contractor to provide the Charlotte Transit service:

A. BUS DRIVERS MUST:

1. Possess a valid N.C. Class B Driver's License.

2. Have at least three years driving experience.

3. Not be found guilty or enter plea of no contest to any charge of driving while impaired in the last three years.

4. Not possess a driving record with four or more moving violations within the last five years.

5. Successfully complete a U.S. Department of Transportation physical examination, including pre-employment drug screening in accordance with Federal Motor Carrier Safety regulations.

6. Adhere to the drug testing policy and procedures adopted by Transit Management of Charlotte, Inc. in response to UMTA regulations. Drivers will have to submit to post-accident, reasonable cause, random testing, and return-to-duty screening, to the extent required by UMTA regulations.

B. DISPATCHERS, ROAD SUPERVISORS, TELEPHONE INFORMATION PERSONNEL

1. Should have adequate education or experience to perform properly their position responsibilities.

2. Personnel in safety-sensitive positions will have to comply with the drug testing policy and procedures established for drivers as presented above.

8.0 DRIVER TRAINING

Contractor shall provide training for all personnel working on this contract. It is the sole responsibility of the Contractor to insure that each individual is fully knowledgeable of their duties and responsibilities and can operate a bus in a safe manner. It is also the Contractor's responsibility to provide additional training requirements if the training requirements specified herein are insufficient. At a minimum, training shall comply with the following requirements

- Minimum of eighty (80) hours classroom instruction on Contractor's policies, procedures, defensive driving,

vehicle code, vehicle components, radio procedures, vehicle inspection, schedules, routes, transfer and fare policies, fare collection, accident procedures, accident report writing, passenger relations, and work rules.

- Minimum of eighty (80) hours of individual behind-the-wheel instruction from a qualified driving instructor or other certified driver.

- A full and complete knowledge of all system routes and schedules prior to driving in-service, unsupervised.

9.0 EMPLOYEE UNIFORMS/DRESS CODE/APPEARANCE/COURTESY

Contractor shall provide and maintain clean, identical uniforms for all employees and shall enforce a dress and appearance code. Contractor shall supervise all personnel. All employees shall be courteous to all patrons at all times and respond to patron's questions regarding the use of the transit system.

10.0 PERFORMANCE CODE

The Contractor shall continue the Performance Code (Attachment 5) presently in effect for personnel of Transit Management of Charlotte, Inc. The Contractor may modify these work rules as operating conditions dictate, with the City's consent.

11.0 REVENUE

Revenue derived from the operation of the transit system shall be collected, counted and deposited according to City procedures and shall remain, from the initial receipt thereof, the absolute property of the City.

12.0 BUDGET AND PROJECTIONS

The Contractor shall provide budget information and projections as required by the City. The Contractor shall furnish periodic reports and recommendations to the City relating to service policies.

13.0 PERFORMANCE AND LIQUIDATED DAMAGES

The Contractor shall be held responsible for system operation according to specified operating procedures. The City may establish additional rules, which are reasonable for operation of Charlotte Transit, after consultation with the Contractor.

A. Vehicles shall be operated with due regard for the safety, comfort and convenience of passengers and the general public.

B. Service shall be provided as scheduled or according to any adjusted schedule established by the City. The Contractor

shall strive to maintain on-time performance; however, the Contractor shall not be held responsible for the failure to provide on-time service due to weather, traffic conditions, or naturally occurring disasters, if sufficient documentation is provided to the City.

C. Notwithstanding the above caveat, the City shall impose liquidated damages on the following basis:

1. Adherence to Schedule. The following liquidated damages shall be imposed upon the third occurrence on the same route of the following incidents within a calendar month:

   (a) If a service trip departs before the scheduled departure time, the liquidated damages shall be five hundred dollars ($500) per occurrence:

   (b) If a service departs more than five (5) minutes, but less than fifteen (15) minutes following the scheduled departure time, the liquidated damages shall be two hundred fifty dollars ($250) per occurrence.

   (c) If a service trip departs more than fifteen (15) minutes follow the scheduled departure time, the liquidated damages shall be five hundred dollars ($500) per occurrence.

2. Incomplete Trip. If a service trip is not substantially completed, the liquidated damages shall be seven hundred fifty dollars ($750) per each occurrence. If a departure occurs later than the time for which the next departure for such stop is scheduled to occur, such trip shall be deemed not to be completed. Based on route headways, a trip would be considered incomplete even though it may have departed within the time limits stated in 1(b) or 1(c).

3. Additional Performance Requirements. The City, after consulting with the Contractor, may develop additional reasonable performance requirements related to the City's Service Standards with attendant liquidated damages.

4. The Contractor shall indicate a proposed methodology to document on-time performance including manual and electronic techniques.

EXHIBIT A

SCOPE OF WORK

The following work shall be performed by the Contractor selected for operation of Charlotte Transit.

I. OPERATIONS

The Contractor will provide fixed-route public transportation services in accordance with the provisions outlined in the RFP.

II. PERSONNEL

A. The Contractor shall begin service on September 1, 1990 using the employees of Transit Management of Charlotte, Inc. It shall operate the service by the provisions of the labor agreement negotiated between Transit Management of Charlotte, Inc. and the United Transportation Union which is effective until January 31, 1991. The Contractor shall be responsible for all personnel matters required in the operation of the transit system. The firm will negotiate future agreements with Transit Management of Charlotte, Inc. or its successor.

B. The Contractor shall abide by the terms and conditions of all current and subsequent agreements entered into between ATE Management and Service Company, Inc. or Transit Management of Charlotte, Inc. pursuant to Section 13(c) of the Urban Mass Transportation Act of 1964, as amended.

C. The Contractor agrees that the firm shall not use binding or interest arbitration as a means of resolving disputes that may occur in the negotiation of collective bargaining agreements.

D. The Contractor will pay or be reimbursed for the gross amount of wages and salaries paid to or for the benefit of all employees; all social security, unemployment and other payroll taxes now or hereafter imposed or levied on an employer and paid on the salaries and wages of such personnel of Transit Management of Charlotte, Inc. or its successor and the expense of <u>worker's compensation insurance</u> covering all such employees.

E. The Contractor will pay or be reimbursed for contributions to a pension plan as discussed in Section 59 of the labor agreement between Transit Management of Charlotte, Inc., and the United Transportation Union.

III. FACILITIES AND EQUIPMENT

A. The City shall provide the transit administrative/ maintenance offices located at 901 North Davidson Street to the Contractor for company use. This includes office equipment, furniture, and maintenance equipment.

B. The City shall provide the buses listed in Attachment 3, service vehicles , two-way radios, electronic registering fareboxes, bus stop signs, passenger shelters/benches, and all marketing materials including public timetables.

C. The City shall purchase all future capital equipment required for Charlotte Transit operation, including buses. The Contractor will make recommendations as to type, quantity, and amount of capital items and assist in preparation of specifications.

D. As its option, the City may continue to purchase the needed motor fuels.

E. The City will audit the vehicle parts inventory prior to September 1, 1990. The Contractor will be responsible for verifying annually that the parts in inventory are approximately equal to parts available during that year less parts used on revenue and service equipment. The City will continue to own the parts inventory throughout and at the end of the contract.

EXHIBIT B

PROPOSAL QUESTIONNAIRE

Please complete the following questionnaire. Proposals will be considered non-responsive and will be rejected without this completed questionnaire.

Your proposal should include a section entitled "Proposal Questionnaire" and the following questions should be restated and answered in the same order as they appear below.

1. State the number of years the Contractor has provided or managed publicly-funded fixed-route transit service using diesel-powered transit coaches. List time spans and describe the service provided (including annual revenue vehicle mileage, number and size of vehicles, and amount of farebox revenue collected annually for each system referenced). Identify and provide a phone number for the responsible individual who can verify service. Attach additional descriptive material, if necessary; however, please complete the following.

   Years of experience in operating fixed-route transit service

   _____ years

SYSTEM NAME & SERVICE	DATES OF SERVICE	ANNUAL MILES	NUMBER & SIZE OF VEHICLES	ANNUAL FARE REVENUE	CONTACT NAME	PHONE NUMBER

2. Identify and describe the experience and qualifications of the proposed on-site management team. Please attach resumes. Identify where these persons obtained the required experience described in the "Minimum Qualifications" section of the RFP. Identify a responsible individual (including phone number) who can verify the proposed on-site transit manager's experience.

3. Is there any recent, current or pending litigation involving your firm due to accidents which have resulted in death or injury from operation of a bus system during the past five years? Is so, please describe in detail.

4. Please list the number of miles between preventable collision accidents for systems operated by your firm during each of the past two consecutive years.

5. Attach your firm's most recent audited financial statements, including income statements and balance sheets. Please submit a copy of the firm's most recent annual financial report, including an independent auditor's opinion.

6. Describe other organizational resources and services which your firm will provide as part of this agreement at no additional charge. Provide information on additional professional assistance available under this agreement "for charges". List the professional hourly rates to be used in charging for these services.

7. Describe programs or strategies used by your firm to accommodate "no shows", absenteeism, vacation and turnover of employees. (What assurance does the City have that the required services will be provided on a timely basis?)

8. Describe in detail the training/evaluation/on-going safety program being proposed for drivers, dispatchers, supervisors, and information service personnel. Include in your description the subject areas proposed, frequency, minimum number of hours per employee, etc. Attach any proposed training programs, suggested work rules changes, and/or new personnel policies. Attach a copy of your firm's EEO/Affirmative Action Plan. Describe how you will meet the stated goals for same in the operation of Charlotte Transit.

9. Discuss your firm's proposed management information system. Assess how the proposed information system will interface with the existing Charlotte Transit management information system.

10. Indicate briefly why you consider your firm to be the best to perform this contract. Please indicate any new or creative ideas that would provide the City with a high-quality, safe, efficient and responsive transit operation.

11. Provide a brief summary of the legal status of your company (i.e. Corporation, Proprietorship, Partnership). List the key stockholders and officers.

    If proposer is a corporation, it must furnish a certificate attesting to corporate existence and authority of officers to sign contracts and other documents. State legal name of corporation, names of President, Secretary, Treasurer, and other key officers that would be involved with this contract if awarded.

EXHIBIT C

PROPOSAL

THIS PROPOSAL DOE NOT REQUIRE COMPLIANCE WITH NORTH CAROLINA GENERAL STATUTES 143-129 ET. SED. THIS PROPOSAL MAY NOT BE AWARDED TO THE LOWEST RESPONSIBLE BIDDER.

	PERIOD A	PERIOD B	PERIOD C
	09/01/90-08/30/91	09/01/91-08/30/92	09/01/92-08/30/93
Vehicle Service Hours:	333,470-348,470	348,470-363,470	363,470-370,970
MANAGEMENT FEE:	$_____	$_____	$_____
FIXED EXPENSES:			
Administrative/Clerical Salaries	$_____	$_____	$_____
Administrative/Clerical Benefits	_____	_____	_____
Other Fees	_____	_____	_____
Services	_____	_____	_____
Materials Repairs and Supplies	_____	_____	_____
Utilities	_____	_____	_____
Other Expenses	_____	_____	_____
One-Time Start-Up Expenses	_____		
Sub-Total	$_____	$_____	$_____
TIME-RELATED COSTS:			
Transportation Wages/Salaries	_____	_____	_____
Transportation Benefits	_____	_____	_____
Maintenance Wages/Salaries	_____	_____	_____
Maintenance Benefits	_____	_____	_____
Materials Repairs and Supplies	_____	_____	_____
Uniforms/Protective Clothing	_____	_____	_____
Motor Fuels*	_____	_____	_____
Lubricants	_____	_____	_____
Tires and Tubes	_____	_____	_____
Other Expenses	_____	_____	_____
Sub-Total	$_____	$_____	$_____
Total Expenses	$_____	$_____	$_____

* City may continue responsibility for cost of this item.

EXHIBIT D

MOTOR FUEL INFORMATION

The City desires to purchase diesel fuel and gasoline in the most economical manner. All Contractors are required to submit the following information used in preparing their response to this RFP.

TYPE OF FUEL	POSSIBLE SUPPLIER(S)	ESTIMATED USAGE IN GALLONS (PERIOD A)	PRICE PER GALLON	TOTAL COST
DIESEL				
No. ____	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
GASOLINE				
No. ____	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

PROPOSAL (continued)

INSTRUCTIONS

1. Employee wages shall include training time and all time employee is required to work as part of Charlotte Transit operation. Benefits shall include Workmen's Compensation, as well as other employer paid expenses on behalf of the employee, excluding uniforms (which are itemized separately).

2. At its option, the City may continue to purchase the diesel fuel and gasoline required for Charlotte Transit operations. Please complete Exhibit D to aid the City in making this decision. If the City retains responsibility for purchasing motor fuels, the cost of this item will be deducted from the proposal when computing time-related costs.

3. Fixed monthly expense is equal to Fixed Expenses divided by the number of months in that period.

4. The cost per vehicle service hour is equal to time-related expenses divided by the number of vehicle service hours in that period.

5. The Contractor will be expected to have its management staff on-site prior to September 1, 1990. The cost of these initial start-up activities should be included in the budget as one-time, start-up expenses.

PROPOSAL SCHEDULE (continued)

Summary of Unit Rates:

	PERIOD A	PERIOD B	PERIOD C
Monthly Management Fee:	$_____	$_____	$_____
Fixed Monthly Expense:	$_____	$_____	$_____
Cost Per Vehicle Service Hour:	$_____	$_____	$_____

This proposal and the other attached proposal materials represent an offer to do work as described in the City's Request for Proposals. The proposal instructions have been reviewed and followed. It is understood that this offer shall remain valid for one hundred and eighty (180) days from the date of proposal opening unless withdrawn before the proposal submission deadline.

The undersigned, as proposer, declares that he has carefully examined the location of the proposed system and the requirements referred to in the RFP; and that he proposes and agrees that, if this proposal be accepted, he will contract with the City of Charlotte, North Carolina, to provide all necessary labor, equipment, and services and do all work specified in his proposal in the manner and time therein set forth, required to operate and manage the bus system.

_____
COMPANY NAME

_____
STREET ADDRESS

_____
CITY, STATE, ZIP

_____
PHONE NUMBER

SIGN HERE: _____
(Person Authorized to Bind Company)

ATTEST:

BY: _____
(Type Name & Title)

_____
Corporate Secretary/Witness

Date: _____

( )
( )
(Corporate)
(Seal)
( )

#2

Experimental On-Street Parking Program
Uptown Charlotte

Streets to be used for nighttime (6 p.m. to 5 a.m.) and weekend and holiday (all day) on-street parking as part of a 90-day experimental program are listed below:

Street	From	To
Brevard Street	Trade Street	Second Street
Caldwell Street	Ninth Street	Eleventh Street
College Street	First Street	Eighth Street
Church Street	Ninth Street	Stonewall Street
Mint Street	Trade Street	Third Street
Second Street	College Street	Southern Railway
Third Street	Church Street	College Street
Fourth Street	College Street	Church Street
Fourth Street	Mint Street	Graham Street
Sixth Street	Brevard Street	Church Street

Note: Signing changes will be made first on College and Sixth Streets, then the remainder of College Street, then Church Street, then the remaining streets.

#3

HOUSING ASSISTANCE PLAN

CHARLOTTE, NORTH CAROLINA

OCTOBER 1, 1988 - SEPTEMBER 30, 1991

REVISED: OCTOBER 9, 1989

TABLE OF CONTENTS

INTRODUCTION 1

HOUSING ASSISTANCE PLAN DATA TABLES-HUD 70.91.1 (10-82) 3

° HOUSING STOCK CONDITIONS
° RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS
° HOUSING UNITS TO BE ASSISTED
° LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES
° GOALS FOR HUD RESOURCES
° HOUSING TYPE PREFERENCE

DEFINITIONS & STATEMENTS ON HOUSING ASSISTANCE NEEDS 7

THREE YEAR HOUSING GOAL - STRATEGY APPROACHES 20

° HOUSING PRESERVATION 20
° NEW CONSTRUCTION 22
° EXPANDING CITY ROLE 23
° FEDERAL PROGRAMS 24
  °° Rent Subsidies
  °° Public Housing

LOCATIONAL POLICY STATEMENTS 25

ANNUAL HOUSING ASSISTANCE GOALS 37

EXHIBITS

EXHIBIT A	TARGETED CENSUS TRACTS WITH HOUSING QUALITY PROBLEMS	10
EXHIBIT B-1	EMERGENCY SHELTER PROGRAMS FOR THE HOMELESS	14
EXHIBIT B-2	TREATMENT PROGRAMS THAT PROVIDE SHELTER	15
EXHIBIT B-3	OTHER SHELTER PROGRAMS	16
EXHIBIT B-4	COMPARISON OF THE NEED FOR LOW INCOME HOUSING WITH AVAILABLE LOW INCOME HOUSING	28
EXHIBIT B-5	THE RENTAL HOUSING DEFICIT	29
EXHIBIT C	HOUSEHOLDS EARNING FIFTY PERCENT OR LESS OF THE MEDIAN INCOME	30
EXHIBIT D	CONCENTRATION OF BLACK POPULATION	32
EXHIBIT E	CENSUS TRACTS WITH BLACK POPULATION INCREASES OF 15 PERCENT OR MORE BETWEEN 1970 & 1980	34

****

MAP A	COMMUNITY DEVELOPMENT STANDARD REHABILITATION PROGRAM - ELIGIBLE AREAS	27
MAP B	ELIGIBLE AND INELIGIBLE AREAS FOR NEW CONSTRUCTION ASSISTED HOUSING	31
MAP C	CONCENTRATION OF BLACK POPULATION	33
MAP D	BLACK POPULATION INCREASED OF MORE THAN 15% BETWEEN 1970 & 1980	35
MAP E	COMMUNITY DEVELOPMENT SERVICE AREAS	36

INTRODUCTION

The Housing and Community Development Acts of 1974, 1977, 1980, 1981, 1983, and 1987 (ACTS) require every City utilizing Community Development Block Grant Funds to submit a Housing Assistance Plan (HAP).

The HAP is written for the entire City with emphasis on the housing needs of lower income residents. The HAP is the document that should identify all housing policies and housing programs for the City.

In order to obtain City and HUD approval, any developer or agency who proposes to provide any kind of assisted housing must do so in conformance with the HAP.

Although many activities described in the HAP are not necessarily funded by Community Development, the HAP must be submitted as part of the Application for Community Development Block Grant Funds.

The HAP describes how the City proposes to meet the housing needs of its lower income residents, what type of housing units - new, existing or rehabilitated - can be utilized for this purpose, and where such units can be located. Thus, these ACTS transfer to the City a significant responsibility for the planning and use of assisted housing. In more specific terms, these ACTS require that the HAP include the following:

- °A survey of the conditions of the community's existing housing stock.
- °A survey of the housing assistance needs of lower income households.
- °A three-year goal of the number of households to be assisted and an Annual Housing Action Program.
- °A description of general locations for proposed lower income housing.

By submitting the HAP, the City assumes a responsibility for the number, type and location of assisted housing units within the City.

The City must submit a new three-year HAP for the federal fiscal years 1989-1991 to HUD for approval prior to September 30, 1988. This HAP was prepared in accordance with HUD regulations and in accordance with the Housing and Community Development Act of 1987 which became effective February 1988. The new Act contains one amendment to previous HUD regulations as it relates to the Housing Assistance Plan. This amendment addresses the question of displacement. However, since the City is not displacing persons as a result of Community Development activities, the amendment is not applicable to Charlotte.

Finally, 1980 census data continues to be used as a basis for determining low and moderate income housing needs with exceptions noted in the use of 1986 Population, Housing and Household Data by O & D Zones (Sub-Census Tracts) prepared by the Charlotte-Mecklenburg Planning Commission staff.

EN LEMEN PROGRAM

HOUSING ASSISTANCE PLAN

2 GRANT NUMBER: B-89-MC-37-0C

3 PERIOD OF APPLICABILITY
FROM October 1, 1988 TO September 30, 1991

4 DATE OF SUBMISSION

4a ☒ Original ☐ Revision ☐ Amendment

5 HUD APPROVAL

(Signature of Authorized Official) Date)

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

	TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR REHA		
		OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		VACAN UNITS
						Total	Lower Income	
		A	B	C	D	E	F	G
6	Owner	79,566	1,575	2,844	48	2,024	887	2
7	Renter	65,986	3,946	3,526	382	3,416	2,810	29

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		H	I	J	K
8	Very Low Income	2,227	10,300	1,392	13,919
9	Percent	16 %	74 %	10 %	100%
10	Other Lower Income	346	2,180	68	2,594
11	ETR	76	1,696	133	1,905
12	To be Displaced	58	130	73	261
13	Total	2,707	14,306	1,666	18,679
14	Percent	17 %	76 %	7 %	100%

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

		REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS		HOME IMPROVEMENT
		L	M	N		O
15	Owner	600	120	0		30
16	Renter	18	316	48		0
	(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)					
17	Owner	600	120	0		30
18	Renter	18	316	48		0

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		P	Q	R	S
19	Households to be Assisted	58	203	33	294
20	Percent	16 %	75 %	8 %	100%

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		T	U	V	W
21	Households to be Assisted	331	768	411	1,510

22 HOUSING TYPE PREFERENCE *(Maximum Number of Units that will be Accepted)*

NEW	REHAB	EXISTING
436	780	294

23 ☐ *Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction*

PART III - GENERAL LOCATIONS

24 *Attach map identifying the general locations of proposed assisted housing.*

DATA SOURCES

HUD FORM 7091.1

PART I. HOUSING ASSISTANCE NEEDS

Table I. Housing Stock Conditions

Line 6, Columns:

A,B,C,& D - Total Housing Stock - Charlotte-Mecklenburg Planning Commission Data, January 1, 1987, and trended estimates of the number of "owner" and "renter" units.

C & D Total number of "substandard units" - Housing Conditions Survey, Urban Institute, University of North Carolina at Charlotte, 1987 (with Column "D" providing the estimated number of primarily boarded-up units).

E Represents 71% of Column C

F Represents 44% of Column E

G Represents 81% of Column D

Line 7, Columns:

A,B,C,& D - Total Housing Stock - Charlotte-Mecklenburg Planning Commission Data, January 1, 1987, and trended estimates of the number of "owner" and "renter" units.

C & D Total number of "substandard units" - Housing Conditions Survey, Urban Institute, University of North Carolina at Charlotte, 1987 (with Column "D" providing the estimated number of primarily boarded-up units).

E Represents 97% of Column C

F Represents 82% of Column E

G Represents 77% of Column D

Table II. Rental Subsidy Needs of Lower Income Households

Line 8 Comparison of the Need for Low Income Housing with Available Low Income Housing. Exhibit B-4, page 28

Line 9 Percentage totals of Line 8.

Line 10 "The Rental Housing Deficit" less those "to be displaced" (Line 12), EXHIBIT B-5, page 29 of this HAP.

Line 11 Estimated increase in the number of new households expected to reside (ETR) in the service area in need of housing assistance. 1986 Population, Housing and Housing Data by Origin & Destination Zone, Charlotte-Mecklenburg Planning Commission.

Line 12 Data based on Community Development Department displacement projections for the 3-year HAP October 1, 1988 through September 30, 1991.

Line 13 Data totals of Lines 8, 10,11,& 12.

Line 14 Percent of totals on Line 13.

PART II. THREE YEAR GOAL

Table I. Units to be Assisted

Line 15 Owners, Columns:

L Rehabilitation		M New Construction		N Conversions	O Home Improv.	
City-Wide	555	Pub./Priv S-F	120	0	VA/FHA	30
Non-Profits	45					
TOTALS	600		120	0		30

Line 16 Renters, Columns

L Rehabilitation		M New Construction		N Conversions		O Home Improv.
		Public Housing	36			
Non-Profits	18	Stepping Stone	100	Boarded-Ups	48	
		Pub./Priv.	180			
TOTALS	18		316		48	0

Line 17 Owners, Columns:
The same as Line 15

Line 18 Renters, Columns:
The same as Line 16

Table II. Lower Income HH to Receive Rental Subsidies

Line 19 Columns:

P Elderly		Q Small Family		R Large Family		S Total
Sec.8/V	40	Sec.8/V	173	Sec.8/V	12	225
R/Rehab.	18	R/Rehab.	30	R/Rehab.	21	69
TOTALS	58		203		33	294

Table III. Goals For HUD Resources: Subject to Local Review

Line 21 Columns:

	T Elderly	U Small Family	V Large Family	W Total
C/W Rehab	166	210	179	555
B'ded-Up		32	16	48
R/Rehab.	38	70	30	138
Sec.8/V	70	143	12	225
H'stead.		20	10	30
N-P Rehab	12	37	14	63
S/Stone		60	40	100
R/R Incen.		10	5	15
New Const. P/P	45	150	105	300
Public Housing		36		
TOTAL	331	768	411	1,510

HOUSING TYPE PREFENCE

Line 22 Columns:

New Construction

Can be built using any combination of the following:
- °Federally built public housing
- °City built public housing
- °City/Housing Authority transitional housing
- °Public/private housing

436

Rehabilitation

City-Wide	555
B'ded-Up	48
R/Rehab	69
N-P Rehab	63
R/R Incen.	15
H'stead.	30

780

Existing (subsidies)

R/Rehab.	69
Sec.8/V	225

294

DEFINITIONS

AND

STATEMENTS ON HOUSING ASSISTANCE NEEDS

I. Housing Assistance Needs

A. Definitions:

1. Definition of "Substandard":
"Substandard shall mean that conditions exist in a dwelling which violate one or more of the minimum standards of fitness, or with one or more of the responsibilities of owners or occupants established by the Housing Code of the City of Charlotte.

2. Definition of "Suitable for Rehabilitation":
"Suitable for Rehabilitation" shall mean that a dwelling can be repaired, altered or improved to comply with all the minimum standards established by the Housing Code of the City of Charlotte, at a cost not to exceed 65% of its physical value, as determined by findings of the Housing Inspector.

The above definition is, in part, taken from the Charlotte's Housing Code definition of "Deteriorated Dwelling." Generally, this definition will be applicable for determining units "suitable for rehabilitation." However, in some cases rehabilitation may be judged by the owner (Community Development Department or private individual) to be feasible even though costs exceed 65% of physical value.

B. Expected To Reside (ETR)

The City's Community Development programs are available to families and individuals throughout the entire city who meet the 80% of median income or less criteria. However, priority for services will be given first to the twenty-one (21) census tracts with the highest rate of deteriorated and dilapidated structures (Exhibit A). According to our survey, the top ranked census tracts (39, 8 and 48) account for almost 25% of all the estimated deteriorated, and dilapidated housing in the city. The secondary priority area for Community Development services, inclusive of the above referenced area, comprises 102 sub-census tracts with a population of 90,077 as of 1986. This number is expected to increase by about 8%, that is, 7,206 people comprising approximately 2,888 households which are expected to reside (ETR) in the areas during and following all Community Development activities thoughout the three-year HAP period.

Data Sources

Charlotte Housing Condition Survey by the Urban Institute, University of North Carolina at Charlotte, 1986. 1986 Population, Housing, and Household Data by O & D Zones (Sub-Census Tracts) Charlotte-Mecklenburg Planning Commission.

Approximately 1,732 of these households (60%) comprising about 4,330 people are expected to be ETRs, that is, persons relocated into the 102 sub-census tract areas and many of whom will receive Community Development program services. The unemployment rate among these ETRs is expected to be a relatively high 7.8% in part because of limited job market skills and/or limited educational backgrounds.

An additional 4% of these households are expected to be elderly retired people. Another estimated 2% of these households headed by women are expected to have some difficulty securing employment either because of limited education or lacking the cost of day care for small children. These may include many from the ranks of the homeless. For those employed, job up grading, possibly through

on-the-job training, and promotions may be the only hope for raising their income levels to any substantial degree.

The remaining 2,425 ETR individuals comprising approximately 982 households (34%) are expected to be middle and upper income middle management and professional people occuping new construction condominiums and restored single family houses closer to the downtown area. This group of ETRs will probably be well educated and fully employed.

Data Sources

Charlotte "Census of Population and Housing 1980 - Summary Tape File 3A (50)".
1986 Population, Housing, and Household Data by O & D Zones (Sub-Census Tracts) - Charlotte-Mecklenburg Planning Commission

Persons Expected to Reside Summary

	Elderly	S-F	L-F	Totals
Planned Employment	0	510	50	560
Current Employment	87	5,911	360	6,358
Elderly (Retired)	197	91	-0-	288
	284	6,512	410	7,206

Source Charlotte Housing Condition Survey
The Urban Institute
UNC Charlotte
2/17/87
p 37

EXHIBIT A

TARGETED CENSUS TRACTS WITH HOUSING QUALITY PROBLEMS

Census Tract	Proportion of Deteriorated and Dilapidated Structures	Estimated Number of Deteriorated and Dilapidated Structures	Estimated Percentage of Citywide Deteriorated and Dilapidated Structures	Cumulative Percentage
39	25.0	656	10.1	10.1
8	40.6	478	7.4	17.5
48	25.6	464	7.1	24.6
36	25.6	418	6.4	31.0
45	21.5	347	5.3	36.3
53.01	26.5	325	5.0	41.3
53.02	5.6	270	4.2	45.5
13	11.4	210	3.2	48.7
14	18.5	196	3.0	51.7
50	11.1	155	2.4	54.1
42	10.3	154	2.4	56.6
43.02	8.0	149	2.3	58.8
23	12.1	149	2.3	61.1
25	11.1	129	2.0	63.1
35	10.7	120	1.8	64.9
9	21.7	116	1.8	66.7
10	9.4	116	1.8	68.5
41	10.3	116	1.8	70.3
38.02	7.0	108	1.7	72.0
47	15.0	95	1.5	73.5
24	7.1	91	1.4	74.9

C. Assessment of Housing Needs of the Homeless

"According to a national study, the number of homeless persons in the United States increased by 12.97% in 1985. An even larger increase was expected in 1986. Less than fifteen years ago the typical homeless person was a white male alcoholic in his mid-fifties. The stereotypical homeless person is no longer the bum of yesteryear. Today, the average age of the homeless has dropped to 34, and the percentage of blacks and Hispanics has increased. The number of families, mostly women and children, has also increased due to the shrinking supply of low-income housing, higher rates of unemployment and underemployment and reduced federal resources. The number of homeless families today is believed to be a warning signal of a much greater potential crisis. There is a large group of working families living on the edge of homelessness."

In 1984, the Department of Housing and Urban Development (HUD) announced a national profile of the homeless. HUD's analysis concluded that, while the homeless population is heterogeneous, most cluster in three groups: those with chronic disabilities, those who have experienced severe personal crises, and those who have suffered economic setbacks. Charlotte and Mecklenburg County's concern with the problems of the homeless dates back to at least 1955. The 1987 estimates of the number of homeless people range from a low of 150 to a high of 3,000. Local concern about the homeless has increased since that population now includes an increasing number of younger unemployed males and more women, families, children and minorities.

Data Source

A Report From The Homeless And Shelter Study Committee

(United Way) July 15, 1987

In November of 1986, the United Way Human Services Planning Board established the Homeless and Shelter Committee to seek data and solutions to the problem. The Board assisted by a class of social research methods students from Johnson C. Smith University and shelter program personnel conducted a comprehensive survey of the homeless persons who utilized shelter programs or were on waiting lists, those who used the facilities of treatment programs for shelter and those who were found sleeping in other places in the community. The study population included the 300 to 525 persons in the community who on any given night did not legally have a place to live or resources of their own to obtain a place to live. Therefore, the current (1987) capacity of shelter programs is insufficent to meet the need. Excluding 250 emergency shelter beds available to the homeless during winter months. Only 65 of these beds are available year-round. As a result, conservative estimates from the survey indicate that on any given night 460 or more people cannot be provided needed shelter.

The City of Charlotte received its first allocation of Emergency Shelter Grant Program (ESGP) funds in the amount of $11,781 from the State of North Carolina in 1987. Consistent with its housing policy commitment to reduce the number of households living in substandard, overcrowded or unaffordable housing conditions, the City of Charlotte authorized the expenditure of this $11,781 grant for operating expenses of Charlotte Emergency Housing, Inc. Subsequently, the City, Mecklenburg County and private groups shared an $80,000 operating cost for the Salvation Army's summer shelter program. Furthermore, in September of 1987, the Charlotte City Council adopted a Comprehensive Homeless Assistance Plan (CHAP) and authorize the Mayor to execute the plan and certifications required for Homeless Assistance Programs under Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987. A month later City Council approved an Emergency Shelter Grant Program Application for $59,000 following a HUD notice of fund availability. The City's required matching resources are composed to Mecklenburg County's contributions to the Salvation Army ($39,600) and to Charlotte Emergency Housing, Inc. ($27,720).

After consultation with Mecklenburg County staff, the following budget has been developed for the use of the grant funds:

° Renovations of buildings for use as shelter	$10,000
° Provision of essential services	8,850
° Payment of maintenance, operation and insurance	40,150
TOTAL	$59,000

A shortage of affordable housing for low income people exists in Charlotte-Mecklenburg. Currently, there are 3,900 families on the Charlotte Housing Authority's applicant waiting list and about 70 families on the City's Community Development Department waiting list. These facts contribute to the local homeless problem.

The Charlotte's Comprehensive Homeless Assistance Plan (CHAP) proposes creating a Transitional Housing Demonstration Program to accommodate persons or families in long periods of homelessness. Likewise, across the nation consideration has been given to the mentally ill or handicapped that have been "de-institutionalized" and thus become a part of the homeless population. A model like the federally funded "Permanent Housing for the Handicapped Homeless" is being explored as a resource to meet this need. Finally, the Housing Authority of the City of Charlotte provides some limited permanant housing for the handicapped in its elderly projects. There is also a non-profit agency that assists the handicapped to find suitable housing. However, no program or funds currently exist to meet the needs of permanent housing for the homeless handicapped. The Housing Authority, like others, is exploring its current resources and other alternatives for helping to meet the homeless housing need.

There are twelve (12) non-profit organizations in the City of Charlotte that provide services for the homeless (See Exhibits B-1, B-2, and B-3). However, only eight (8) of these are "shelters" when defined as agencies that provide overnight accommodations. These "shelter" facilities have a combined bed capacity of approximately 515. Four of these facilities are primarily treatment centers that provide shelter only if necessary as a part of the treatment provided. These comprise fully 50% (257) of the shelter bed capacity.

EMERGENCY SHELTER PROGRAMS FOR THE HOMELESS

PROGRAM	Salvation Army Winter Shelter	Salvation Army Lodge	Charlotte Emer.Housing	Temple Israel's Rachel House
YEARS IN OPERATION	4 years	30 plus	Since 11/85	Since 11/86
SHELTER STRUCTURE	Former elementary school	2 dormitory type buildings	large house & 8 single rooms at YMCA	3 bedroom house
CAPACITY	170	52 (22 women and 30 men)	4 families and 8 single women	3 families
POPULATION SERVED	homeless males	homeless men, women,families	women, children, single women	families, women, children
LENGTH OF STAY	1 night to 4 months	3-14 nights	1-60 nights	1-7 nights
MONTHS OPEN	December-March	year-round	year-round	November-March
HOURS	5 p.m.- 7 a.m. 7 days per week	5 p.m.-7 a.m. 7 days per week	24 hrs. per day 7 days per week	5p.m.- 7p.m. 7 days week
STAFFING	Paid staff and volunteers	Paid staff and volunteers	Paid staff and volunteers	Volunteers
SUPPORT SERVICES	2 meals,shower, limited referral to community agencies	2 meals,shower, referral to community agencies financial assistance, daycare, recreation, counseling	Food,referral to community agencies,limited financial assistance,individual & group counseling, credit counseling	Food, Transportation assistance (bus tokens)
BUDGET				
1986	$54,720	$237,399	$72,000	Not available
1987	$65,720	$266,360	$87,953	Not available
FUNDING SOURCE(S)	County Government,Federal Government,Private Contributions	Private Contributions United Way	Private contributions, United Way, County Government	Private Contributions

Source: A Report To The Human Services Planning Board of the United Way of Central Carolina, Inc., from the HOMELESS AND SHELTER STUDY COMMITTEE (July 15, 1987)

TREATMENT PROGRAMS THAT PROVIDE SHELTER

PROGRAM	7th Street Detox Center	Salvation Army Adult Rehab.Ctr.	Rebound	Lighthouse Ministry for Girls
Years in Operation	13 years	35 years	52years	7 years
SHELTER STRUCTURE	Dormitory	Dormitory	Dormitory	Large house
CAPACITY	52	75	120	10
POPULATION SERVED	Persons with alcohol/drug problems	Recovering male alcoholics	Recovering male alcoholics and drug abusers	Girls and young women with alcohol,drug & other problems
LENGTH OF STAY	1 to 21 days	1-90 days	Up to 90 days	Up to 1 year
MONTHS OPEN	year-round	year-round	year-round	year-round
HOURS	24 hr./day 7 days/week	9a.m.-5p.m. 7 days/week	24 hrs./day 7 days/week	24 hrs./day 7 days/week
STAFFING	Paid staff & volunteers	Paid staff & volunteers	Paid staff & volunteers	Paid staff & volunteers
SUPPORT SERVICES	Shelter,food, full range of clinical services (evaluation,treatment,individual & group counseling, education,referral community agencies	Shelter,food, individual & group counseling, employment,work therapy,religious therapy,referral to community agencies	Shelter, food, individual & group counseling, vocational rehab, referral to community agencies.	Shelter, food,Clothing individual & group counseling
BUDGET				
1986	$1,200,000	Not available	Not available	Not available
1987	Not available	$120,000	Not available	Not available
FUNDING SOURCE(S)	State and County Government ABC Board	Thrift Store Private Contributions	Private Contributions	Private Contributions

OTHER PROGRAMS

PROGRAM	The Uptown Day Shelter	St.Peter's Soup Kitchen	Travelers Aid Society	Crisis Assistance Ministry
YEARS IN OPERATION	2 years	8 years	58 years	11 years
SHELTER STRUCTURE	Store/ Warehouse	Church	Not Applicable	Not Applicable
CAPACITY	140-200	100	Not Applicable	Not Applicable
POPULATION SERVED	Homeless adult men and women	Hungry and Homeless	Multiple problems Non-residents of Mecklenburg County	Families with economic crisis related to bare life support
LENGTH OF STAY	No Restrictions	Not Applicable	Not Applicable	Not Applicable
MONTHS OPEN	Year-round	Year-round	Year-round	Year-round
HOURS	8:00-4:00pm 7 days/week	11:15-12:15pm 5 days/week	8:30-4:30pm 5 days/week	9:00-4:30pm 5 days/week
STAFFING	Paid Staff and Volunteers	Volunteers	Paid Staff	Paid Staff and Volunteers
SUPPORT SERVICES	Snack,spiritual therapy,limited counseling and referral clothing advocacy	Not Applicable	Counseling,food, shelter,transportation,medicine & minor car repairs	Information & referral,financial counseling & assistance, clothing (9:00-2:00pm)
BUDGET 1986 1987	$70,000	Not Available Not Available	$148,669 $168,555	$2,029,495 $2,059,820
FUNDING SOURCE(S)	Churches,private contributions,	Churches,private contributions, U.S.Dept.of Agriculture	United Way	Religious congregations,private contributions, United Way,Mecklenburg County

As the exhibits show, the homeless service network in the community is composed of a mix a mostly the private agencies, organizations and churches. These organizations provide a broad variety of basic services which include shelter and a variety of limited support services including food, clothing, personal hygiene assistance, financial assistance, day care, individual and group counseling, recreation and transportation (bus token) assistance. The key ingredient to this network of services is referral to those agencies (both public or private) that can best respond to the particular needs of the homeless. For example, three of the shelter programs provide assistance to families, usually women with small children, and single women. Likewise, the treatment programs that provide shelter respond to the special alcohol and drug problems and recovery services for both men and young women. These treatment programs comprise approximately 258 or approximately half of all shelter beds available during the winter. However, there are insufficient program services and shelter beds to respond to the specific needs of the mentally ill, the physically handicapped, some veterans, and the elderly.

Thus, the current capacity of shelter programs is neither sufficient to meet the needs of up to 3,000 homeless families and individuals nor to maximize program coordination. Excluding beds provided by residential treatment programs, there are approximately 250 emergency shelter beds available to the homeless during winter months. Only 65 of these beds are available year-round. As a result, people are either turned away or their names are placed on waiting lists.

Federal assistance is needed to supplement the operation of the shelter programs. As with our ESGP grant, funds could be used to assist the shelter programs to improve their facilities and services. A transitional Housing Demonstration Program would be of great benefit to certain segments of the homeless population (families and the elderly) by providing them with adequate shelter for a period up to 18 months. During that time, these homeless persons would find permanent housing in either the public or private sector.

There is a substantial shortage of permanent housing for the handicapped in that the number of facilities to accommodate the mentally and physically impaired is totally inadequate.

A program for Supplemental Assistance for Facilities to Assist the Homeless represents a resource to fund innovative and more comprehensive solutions to the homeless problems of the elderly and handicapped. A primary reason that some people are within the homeless population is that they simply cannot afford the cost of housing themselves. Therefore, something like the Section 8 or Voucher rental subsidy assistance for single room occupancy is needed.

D. Lower Income Minority Households

Charlotte's total population of 314,447 includes two minority segments. One is a small group of 4,258 people who are by race defined as American Indians, Japanese, Chinese, Filipino, Korean, Asian Indian, Vietnamese, Hawaiian and various Spanish speaking national groups. These small groups comprise 1% of Charlotte's population and would generally have similar housing and related needs as the large minority population stated as follows. A second, and significantly larger minority group identified as black people, comprise 31% (97,896) of the City's population.

Significantly, 32% (25) of the City's 77 census tracts have black population concentrations of over 40% (Exhibit D), that is, they range from 41% to 100% with an average of 78.8% per census tract.

Significantly, too, is that 22 of these census tracts with a high concentration black population make up 68.7% of the City's 31 census tracts with a concentration of lower income families defined as families having annual incomes of 80% ($16,206) or less of the City-wide median family income (Exhibit C). In addition, eight (8) of the nine (9) City Community Development Neighborhood Strategy Areas (NSAs), Target Areas (TAs), Urban Renewal (UR) and/or Redevelopment Areas (RAs) are comprised of census tracts, or parts thereof, that have black populations of 40% or

more of the totals. Summary housing data related to this information is as follows:

Minority Households in Substandard Housing:

	Total	Black
Owners	743	622
Renters	1,808	1,374
	2,551	1,996

Lower Income Minority Households Requiring Rental Subsidy:

	Total	Black
Elderly	3,495	1,846
Small Family	16,034	14,430
Large Family	1,495	1,345
	21,024	17,621

Lower Income Minority Households to be Displaced:

Total	Black
261a	258

"a" refers to the City Community Developments actual and projected displacement program for the 3-year life of the HAP.

Data Sources:

City Building Inspection Department Estimates as of November 1, 1982
C25RAC F Table HAP/1980 Census Data.
Charlotte "Census of Population and Housing 1980"
Summary Tape File 3A (50)
Community Development Department Planned and Estimated Relocation Needs, 1983.

THREE YEAR HOUSING GOALS-STRATEGY APPROACHES

In 1987 the Charlotte City Council adopted a Housing Policy Plan. The Plan's mission or primary goal is to reduce the number of City households living in substandard, overcrowded or unaffordable housing conditions. Priority is placed on addressing the housing needs of residents earning less than 50% of median income through an aggressive preservation program emphasizing code enforcement and rehabilitation, and through partnership efforts to stimulate the production of new housing for low-income residents. The following outline provides an explanation of the programs designed to achieve the stated mission.

I. HOUSING PRESERVATION

A. Code Enforcement/Rehabilitation

A-1 Issue: A study conducted by the Urban Institute of the University of North Carolina at Charlotte (1987) has revealed that there are approximately 6,800 substandard residential structures in the City.

A-2 Goal: To reduce the number of substandard structures from 5% of the total housing stock to less than 1% by 1997.

A-3 Strategies:

A-3 (a) Increase code compliance by 600 units in FY88 and by 1,200 units each year thereafter, for a total of 3,600 units/year. Concentrate increased inspections in targeted areas (21 census tracts).

A-3 (b) Rehabilitate 185 owner occupied and 40 Rental Rehabilitation housing units per year.

A-3 (c) Implement changes to the City Housing Code which strengthen preservation efforts, and provide disincentives to property owners who are not complying with the Housing Code. These changes were recommended in the Housing Policy Plan approved by City Council in April 1987: 1) Civil Penalties; 2) Quicker action on unsafe buildings; 3) Insulation requirements, and 4) Liens for tenant relocation costs. The first three provisions went into effect in FY88. Legislative action will be required in order to impose liens for relocation costs. A legislative proposal was prepared by the Community Development Department in FY88, but was not included in the City's legislative package because of the short legislative session this year. The proposal will be resubmitted in FY89.

A-3 (d) Fund 32 in-rem repair cases per year.

A-3 (e) In the absence of the federal Urban Homesteading Program and with State legislation (1987) not permiting such activity, the City has developed a locally financed Urban Homesteading Program to help increase homeownership opportunities among low income families.

A-3 (f) Develop and continue partnerships with neighborhood based non-profit agencies for the rehabilitation of 21 housing units per year, both rental and homeownership.

B. Boarded-Up Structures

B-1 Issue: 350 structures with 430 dwelling units are boarded-up in the City.

B-2 Goal: To reduce the number of boarded-up structures by 30 per year emphasizing rehabilitation and return to the housing inventory.

B-3. Strategies:

B-3 (a) Develop/continue partnership with non-profit agencies to acquire and rehabilitate 10 boarded-up units per year.

B-3 (b) Implement the acquisition of 6 to 16 boarded-up units for rehabilitation and re-sale to low come residents per year.

B-3 (c) Implement a Rental Rehabilitation Incentive Program to encourage property owners to return boarded-up and/or vacant properties to the housing market.

II. NEW CONSTRUCTION

A. Increase the Housing Supply

A-1 Issue: Approximately 95 housing units are lost annually through enforcement of the housing code.

A-2 Goal: Provide 95-100 replacement housing units for sale or rental to families earning less than 80% of median income.

A-3 Strategies:

The following are examples of approaches to be used to leverage dollars for new construction. Actual strategies will depend on the partnership developed with private developers and non-profit agencies.

A-3 (a) Second Mortgage Subsidy for homeownership sales.

A-3 (b) Habitat for Humanity with sweat equity participation.

A-3 (c) In-Fill Modular Housing through the North Carolina Housing Finance Agency's Mortgage Credit Certification Program.

B. Low-Income Rental Housing

B-1 Issue: 3,900 families are on the Charlotte Housing Authority's waiting list; 33,905 families earn less than 50% of median income.

B-2 Goal: To expand rental housing opportunities for low income families; to provide opportunities for families in public housing to move into private market housing.

B-3 Strategies:

The following are examples of approaches to be used to leverage dollars for additional low income housing.

B-3 (a) Assist the Housing Authority in financing the construction of a two-site 100 unit Stepping Stone housing development. The units will be rented to tenants being prepared through household and money management counseling and systematic savings plan in preparation for relocating out into a homeownership sales or market rate rentals within 5 to 7 years.

B-3 (b) Local subsidy/rental payments.

B-3 (c) Public/private partnership with developers to build rental property using the federal Low Income Housing Tax Credits to assure a minimum of 20% low income occupancy.

B-3 (d) Continue the City-financed construction of multi-family projects, owned and managed by the Housing Authority.

III. EXPANDING CITY ROLE

A. Developing A Holistic Approach

A-1 Issue: Local government, the City of Charlotte cannot solve the low income house problem alone, that is, without assistance from others.

A-2 Goal: Provide leadership for a community-wide colition to address low-income housing needs.

A-3 Goal: Develop a partnership of public and private agencies to address housing needs of low-income residents in an holistic approach.

A-4 Strategies:

On March 14, 1988, City Council approved six (6) recommendations from its own Community Development and Housing Committee to support the creation of a housing partnership proposal presented by a local group called the Citizens Forum. The approved recommendations are as follows:

A-4 (a) The City provide staff support at the senior staff level until the Housing Partnership staff is hired;

A-4 (b) The City provide $10,000 seed money to cover such items as legal fees and travel;

A-4 (c) The City appoint a member (by the City Council amended to include two) of the Community Development and Housing Committee to serve on the implementation board of the partnership;

A-4 (d) The City act as an advocate for the Housing Partnership in the community;

A-4 (e) The provision of social services in a holistic approach to the housing problem be addressed through the County; and

A-4 (f) City Council be informed that the Housing Partnership would be coming to City Council to apply for funding for specific projects from the Innovative Housing Account.

The Forum's proposal provides the following as the Partnerships stated purpose: "The Charlotte/Mecklenburg Housing Partnership is a non-profit housing corporation organized to promote low-income housing in Mecklenburg County,

N. C. in the most competitive, cost-effective manner. The Partnership shall attempt to use public and private resources to generate low-income housing that can serve a substantial population with the greatest need".

The goal of the Charlotte-Mecklenburg Housing Partnership is to produce 600 rental and 300 owner/occupied units in a 3 to 5 year period.

IV. FEDERAL PROGRAMS

The local Housing Authority will receive limited funding for the following programs:

A. Rent Subsidies: The Housing Authority has estimated that the Greensboro HUD Office will provide an estimated 225 Section 8/Voucher rent subsidies over the life of this HAP. Such subsidies will help meet the continuing need for very low income households.

B. New Public Housing: Funding for the construction of a 36 unit new housing project is expected pending City Council approval of a site consistent with the City's Locational Policy and HUD approval of the project plans.

COMPONENT 5

LOCATIONAL POLICY FOR ASSISTED HOUSING

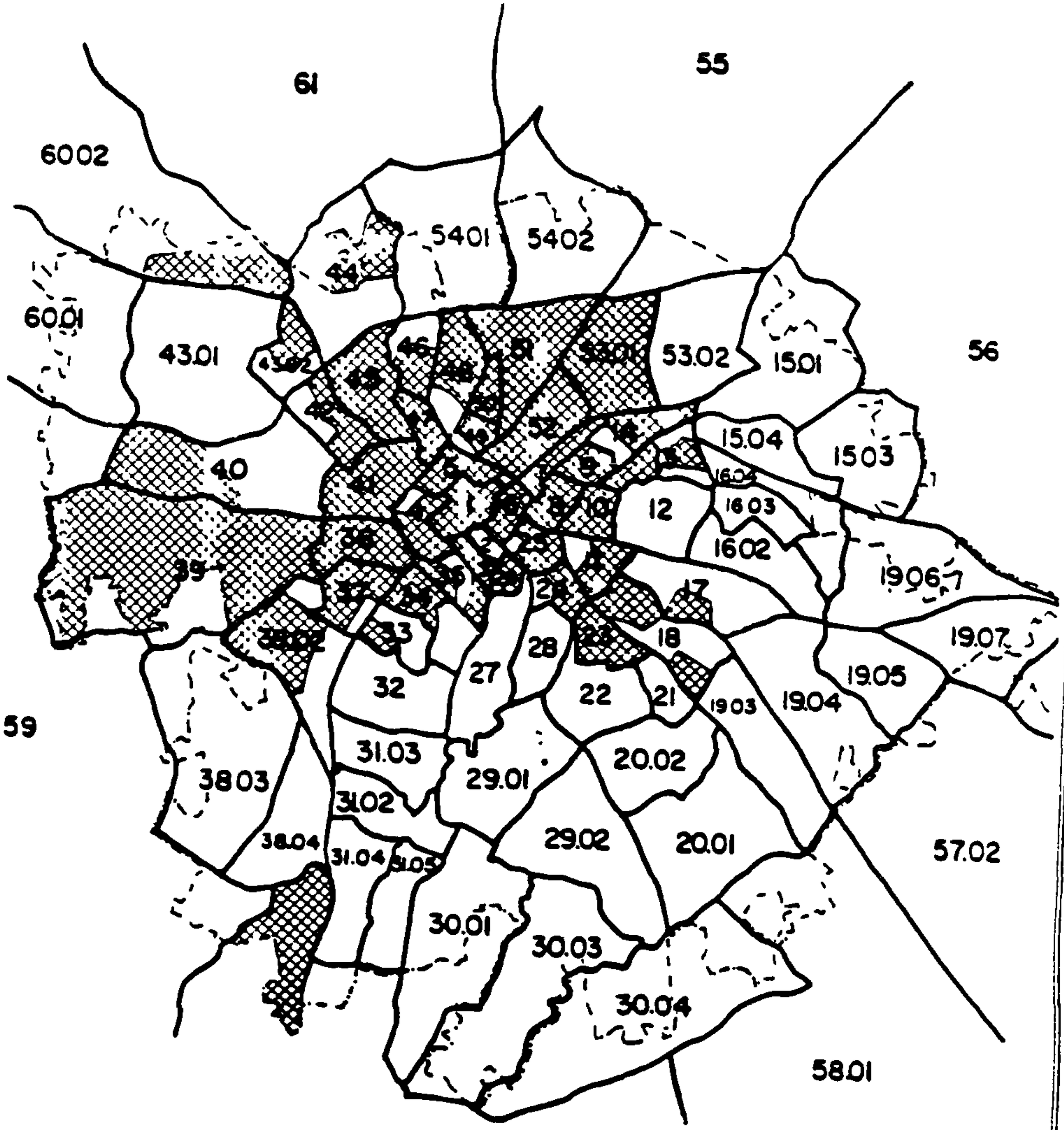
OBJECTIVES OF LOCATIONAL STANDARDS

- oAvoid Concentration of Low Income Persons
- oLeveraging Private Dollars
- oGeographic Dispersal
- oEncourage economic/racial integration of Areas

	1986-1988			1989-1991	
APPLICABILITY OF LOCATIONAL STANDARDS	FED. OR CITY-BUILT PUBLIC HOUSING	FEDERALLY BUILT PUBLIC HOUSING	CITY-BUILT PUBLIC HOUSING	CITY/H.A. BUILT TRANSITIONAL HOUSING	LOANS/GRANTS PUBLIC/PRIVATE DEVELOPMENTS-RENTAL
A. INELIGIBLE AREAS. Areas within a 1/2 mile radius (property line to property line) of any 100% assisted housing project of 25 or more units are ineligible	This standard applies	Same	Same	Exempt from 1/2 mile radius standard but ineligible census tracts standard will apply	Public/private ventures pursuant to the Housing Tax Credit Act of 1986 and/or utilizing the City's innovative housing fund are exempt, if the project is funded 50% or more by private funds or the project is funded 25% or more by private funds and the project has at least 5% owner equity and the project is 100% privately owned and managed •
B LONG-TERM AVAILABILITY					City has first right of refusal to purchase public/private housing development, or the developer will provide the City with options on how the units can be maintained long term as low income housing units
C. INELIGIBLE CENSUS TRACTS.	These standards apply	Same	Same	Same	
1 Where 50% or more of households earn 80% or less of the City-wide median income					If 40% or less of units are reserved for households earning 60% or less of median project is exempt.*
2. Where the black population exceeds 40%.					Applies
3. Where the black population has increased by 15% or more between 1970-1980					Applies

* For example 60% of the local median income for a family of four in 1988 is $19 620 per year

APPLICABILITY OF LOCATIONAL STANDARDS	FED. OR CITY-BUILT PUBLIC HOUSING	FEDERALLY BUILT PUBLIC HOUSING	CITY-BUILT PUBLIC HOUSING	CITY/H.A. BUILT TRANSITIONAL HOUSING	LOANS/GRANTS PUBLIC/PRIVATE DEVELOPMENTS-RENTAL
D. CENSUS TRACTS EXTENDING BEYOND CITY LIMITS	This standard applies	Same for all program approaches.			Exempt
Eligible or ineligible based upon entire tract's data.					
E. MAXIMUM UNITS					
Not more than 50 units per site.	This standard applies	Same for all program approaches			Exempt
F. POLICY EXEMPTIONS					
1. Elderly/handicapped housing	This standard applies	Same for all program approaches			Exempt
2. Single-family units under Section 234 Program, North Carolina Housing Finance Agency or similar below market housing.	This standard applies	Same for all program approaches			Exempt
3. Assisted housing within Community Development areas with an equal number made available outside of such areas within one year. (Community Development areas are census tracts where 50% or more of the households earn 80% or less of the local median income.)	This standard applies	Same for all program approaches			Applies
4. Assisted units developed for homeownership.		Same for all program approaches			Exempt
G. NORTH CAROLINA HOUSING FINANCE AGENCY (NCHFA) BOND FINANCING					
Developers of any 80%/20% developments financed by the North Carolina Housing Finance Agency are required to provide that 30% of the 20% units for low income families be two and three bedroom units or to provide a justification as to why they cannot.	This standard applies	Same for all program approaches			Exempt



COMMUNITY DEVELOPMENT STANDARD
REHABILITATION PROGRAM

ELIGIBLE AREAS

COMPARISON OF THE NEED FOR LOW-INCOME HOUSING WITH AVAILABLE LOW INCOME HOUSING**

Income Level	Mo. Rent ATP	1980 Households By Income	1980 Renter-Occ. Units by Gross Rent*	Surplus/ Deficit
$ 0- 2,499	$ 0- 52	5,505	2,916	- 2,589
2,500- 4,999	53-103	8,088	1,925	- 6,163
5,000- 7,499	104-156	8,355	4,969	- 3,386
7,500- 9,999	157-207	9,968	8,768	- 1,200
10,000-12,499	208-260	10,719	11,273	+ 554
12,500-13,100	261-273	3,934	2,799	- 1,135
		46,569	32,650	-13,919

SOURCE: 1980 Census

*These data from the Census were formerly grouped differently from the present grouping. The methodology used to re-group the data assumes equal distribution within the former grouping. This was necessary to be able to compare this data with the household income data.

**Trended upward for matching with the median income of 1984

May 1985

EXHIBIT B-5

THE RENTAL HOUSING DEFICIT

A COMPARISON OF THE SUPPLY OF AFFORDABLE LOW-INCOME HOUSING WITH THE NUMBER OF HOUSEHOLDS NEEDING LOW-INCOME HOUSING

1980 - 1990

LOW INCOME HOUSING	1980	CHANGE 1981 - 85	1985	CHANGE 1986 - 90	PROJECTED 1990 PROJECTION
DEMAND	46,569	2,397	48,966	2,855	51,821
SUPPLY	32,650	2,001	33,648	857	34,005
(Demolitions)		(1,003)		(500)	
DEFICIT	13,919	3,395	15,318	3,212	17,816

May 1985

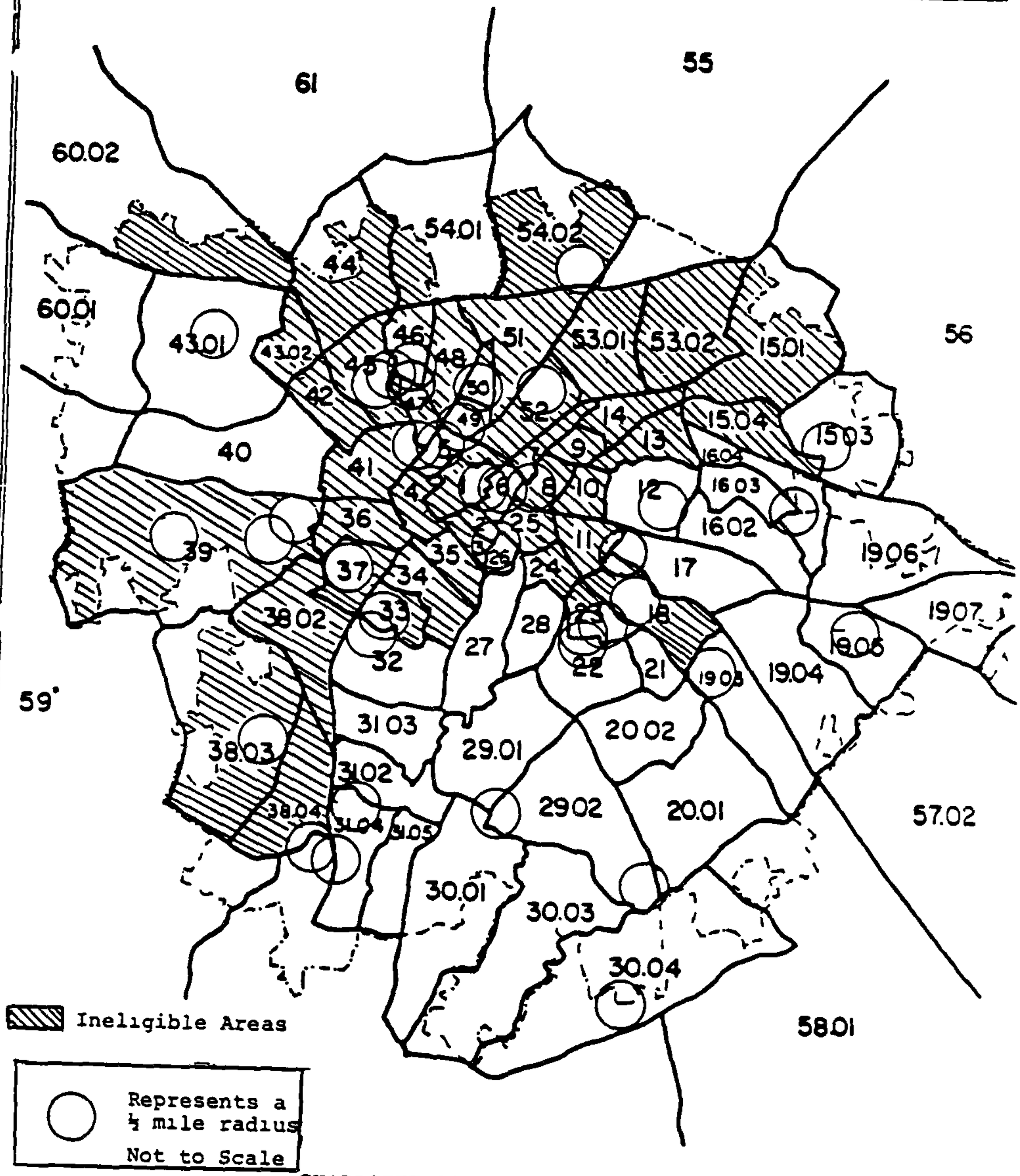
Exhibit C

Households Earning Fifty
Percent or Less of
Median Income

Census tracts where 50 percent or more of the households down earn less than 80 percent of the City-wide household median income are as follows ($16,917 x 80% = $13,533+):

Census Tracts 1980	% Household 50% or more
1	86
3	89
4	87
5	80.1
6	86
7	68
8	85.3
9	55.4
10	61
11	59
13	60
14	61
18	54
23	70
24	57
25	66
26	80
34	50
35	51
36	67
37	84
39	73
41	59
42	62
43.02	52
44	53
45	72
46	52
47	80
48	61
49	94++
50	87
51	67
52	72
53.01	60
60.02	62

Source: *Census of Population and Housing 1980*
Summary Tape File 3A (50)
\+ Median Family Income (1980) $20,258 x 80% = $16,366
++ The 1980 Census (actually 1979 data) does not include the 117 Section 235 single family housing units built and occupied in 1980



CHARLOTTE LOCATIONAL POLICY MAP
ELIGIBLE AND INELIGIBLE AREAS FOR NEW CONSTRUCTION
ASSISTED HOUSING

1980 CENSUS TRACTS

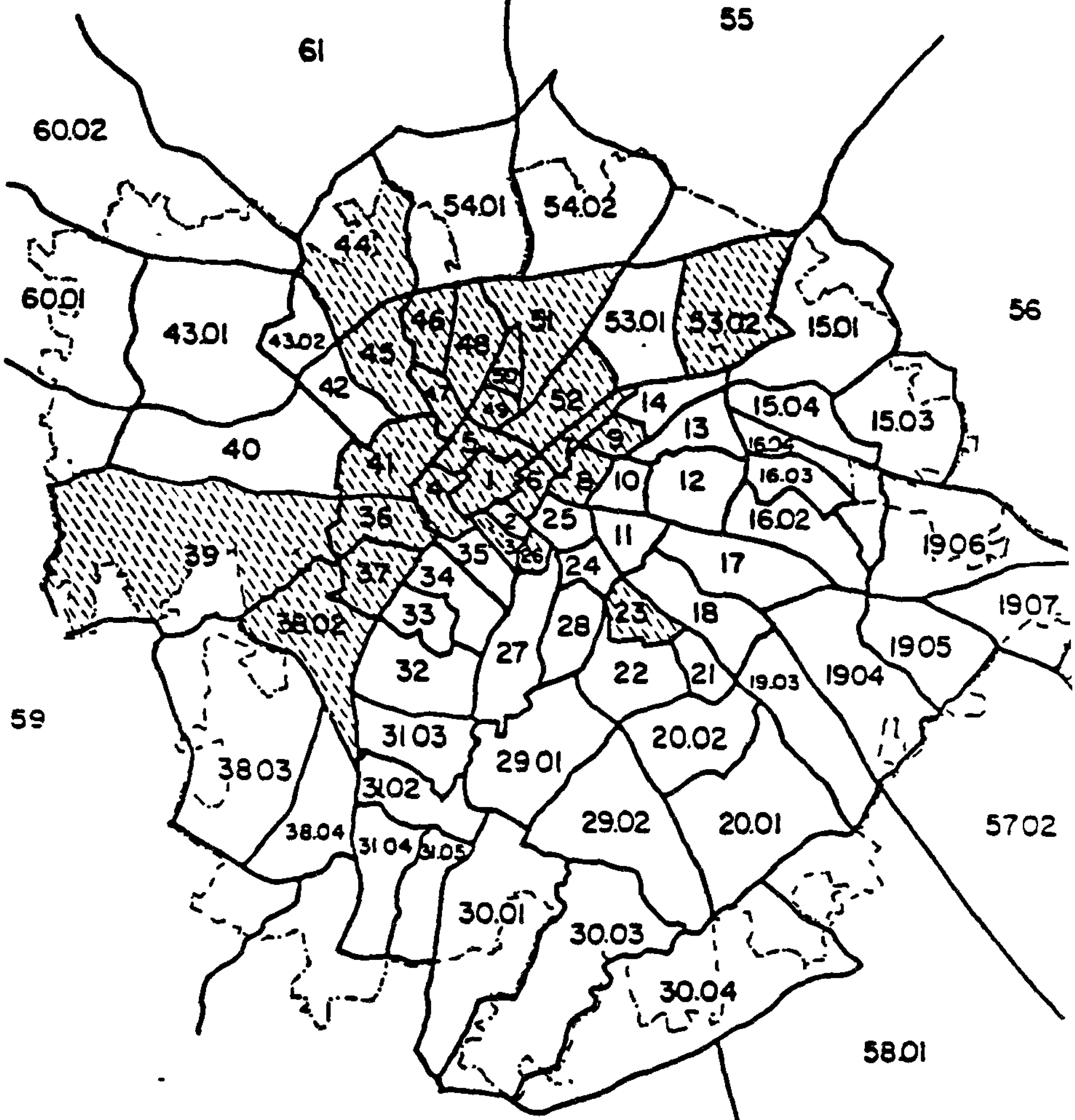
EXHIBIT D

Concentration of Black Population

Census Tracts which have a black population of 40% or more include the following:

Census Tract 1980	1980% Black
1	41
3	43
4	54
5	61
6	95
7	88
8	98
9	81
23	87
26	73
36	88
37	99
38.02	92
39	90
41	78
44	58
45	90
46	99
47	99
48	99
49	100
50	99
51	99
52	94
53.02	66

Source: "Census of Population and HOusing 1980"
Summary Tape File 3A (50)
Refer to Map C



CONCENTRATION OF BLACK POPULATION

Census Tracts Which Have A Black Population Of 40% Or More
1980

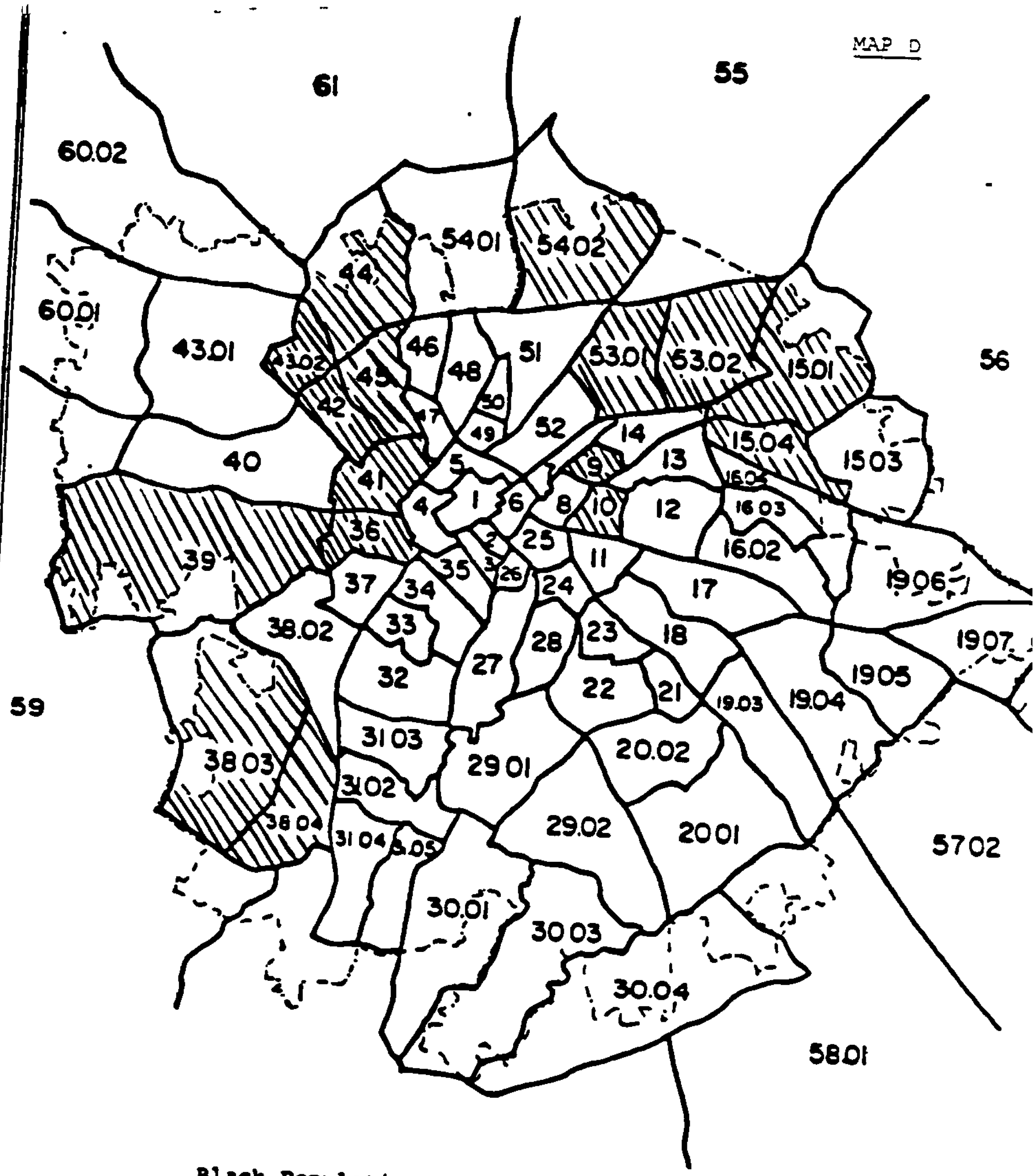
EXHIBIT E

Census Tracts with Black
Population Increases of 15 Percentage Points
Or More Between 1970 and 1980

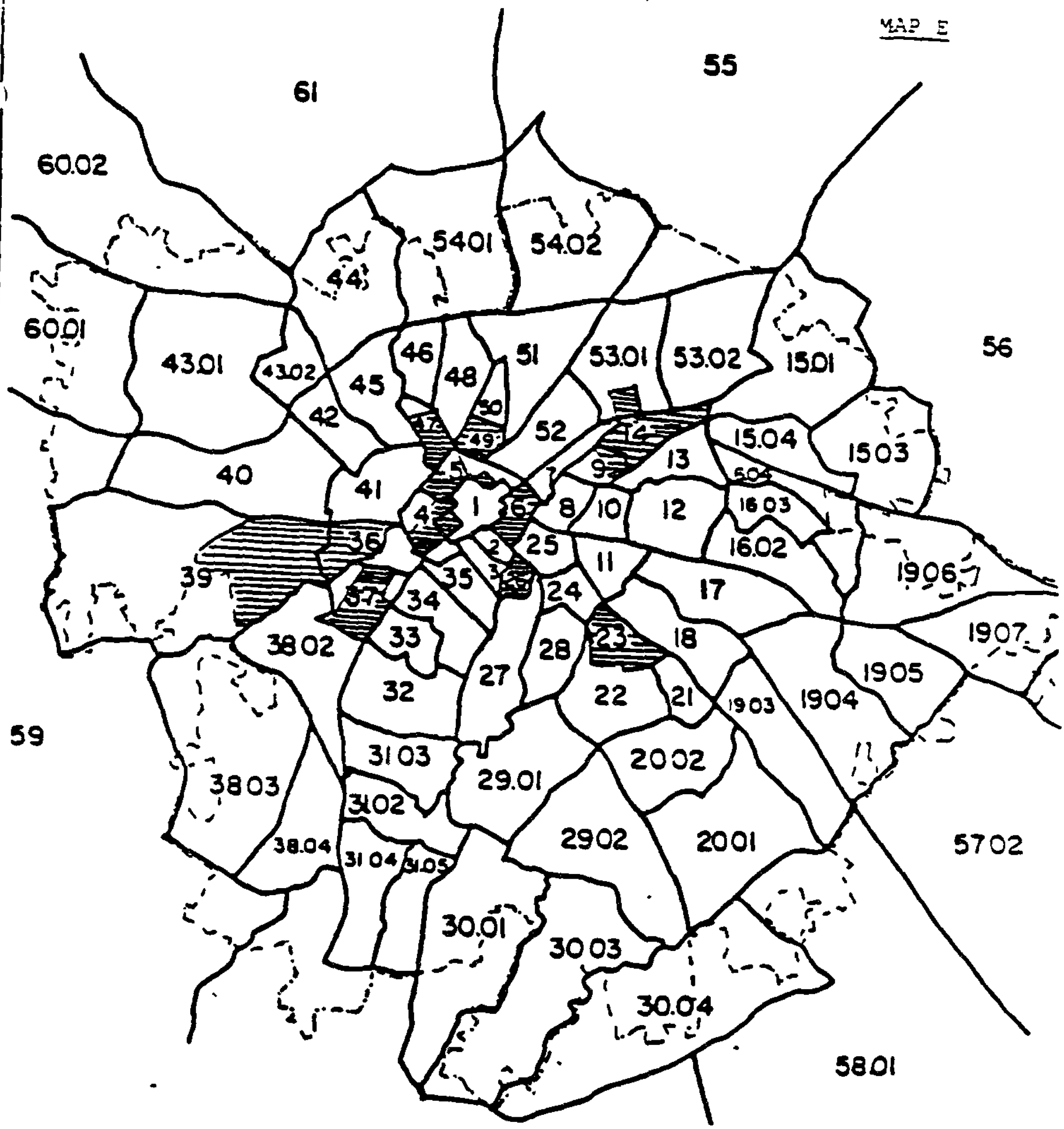
Census Tracts	1970 % Black	1980 % Black	% Difference
9	65	83	18
10	1	21	20
15.01	2	38	36
15.04	1	17	16
36	48	88	40
38.03	0.04	39	39
38.04	1	35	34
39	64	87	23
41	42	78	36
42	1	39	38
43.02	0.2	38	38
44	7	51	44
45	75	90	15
53.01	3	36	33
53.02	1	65	64
54.02	1	25	24

Source: 1980 Census
Charlotte Mecklenburg Planning Commission

Refer to Map D



Black Population Increases of More Than Fifteen Percent Between 1970 & 1980



COMMUNITY DEVELOPMENT SERVICE AREAS

WEST BLVD. NSA	36 & 39	WEST MOREHEAD NSA	41
THIRD WARD NSA	4	FIVE POINTS NSA	47
FIRST WARD UR/TA	6	GREENVILLE UR	49
FOURTH WARD REDEV. A.	5	SOUTHSIDE NSA	37
NORTH CHARLOTTE NSA	14	GRIER HEIGHTS NSA	23
CHERRY NSA	26		

OMB No 2506 0063

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1 NAME OF COMMUNITY: CHARLOTTE, N. C.

2 GRANT NUMBER: B-88-MC-37-0003

3 PERIOD OF APPLICABILITY: FROM 10/1/88 TO 9/30/89

4 [X] Original [ ] Revision [ ] Amendment

5 INCREMENTAL YEAR OF SUBMISSION [ ] 1 [ ] 2 [ ] 3

6 HUD APPROVAL

(Signature of Authorized Official) (Date)

INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved _____ are incorporated by reference and are not contained in this *second) (third)* year submission. *(Latest amendment date of the HAP, Parts I - III, if any _____)*

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT (List HUD Assisted Rental Housing Programs first then other Renter Programs and Owner Programs Separately.) A	HUD B	UNITS TO BE ASSISTED: NUMBER OF UNITS C	UNITS TO BE ASSISTED: HOUSING TYPE D	LOWER INCOME HOUSEHOLDS TO BE ASSISTED: ELDERLY E	SMALL FAMILY F	LARGE FAMILY G	TOTAL H
. City-Wide Rehabilitation (CDBG)	X	185	S-F	83	62	40	185
. Rental Rehabilitation	X	46	S-F,Du	5	24	11	46
. Local Urban Homesteading Program		10	S-F	1	6	3	10
. Rehabilitation Via Non-Profit Agencies		21	S-F,Du	4	10	7	21
. Rehabilitation of Boarded-Up Structures Through Public and/or Private Efforts		16	S-F	3	9	4	16
. Rental Rehabilitation Incentive Program		5			3	2	5
. New Construction: Can be built using any combination of the following: - Federally built public housing - City built public housing - City/Housing Authority transitional housing - Public/private housing		236	S-F,MF	15	161	60	236
3. Section 8/Voucher Rent Subsidies	X	75	Any		54	21	75

ANNUAL HOUSING ASSISTANCE GOALS

FY 1989

1. City-Wide Rehabilitation Program (185 units)

This program is designed to offer loans (deferred payment and installments) for single-family residential units, and grants to owners of rental residential property for the correction of housing code violations and approved incipient violations. An estimated 185 loans will be made in FY89 and an equal number in FY90 and FY91 pending the availability of CDBG funds to benefit low and moderate income families (earners of 80% or less of median income.)

2. Rental Rehabilitation Program (46 units)

Under this program the City will provide rehabilitation loan funds to absentee owners of primarily occupied dwelling units to bring the units up to the City housing code standard and to provide some minimum general property improvements. Tenants in occupany at the time the owner makes application with the City may possibly qualify for Section 8/Voucher rent subsistance under the HUD Rental Rehabilitation Grants Program. Program loans from other sources such as CDBG funds do not have rent subsidy assurances. Assistance to the owner/investors will be provided in the form of a deferred payment loans to be repaid in the amount of principal plus a flat 5% interest (not an annual rate) at the end of the corresponding private loan term not to exceed 15 years or sooner on sale or transfer of the property. The DPL may not exceed $5,000 per unit or 50 percent of the project cost whichever is less.

3. Local Urban Homesteading Program (10 units)

The Local Homesteading Program is being developed to meet the needs of low to moderate income community of Charlotte. With the absense of a federal Homesteading Program in North Carolina (average state income level to high to quality nationally) a locally administered program will help fill that need.

Basically, houses for sale in target areas (under $40,000) will be acquired by the City, rehabed, then resold to qualified families from the City's housing relocation workload, the Charlotte Housing Authority's waiting list and/or families referred by non-profit agencies. The City's role will be to provide opportunity, via financing and services, to the families who would otherwise be unable to purchase a home through the normal conventional channels. The main source of homes (although not limited to) will be FHA/VA repos.

This program will help meet the goals of the City Council's Housing Policy Plan and the Community Development Department by providing home ownership opportunities and, increasing the available housing stock while removing blight and negative influences from the affected areas.

4. Rehabilitation Via Non-Profits (21 units)

Through contractural agreements with non-profit agencies the City will seek to achieve some of its Housing Policy goals through expanding the housing stock available to low and moderate income families at affordable rents and sales prices. A goal of twenty-one (21) dwelling units per year has been established for these non-profit agency efforts. Technical assistance, volunteer craftsmen assistance from churches private grants and sweat equity will all be a part of the non-profit agencies efforts to provide affordable to low and moderate income families.

5. Rehabilitation of Boarded-Up Structures (16 units)

Through a City developed master plan to acquire and rehabilitate boarded-up rehabilitation houses the City, in partnership with non-profit agencies and private firms, will participate in the selling at such properties to qualified low and moderate income families. Thus, while expanding homeownership opportunities to low and moderate income families, blighted conditions will be removed from the affected neighborhoods.

6. Rental Rehabilitation Incentive Program (5 units)

As an added incentive to encouraging private owners of boarded-up property to remove the boards and rehabilitate some select properties - small apartment buildings and duplex but not exclusively these - rehabilitation loans of larger amounts than the regular Rental Rehabilitation Program might be made available at flexible negotiated terms to assure the affordability of such housing to low and moderate income families. A modest goal of five (5) units is planned for the first yearwith increased number to two years to follow.

7. New Constiuction (236 units)

These units can be built using any combination of the following:
°Federally built public housing
°City built public housing
°City/Housing Authority transitional housing
°Public/private housing

8. Section 8/Voucher Subsidies

The City has been advised verbally by the Greensboro HUD Office that it may receive an estimated 75 Section 8/voucher rent subsidies through its local Housing Authority to help meet the continuing need for very low income households.

#4

Lynbrook and Redcoat Drives

Background

Mr. Patrick Walters and Mr. George Freeman appeared in front of Council in May of 1988 and requested that this intersection be made a 4-way stop as a solution to inadequate sight distance conditions at the intersection. The results/actions of the Charlotte Department of Transportation's (CDOT) 1988 investigation were:

1. Traffic volumes are very low and do not meet the National Manual of Uniform Traffic Control Devices (MUTCD) warrants for a multi-way stop for any hour of the day.

2. An accident evaluation indicated no problem that would require a 4-way stop control.

3. Stop bars were installed at both Redcoat Drive stop sign locations.

4. Channelizing pavement markings were installed to delineate the Lynbrook Drive travel lane offset through the intersection.

5. Trees in the median were trimmed to improve sight distance.

Present

Council Member Stan Campbell contacted Scott Putnam of CDOT on August 10, 1989. He requested that Scott meet with him, Mr. Walters, and Mr. Freeman at the intersection of Lynbrook and Redcoat Drives to discuss concerns of inadequate sight distance. Mr. Walters and Mr. Freeman again recommended a 4-way stop at the intersection as a solution. Upon further investigation, CDOT determined that inadequate sight distance exists at the intersection. CDOT's policy is to take those actions which would improve sight distance rather than routinely install multi-way stop control. Trimming of trees and shrubs in the Lynbrook Drive median can improve sight distance for the southbound Redcoat Drive approach. Because of both horizontal and vertical curvature of Lynbrook Drive east of Redcoat Drive, sight distance cannot be economically improved for northbound Redcoat Drive.

A decision was made by CDOT to "reverse" the stop signs at this intersection to correct the sight distance problem. After the "reversal" the intersection will remain a 2-way stop with Lynbrook Drive stopping for Redcoat Drive. The Council adopted multi-way stop policy (February 13, 1989) does not warrant this intersection for 4-way stop control.

CDOT's procedures for 2-way stop sign "reversal" include an interim period of 4-way stop operation. After one month of 4-way stop operation, the stop signs on the Redcoat Drive approaches will be removed. The "reversal" is accomplished in this manner for safety considerations. The additional stop signs for Lynbrook Drive were installed on October 16 and the intersection presently operates as a 4-way stop. Mr. Walters and Mr. Freeman have requested that Council

make the existing interim 4-way stop operation the permanent operation of this intersection.

Recommendation

The CDOT recommends that the 2-way stop sign "reversal" proceed as planned. A 4-way stop operation at this intersection is not warranted for any hour of the day by either the MUTCD or Council adopted multi-way stop policy. The concern at this intersection is that of sight distance - not speeding. For this reason it has never been considered as part of the Stonehaven Speeding Study - either by CDOT or the Stonehaven Steering Committee.

The CDOT will not complete the "reversal" by removing the stop signs on Redcoat Drive on November 14 as scheduled. A new date will be determined after the November 14 Council meeting.

#5

OPERATIONS AND PROCEDURES COMMITTEE
October 18, 1989
Executive Summary

The City Council Operations and Procedures Committee met on October 18, 1989, at 4:00 p.m., in room 270 of the Charlotte-Mecklenburg Government Center, with chairman Roy Matthews presiding. Committee members Stan Campbell, Ella Scarborough and Richard Vinroot were present. Committee member Ralph McMillan was absent.

Staff members in attendance were Chief Luther Fincher, David Carelock, and Bart Massey, Fire Dept.; Walter Fields, Planning; Earl Lineberger, Utilities; Tom Finnie and Darlene Shrum, City Manager's Office.

A number of interested citizens and representatives of the news media were also present.

Multi-Family Fire Safety Task Force Recommendations

Discussion: Eight recommendations of the Multi-Family Fire Safety Task Force were presented to the committee. Principle concerns centered on the enforcement of each recommendation, such as who would be held responsible for violations, tenant or landlord; what were the penalties involved; and how would the Fire Department work with Community Development in enforcement of smoke detector violations. Other concerns included the vote of the task force on each recommendation, and the effect of the recommendations on single family homes and duplexes.

Action Taken: Recommendations #1, #4, and #5 were approved unanimously. Recommendation #2 was tabled until the impact of #1 can be evaluated. No action was required on recommendation #3 because of a City Attorney's Office ruling that a provision currently exists in the City Fire Code or recommendations #6 and #8 due to the N. C. Building Code Council recently incorporating provisions similar to these recommendations into the State Building Code. Recommendation #7 received unanimous support; staff was directed to develop possible incentives and report back to Council at a later date.

Meeting adjourned at 4:55 p.m.

MULTI-FAMILY FIRE SAFETY TASK FORCE REPORT

INFORMATION PACKET

RESIDENTIAL PROPERTIES
CHARLOTTE, NORTH CAROLINA
GENERAL INFORMATION

- There are 159,353 residential properties located in the City of Charlotte. Sixty-two percent are single-family and 38% are multi-family properties.

- Over a 7 year period, 1353 fires caused $9.7 million in damage to property, 98 injuries, 1252 persons made homeless, 138 persons rescued and 16 fire deaths.

- There is 1 fire for every 75 single-family dwellings and 1 fire for every 99 apartments.

- Fifty-one percent of multi-family fires occurred in complexes with 7 or more units.

- Twenty-six percent of multi-family property fires spread to involve one or more units.

- Sixty-seven percent of multi-family fires caused smoke damage beyond the unit of origin.

- Seventy-three percent of multi-family fires resulted in water damage to more than one unit.

- Sixty-five percent of multi-family fires occurred in units that lacked smoke detectors. Smoke detectors are vital to the protection of multifamily properties and their occupants.

- Seventy-three percent of multi-family fires would have been controlled by a residential sprinkler system.

MULTI-FAMILY FIRE SAFETY TASK FORCE
FIRE SAFETY RECOMMENDATIONS

1. ELIMINATE USE OF OPEN FLAME COOKING APPLIANCES ON OUTSIDE BALCONIES AND WITHIN 10 FEET OF BUILDING.
   EXCEPTION: BUILDINGS WITH NONCOMBUSTIBLE OR BRICK BUILDING WALLS AND DECKS.

* 2. ELIMINATE PINE NEEDLES AND WOOD PILES WITHIN 10 FEET OF BUILDING WALLS.
   EXCEPTION: 1ST FLOOR BUILDING WALLS THAT ARE BRICK OR NON-COMBUSTIBLE TREATED.

** 3. ANNUAL INSPECTION AND MAINTENANCE OF FIREPLACES AND CHIMNEYS.

4. REQUIRE SMOKE DETECTORS IN ALL RESIDENTIAL PROPERTIES.

5. RECOMMEND STRONG EDUCATION PROGRAM TO PROMOTE FIRE SAFETY AND CONCERNS UNIQUE TO MULTI-FAMILY PROPERTIES.

*** 6. RECOMMEND IMPLEMENTATION OF LOCAL INCENTIVES TO MAKE THE INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS IN TYPE VI MULTI-FAMILY BUILDINGS.

7. RECOMMEND IMPLEMENTATION OF LOCAL INCENTIVES TO MAKE THE INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS ECONOMICALLY ATTRACTIVE.

*** 8. PROVIDE AN UNOBSTRUCTED 20% MAXIMUM GRADE NO LESS THAN 15 FEET IN WIDTH AROUND ALL SIDES OF EACH BUILDING.

* NO ACTION REQUIRED IF RECOMMENDATION #1 IS APPROVED AND ITS IMPACT EVALUATED.

** NO ACTION REQUIRED. CURRENT LAW WILL BE ENFORCED AS INDICATED ON PAGE #4 OF THIS PACKET.

*** THE N.C. BUILDING CODE COUNCIL HAS IMPLEMENTED REQUIREMENTS, EFFECTIVE JULY 1, 1989, WHICH ADDRESS THESE RECOMMENDATIONS.

GRILLING ON BALCONIES

- A telephone survey of 198 multi-family complexes in Charlotte indicates that 35% prohibit grilling on balconies and 66% favored a local ordinance prohibiting outdoor grilling on balconies.

- U.S. Fire Administration records indicate that 379 cases involving grilling fires were reported in 1987. Three civilians were killed as a result of these fires. Three percent of apartment fires in Charlotte begin on exterior balconies.

- Five cities in North Carolina regulate, to some extent, the use of grills on balconies.

- Most jurisdictions encourage the inclusion of grilling prohibitions in leases and rental agreements. This includes those with local ordinances in effect.

- Insurance companies are generally concerned about grilling on the balconies of wood frame apartments. Apartments are evaluated on a case by case basis.

ENFORCEMENT PROCEDURES: Enforcement will be of a reactive nature. Fire department personnel will respond to complaint calls, etc. Warnings or citations may be issued to the violator, the person doing the grilling.

FIREPLACES AND CHIMNEYS

- Fireplaces and chimneys should be inspected and cleaned at least once a year. This is addressed in current provisions of the local fire code.

- A survey of 198 multi-family complexes in Charlotte indicate that 38% have fireplaces and chimneys.

- Insurance companies encourage that fireplaces and chimneys be inspected and cleaned periodically.

- There are concerns about the structural integrity of fireplaces and chimneys, particularly the prefabricated type, in the aftermath of hurricane hugo.

ENFORCEMENT PROCEDURES: Apartment owners or managers will, at least annually, have fireplaces and chimneys inspected and cleaned by qualified persons or companies. Certification reports will be kept on premises and copies provided to fire department personnel during periodic inspections.

SMOKE DETECTOR ORDINANCE

- Fifteen persons lost their lives due to fire during FY89. Most of these fires occurred in the home where none had properly operating smoke detectors installed.

- Smoke detectors are the most cost effective fire protection device available to the homeowner today.

- Surveys indicate that 70% of all residential properties in Charlotte have smoke detectors installed in them.

- Four out of five (80%) residential properties which have fires in Charlotte do not have properly working smoke detectors installed in them.

- Smoke detectors are so important that the fire department has a smoke detector program which installs, free of charge, battery-powered detectors in the homes of the elderly, the disabled, and the needy.

- The National Fire Protection Association and the fire service across the country recognize the importance of smoke detector maintenance. Each year they sponsor the public awareness program, CHANGE YOUR CLOCK-CHANGE YOUR BATTERY, which encourages citizens to replace smoke detector batteries each year when they change their clocks back to Eastern Standard Time.

ENFORCEMENT PROCEDURES: A smoke detector ordinance will be included as a minimum standard of fitness in the Housing Code. City Council is scheduled to hold a public hearing on November 14, 1989 to obtain citizen input. Fire department personnel will refer the absence of smoke detector installations whenever they are noted.

The Bowen-Wiggins Company

2915 Providence Road
Charlotte North Carolina 28211

Nancy Bowen Wiggins President
(704)362 1432 FAX (704)541-6474

October 18, 1989

The purpose of this statement is to support the requests made by the Charlotte Apartment Association with regard to City Ordnances that are to be passed regarding safety rules for multifamily complexes.

First, I would like to support their requests to omit any prohibition on landscaping materials and setbacks from buildings. The residents of multifamily complexes look upon these complexes and want them to reflect a lovely home environment just as single family homeowners desire. The landscaping currently used reflects these preferences.

Secondly, I would like to endorse the strict regulation of the use of outdoor grills for the safety of all residents. I believe that members of the CAA have responded to requests to restrict such usage.

Finally, I would like to endorse a request to give multifamily developers an incentive such as a water tap fee reduction for adding sprinkler systems to any new construction. These sprinkler systems when added provide all Charlotteans a financial break in firefighting expenses while increasing the tax base to pay for such a service.

I submit these comments as an interested citizen and as a Certified Appraiser and as a Real Estate Broker.

Thank you.

Respectfully submitted,

Nancy Bowen Wiggins, CREA & CA

#6

ADDENDUM TO REQUEST FOR COUNCIL ACTION

Project Costs

New Construction	$90,100
Paving and Grading	7,000
Pay-off First Mortgage	56,000
Equipment and Fixtures	28,000
Architectural Fees	4,000
Working Capital	5,000
Total	$190,100

Source of Funds

First Union National Bank	$ 91,060
City of Charlotte	74,440
Owners	24,600
Total	$190,100

Terms of the Loan

1) First Union National Bank
   a. Rate - Prime + 1%
   b. Term - 5 years with balloon payment at end of 5th year. Monthly payments of $1,150 computed at rate of 13% for a 15-year term

2) City of Charlotte
   a. Rate - 6% per annum
   b. Term - 5 year amortization with balloon payment at end of the 5th year

Security

1) First Union National Bank
   - First Deed of Trust on the land and building located at 1076 Tom Hunter Road, Charlotte, N. C.

2) City of Charlotte
   - Second Deed of Trust on the land and building located at 1076 Tom Hunter Road, Charlotte, N. C.

First Union National Bank will be fully secured with a first Deed of Trust on the land and building which has an appraised value of $335,000. First Union's first mortgage of $91,060 will result in remaining equity of approximately $244,000 which is more than adequate to secure the City's loan of $74,440.

Public Purpose

It has been determined that the project is eligible for City-financed participation as it meets program objectives of low/mod job creation and provides a needed service to the community.

There will be a total of six jobs created as a result of this loan. It is anticipated that all of the jobs will be filled by individuals from low to moderate income households located within the Pocket of Poverty.

Teacher	5
Janitor	1
Total	6

AM
FYI
Jon

#7

M E M O R A N D U M

October 10, 1989

To: Mayor Myrick and
City Council Members

From: O. Wendell White
City Manager

Attached is some information I received from the City of San Jose'. I think this idea has merit, and wondered if Council would like for us to place it on a future agenda.

nsg
Attachment

CITY OF SAN JOSÉ, CALIFORNIA

801 NORTH FIRST STREET
SAN JOSE, CALIFORNIA 95110
TELEPHONE (408) 277-4000

CITY MANAGER

SEP 29 1989
CITY MANAGER'S OFFICE

September 21, 1989

O. Wendell White
City Manager
600 E. Trade Street
Charlotte, NC 28202

Dear Wendell:

Cities are emerging as major players in the critical effort to protect the Earth. Our elected officials are reflecting a rapidly increasing public concern about such threats as global warming, water quality, and urban air pollution. At the same time, local business leaders are increasingly recognizing that the quality of life is vital to the continued prosperity and economic development of our cities.

City organizations have literally dozens of important environmental policies and programs. We determine land use patterns, manage transportation systems, dispose of solid and liquid wastes, build and maintain urban infrastructure, plant and maintain urban forests, and much more. In fact, the true importance of cities in environmental policy is just now being recognized by national political and environmental leaders.

In this context, I am writing to alert you to what I believe is a unique and important opportunity to both promote some of our existing programs and to enhance this growing recognition of the importance of cities in solving environmental problems. Earth Day 1990 is sponsoring a program tailored specifically for us called The Global Cities Project.

Through this project, cities will be assisted in developing Earth Day 1990 activities which will contribute to the success of our existing programs -- from ridesharing to recycling -- and which will at the same time put the positive contributions our cities are making favorably before our citizens. I will be taking a personal interest in San Jose's activities as a member of The Global Cities Project.

I would strongly encourage you to endorse Earth Day 1990 and to join San Jose as a member of The Global Cities Project. Because it can contribute to the development of our organizations and program in many ways, and it can enhance the positive relationships between our organizations and our citizens, it is too good an opportunity to miss.

Sincerely,

Leslie R. White

The Global Cities Project

Cities have an important role to play in Earth Day 1990. Cities can and must make major contributions to solving our environmental and natural resource problems because they make many of the most important decisions that shape our environmental future--decisions about land use, transportation, solid waste, wastewater treatment, building codes and more.

At the same time, cities have a vital--a literal life and death--interest in a sustainable global environment. Cities are utterly dependent on a sustainable flow of resources from their surrounding environment. The destruction of that environment will ultimately mean the destruction of cities.

But on a more immediate and practical level, local governments currently operate numerous programs--ridesharing, recycling, energy and water conservation, hazardous waste reduction, and many others--that depend upon widespread understanding and participation of citizens for their success. Earth Day 1990 can make an enormous contribution to building that widespread understanding and participation. This will make many existing city programs more successful, but even more important, it will help protect the vital interest all cities share in preserving a sustainable global system.

Earth Day 1990 will benefit cities and cities should therefore contribute to the success of Earth Day 1990. The Global Cities Project is a program created and managed by Earth Day 1990 in cooperation with U.S. cities. It will encourage and assist cities to create local projects that will both support the goals of Earth Day 1990 and support the specific programmatic needs of individual cities.

All cities in the United States are invited to become members of The Global Cities Project. Member cities will receive a guide to participation that will include a menu of project ideas as well as practical how-to information to assist in organizing specific projects, a newsletter, attendance at program development seminars, access to a technical assistance exchange, and a final report of The Global Cities Project for distribution to city leaders. Projects will be encouraged that will provide lasting benefits for the participating cities--either in the form of permanent improvements to existing programs or in the form of new ongoing programs. See the enclosed Membership Enrollment Form for more detailed information on the services to be provided to participating cities.

Membership Enrollment Information

Cities enrolling as members of The Global Cities Project will receive a variety of support services. These include:

Project Planning Guide. Each city will receive up to five copies of this loose-leaf bound Planning Guide. It will contain a menu of project ideas and information about how to select projects that will fit each particular city's resources and needs. Specifically, cities will be encouraged and assisted to plan Earth Day 1990 projects that will support their existing program efforts--such as ridesharing, recycling, energy or water conservation, hazardous materials, tree planting, etc.--or that will help them launch new efforts which meet their needs as a city. The Planning Guide will include a wide variety of tips and resources to assist cities in implementing the projects they select. The Planning Guide will be available December 1.

The Global Cities Newsletter. This newsletter will contain information on the growth and development of the Global Cities Project as well as additional tips and resources.

Project Planning Seminars. Project planning training sessions will be held in major cities across the United States. Up to three persons from each participating city may attend these one day sessions. They will be designed to build upon the information presented in the Planning Guide and newsletter. The seminars will be held in early February.

Environmental Program Referral Service. All participating U.S. cities will be members of this information exchange through May, 1990. Each city will be asked to describe how several major environmental threats are likely to effect their city, what their city is doing about it, and what their city could consider doing about it. Each participating city will be provided with contact information for other participating cities whose problems and programs provide an opportunity for collaboration and cooperation.

Final Report. Each member city will be provided with up to ten copies of the Global Cities Project Final Report. The Final Report will detail the activities and successes of the project as a whole.

Membership in the Global Cities Project entails a nominal fee based on the size of your city. For cities under 50,000 in population, the fee is $500. Between 50-100,000, the fee is $1000. Over 100,000, the fee is $2,000. These fees will pay the costs of providing the support services described above. Fees may be paid by a city government itself, or they may be paid on behalf of a city by a citizen, business or organization of the city. (County governments are also encouraged to become members.) If you have any questions, write us at the address on the Membership Enrollment Form or phone us at 415-321-1990.

Membership Enrollment Form

City/State: _____

Mailing Address: _____

_____

_____

Principal Contact Person: _____

Phone: _____

Population: _____

Membership Fee Enclosed: _____

Make checks payable to Earth Day/Global Cities and send them with this enrollment form to :

Earth Day/Global Cities
P.O. Box AA
Stanford University
California 94309

8A

REHABILITATION LOAN - VICKY L. CLYBURN

The City's Standard Rehabilitation Loan Program includes a Home Purchase Loan Policy whereby low to moderate income residents who are in one of the following categories may receive assistance to become homeowners:

1. Families on the Relocation Workload who need to get into standard housing.

2. Families living in substandard housing who are eligible to come on the relocation workload by offering a home purchase loan or replacement housing.

3. Families who are currently living in public housing who want to become homeowners.

4. Families who are on the Housing Authority workload who are rent burdened, living in substandard housing or living in an overcrowded condition.

5. Families who were relocated by Community Development into rental housing and who have an opportunity to become homeowners.

6. Families who want to purchase vacant, boarded-up, substandard houses that have a blighting effect on the neighborhood where we are going to bring the house into standard condition.

Ms. Vickie Clyburn as a former relocatee qualifies under the fifth provision. Ms. Clyburn and her daughter were relocated from substandard housing into a Section 8 subsidized unit in 1982. She subsequently moved from the subsidized housing into a shared rental situation, then into an individual rental situation, and is now ready to become a homeowner. Ms. Clyburn has a very good employment record. She has been working for more than ten years and has improved her employment so that she has doubled her annual salary in the seven years since she was relocated. She began working for her current employer in January, 1982. Ms. Clyburn is an ideal candidate for the Home Purchase Loan Program which has the objective to help low income persons become homeowners.

Under the Standard Rehabilitation Program approved by the City Council a homeowner is to pay no more than 30% of their gross monthly income less federal taxes toward housing expense. Housing expense is defined as principal and interest payment, real estate taxes and insurance.

An analysis of Ms. Clyburn's income and projected housing expense is listed below: Her household income is 57% of the median income.

Gross Monthly Income	$1,326.71
Less: Federal Taxes	128.20
	$1,198.51
	X 30%
	$ 359.55
Less: Taxes	47.00
Insurance	20.00
Available for Principal & Interest	$ 282.55

Based on a term of 25 years at 3% interest, Ms. Clyburn's principal and interest payment would be $265.91 which is within the $282.55 maximum. Ms. Clyburn is currently paying monthly rent of $285.00. She has rented the same apartment since February 1, 1988 and has an excellent payment history. A lien in the amount of $56,100 will be placed on the property. This will regenerate our loan funds for future needs of lower-income families.

The breakdown of total costs involved in this purchase is:

Sales Price	$49,950
Rehabilitation Cost	6,395
Processing Fees	330
Survey	75
Attorney Fees	350
	$57,100
Less Downpayment by Ms. Clyburn	- 1,000
Total Amount of Loan	$56,100

8B

REHABILITATION ASSISTANCE PROGRAM

Purpose: To preserve the City's existing housing stock, to improve living conditions of low to moderate income households, and to revitalize neighborhoods.

Primary Objectives:

- Assist property owners in correcting violations of the City's Housing Code with primary focus on owner-occupied structures.
- Provide affordable housing opportunities for low to moderate income families (low to moderate income families defined as families whose gross income is 80% or less of the median income for Charlotte.)
- Provide modification of units occupied by the physically handicapped.

General Policies:

- Assist in financing eligible activities through loans, and deferred payment loans or a combination which makes the assistance affordable.
- Owner occupants pay up to 30% of their gross income less federal taxes for housing expense.
- DPLs up to $7,500 from owner occupants who are eligible for a City-County tax exemption.
- Interest rates for owner occupants 0 to 3%; for non-profit organizations 3%; for investors 2% below the prime rate; for deferred payment loan zero interest rate.
- Assistance is available City-wide with efforts concentrated in the 21 census tracts having the greatest number of sub-standard housing units.

Eligible Activities:

- Correction of housing code violations
- Energy Conservation
- Acquisition costs
- Water and sewer tap on fees
- Handicapped modifications
- Approved moving costs related to relocating dwelling unit
- Historic preservation of designated properties
- Loan and Grant processing fees

Source of Funds:

- Federal Community Development Block Grant Funds.

Clearances:

- City Council approved modifications to the Standard Rehabilitation Loan and Grant Program on October 12, 1987. Modified by Memorandum on June 23, 1989.
- City Council approval is required for assistance over $50,000.
- City Manager approval is required for assistance of $50,000 and under.

#9

MISSION To increase the organized capacity of people to care for one another

United Way
of Central Carolinas, Inc

Roger W Owens
Chairman of the Board

Donald C Sanders
President

301 S Brevard St
Charlotte NC 28202
(704) 372 7170

102 E Franklin St
Monroe NC 28110
(704) 283-1537

51 Means Ave
PO Box 1361
Concord NC 28026
(704) 786-4179

November 7, 1989

TO: Mayor Sue Myrick
Members of the Charlotte City Council

FROM: Pat Tate, Chairman
Charlotte-Mecklenburg Council on Aging

SUBJECT: Changing status of the Charlotte-Mecklenburg Council on Aging

About ten years ago the Charlotte-Mecklenburg Council on Aging was organized as a planning and advocacy body, serving as a advisory council to the three major policy boards in our community, the City Council, County Commission and United Way. Back then, funding was obtained from these three sources and each board appointed members to the Council on Aging.

Over the years the Council on Aging has increased its involvement in issues affecting older adults in this community. Funding for its annual budget currently comes from the County and United Way, while appointments to the Council on Aging continue to come from the three policy boards.

Administratively, the Council on Aging has been a part of the planning and allocations department at the United Way. In 1988 a committee of the United Way Board recommended that the Council on Aging seek agency membership status. That goal has been pursued and we hope to be named as an independent United Way agency at its annual meeting in January, 1990.

Some changes will occur as the Council on Aging becomes a separate non-profit agency. For one thing, the by-laws call for a rotating board, whose members are selected by a Council on Aging nominating committee. That means that after January, 1990 the three policy boards will no longer appoint members to the Council on Aging.

One of the benefits derived from having appointments from different sources was that the Council on Aging has a very diversified board. The board plans to continue that tradition by being certain that the membership reflects the community in its broadest sense.

The Council on Aging wishes to retain its status as an advisory group for the City Council on issues involving older adults in this community. As the population of persons 65 and over grows rapidly, it will be vital that the City Council have a community board on which it can rely to give vital and useful information. We hope that you will use us even more as we face the concerns that will come from having a "graying" community.

Please feel free to call on me or our director, Beverly Patnaik, if you have questions or comments about our new status. We are excited about the opportunities and challenges facing us as a more independent organization. We hope we will be able to serve you well as an advisory body.

/dc

#10

Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 1708 Hawthorne Lane. (Midwood)

Reason For Inspection: Neighborhood Petition
Date of Inspection: 1/18/89
Owner(s) Notified of Hearing: 1/31/89
Hearing Scheduled For: 2/15/89 (Mail Returned)

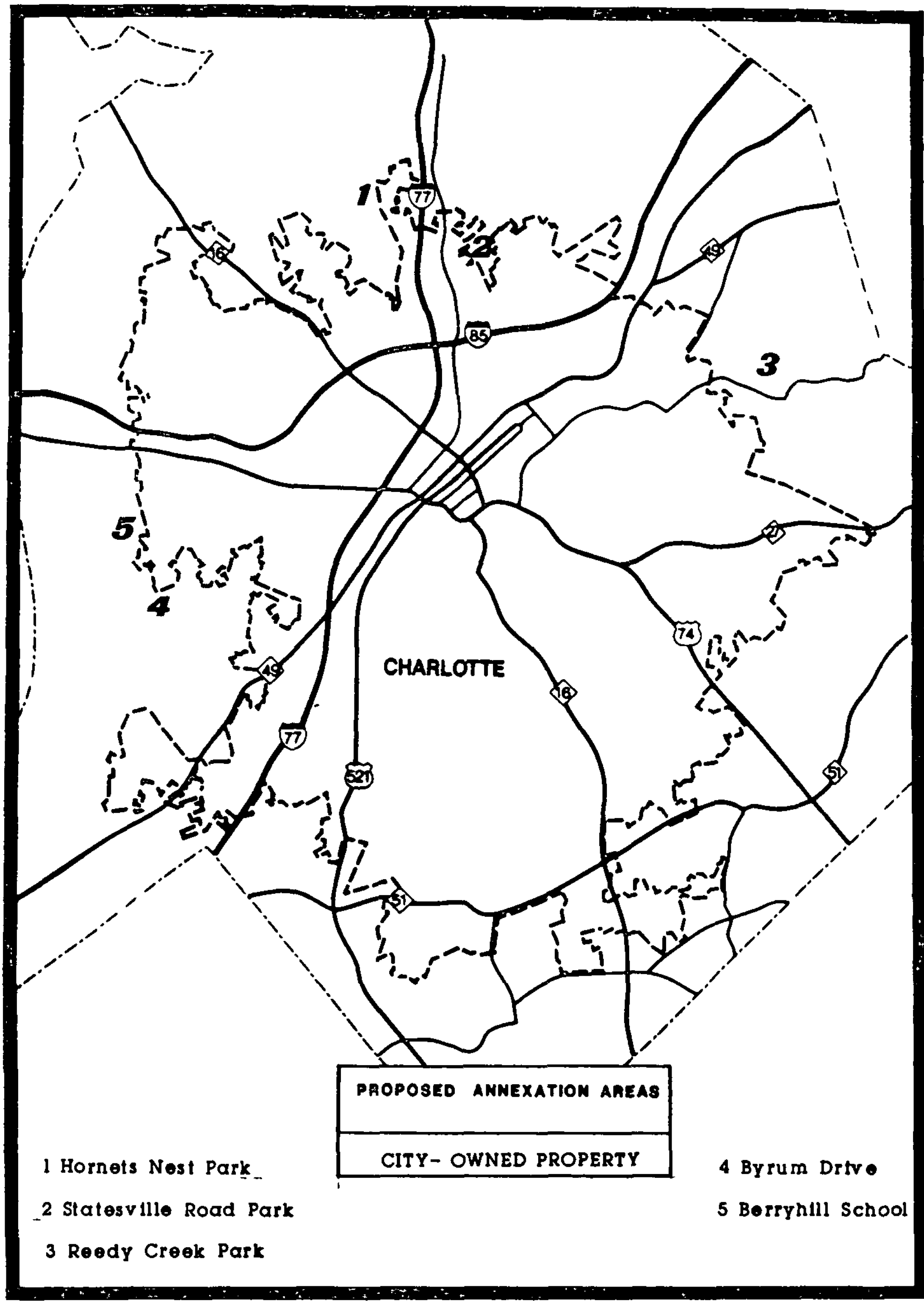
A title search was ordered and received June 7, 1989 and there were no other parties in interest to the property. The Complaint & Notice of Hearing and Finding of Fact & Order were advertised in the Mecklenburg Times because the owner could not be served by certified mail.

Owner(s) Notified of New Hearing Date: 7/14/89
Hearing Held: 7/31/89
Owner(s) Ordered to Demolish Dwelling By: 9/9/89
Estimated Value of Dwelling: $30
Estimated Repair (Which Exceeds 65% of Estimated Value):
$3,950 for exterior violations only. Access could not be gained to the interior.

Owner(s) Appealed Order to Housing Appeals Board: 8/25/89
Housing Appeals Board Met And Upheld Demolition Order: 10/2/89
This structure has been fire damaged and is in dangerous condition.

The repairs include: repairing hole in foundation wall at rear; replacing weatherboarding at front and right side; scraping and painting exterior; replacing broken glass; replacing the window unit on the right side; replacing front porch ceiling; replacing missing window screens and front & rear screen doors; replacing roof system at rear of dwelling, including sheathing; replacing deteriorated boxing at rear; replacing loose and missing brick at chimneys; and replacing gutters at front of dwelling.

#11


1
2
3
4
5
77
85
49
21
74
16
521
51
CHARLOTTE
PROPOSED ANNEXATION AREAS
CITY- OWNED PROPERTY
1 Hornets Nest Park
2 Statesville Road Park
3 Reedy Creek Park
4 Byrum Drive
5 Berryhill School

NAME	CHAIRPERSON	MEETING DAY & TIME	LOCATION
HOUSING AUTHORITY Staff: Diane L. Bone'y 332-0051	W. Donald Carroll, Jr. P. O. Box 31247 227 N. Tryon St. Charlotte, N. C. 28231 343-2054	3rd Tuesday (monthly) 2:00 p.m.	Admin. Offices (HA) 1301 South Blvd. 28203

2 Appointed by Mayor
5 Appointed by City Council

HOUSING AUTHORITY

(7 Members)

Membership - Appointed for five-year terms.

Responsibilities - To build, maintain, and operate safe and sanitary low-rental housing for persons of low income.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(M)Paul R. Leonard W/M		Developer	3/13/86		Unexp.	12/17/89
*(C)W. Donald Carroll W/M	1	Attorney	1/25/82	12/08/86	5 yrs.	12/17/91
(C)Julia Turner B/F	0		12/08/86		5 yrs.	12/17/91
(C)Catherine (Kitty) huffman W/F	6	Retired Executive	1/10/83	12/07/87	5 yrs.	12/17/92
(C)Nasif R. Majeed B/M	2	Fast Food Manager	1/27/86		5 yrs.	12/17/90
(C)Phillip M. Davis B/M	4	Minister	1/26/87		5 yrs.	12/17/91
(M)Carole Hoefener W/F	2				5 yrs.	12/17/93

Revised 1/25/89

*Chairman