AGENDA

Meeting Type:	W
Date:	06-03-1991
SUBJECT	

City of Charlotte, City Clerk's Office

COUNCIL BUDGET WORKSHEET

JUNE 3, 1991

DESCRIPTION	AMOUNT	STRAW VOTE
GENERAL FUND		
DELETIONS/DEFERRALS WITH 6 OR MORE STRAW VOTES		
REPROGRAM STAFF FOR CITY WITHIN A CITY	(250,000)	11
REDUCE CONTRIBUTION TO COMMUNITY DEVELOPMENT	(206,149)	11
INCREASE INNOVATIVE HOUSING SUPPORT	(529,000)	11
CHARGE CENTRAL BUSINESS DISTRICT SERVICES TO MSD	(195,000)	11
PS&I ADVERTISING TO TRANSIT	(35,000)	11
PILOT TO INNOVATIVE HOUSING	(62,000)	11
ADDITIONAL CLERK'S OFFICE POSITION	(16,000)	11
TRANSIT MARKETING COST TO PUBLIC TRANSIT	(358,000)	10
AMEND DANGEROUS DOG ORDINANCE	(125,000)	10
MICROWAVE SITE	(25,000)	10
HALF OF COUNCIL CONTINGENCY	(75,000)	10
CUT TRAVEL 20%	(100,000)	10
SISTER CITIES--PRIVATIZE	(31,000)	9
LAW ENFORCEMENT CENTER PHONE SYSTEM	(55,000)	9
DEFER SCHOOL MASTER PLAN	(50,000)	9
ARTS COMMISSION (Net of lost County revenue)	(20,200)	9
SCHOOL RESOURCE OFFICERS	(129,000)	8
	(2,261,349)	
ADDITIONS WITH 6 OR MORE STRAW VOTES		
RESTORE NEIGHBORHOOD STREET LIGHTS	100,000	10
YOUTH INVOLVEMENT COUNCIL 40 000 combined City/Cty	10,000	9
RESTORE 14 FIREFIGHTERS	245,000	9
AFRO AMERICAN CULTURAL CENTER	30,000	8
DICK CHERRY CONTRACT	15,000	7
CONTINUE DEVELOPMENT FEE OPTIONS (ABSORBED IN WORKPLAN)	0	7
	400,000	
NEW REVENUES WITH 6 OR MORE STRAW VOTES		
NEW FIRE PERMIT FEES	(200,000)	8
	(200,000)	
NET CHANGE (REDUCTIONS/DELETIONS/REVENUES)	(2,061,349)	

DESCRIPTION	AMOUNT	STRAW VOTE
GENERAL FUND		
DELETIONS/DEFERRALS WITH 5 OR LESS STRAW VOTES		
LIMIT CAROLINAS PARTNERSHIP TO 5% GROWTH	(67,000)	5
CAROLINA PARTNERSHIP CUT HALF	(75,000)	5
10% REDUCTION IN CRC	(57,000)	5
10% REDUCTION IN ARTS AND SCIENCES	(66,000)	5
MINT MUSEUM STAFF REDUCTION	*(50,000)*	4
25% REDUCTION IN PARKS CULTURAL ARTS	(33,000)	2
DON'T OPEN REEDY CREEK	(57,000)	0
	(405,000)	
ADDITIONS WITH 5 OR LESS STRAW VOTES		
INCREASE ARTS AND SCIENCES	200,000	3
RESTORE 28 FIRE POSITIONS	490,000	2
POLICE DA SUPPORT	322,000	2
CRIMINAL JUSTICE COMMISSION STUDY	129,000	0
	1,141,000	

COUNCIL BUDGET WORKSHEET

JUNE 3, 1991

DESCRIPTION	AMOUNT	STRAW VOTE
CAPITAL IMPROVEMENT FUND		
DELETIONS/DEFERALS		
ELIMINATE FIRE TRAINING HOUSE	(175,000)	
TRANSFER PARK LAND ACQUISITION FUNDING (to Belmont Storm Drainage)	(1 200,000)	9
REDUCE SAFER ROADS DEMONSTRATION PROJECT BALANCE	(100,000)	
TRANSFER FROM IN REM PROJECT BALANCE	(138,900)	
	(1,613 900)	
ADDITIONS		
INCREASE BELMONT STORM DRAINAGE	1,200,000	
ISSUES REFERRED TO COUNCIL COMMITTEE		
FREEDOM PARK FUNDING	2,000,000	
ISSUES DEFERRED FOR REVIEW		
TRANSFER CARMEL ROAD MEDIAN SAVINGS TO BUSINESS CORRIDOR PROJECT	UNDETERMINED	11
FIRE APPARATUS MAINTENANCE SHOP	1,240,000	11
	1,240,000	

June 3, 1991

Ms. Viola T. Alexander
Budget and Evaluation
600 East Fourth Street
Charlotte, NC 28202-2842

Dear Ms. Alexander:

We have learned that City Council has tentatively eliminated the entire allocation for the Charlotte Sister Cities Committee for fiscal year 1992. The Board of Directors of the Sister Cities Committee formally requests that this decision be reconsidered at the City Council workshop on June 3, 1991. In this letter, we offer our thoughts on this decision, its ramifications and possible alternatives.

We understand the City's budget crisis. We also understand Council's view that it may be necessary for organizations like the Sister Cities Committee to move towards private funding if the current fiscal crisis continues. However, we do not view the proposed action as a constructive step in this direction.

City Council's proposal would result in the complete elimination of our administrative budget with only 30 days' notice. We cannot maintain the Sister Cities Program without administration. Given the present state of the economy and the fact that many of our potential contributors have already committed their discretionary funds for this year, we have virtually no possibility of quickly replacing the administrative funds that may be cut. Thus, by cutting our budget so drastically and so abruptly, City Council would virtually eliminate our ability to continue as a viable organization while we move towards privatization in a logical and systematic way.

We are <u>not</u> requesting that City Council simply reinstate our funding and continue with "business as usual." Rather, we are requesting that City Council decrease our funding in a more gradual manner that will give us a reasonable opportunity of privatizing the program without severe disruption. We feel that our request is reasonable, and in the City's best interest for the following reasons:

1. The City has already invested substantial sums in the creation of a broad and highly visible Sister Cities program. Our current program not only provides something of value to Charlotte's citizens but also enhances the progressive image of Charlotte, thereby contributing to our area's growth, particularly in the international area. A more gradual phase-out of funding will allow the Committee to preserve the investment that Charlotte has made.

2. The Sister Cities Committee already raises substantial private funds. However, we have always raised funds exclusively on a project specific basis and we have never solicited general operating funds. We feel that we eventually will be able to raise adequate operating funds from private sources. However, we need a transition period to make such a significant shift possible.

3. Since the inception of the Sister Cities Program, the City has either handled the administration of the program or allocated funds to be used for administration. During the entire budget process, there never was any indication that funding might be cut, much less eliminated. City Council's action would constitute an abrupt departure from a long-standing policy without adequate notice. We feel that fairness and equity support a more gradual elimination of funding.

In light of the above, and respecting the difficult choices that Council must make, we request that City Council cut only 25% of the suggested allocation for fiscal year 1992 with the understanding that the allocation for subsequent years will be further reduced or eliminated as may be required by the City's fiscal situation at that time. If this is not possible, we request that Council at least restore a substantial partial allocation so that our program will not be decimated while we work to raise administrative funds from private sources.

We appreciate your consideration of our request.

Very truly yours,

Bob Bryan

Robert M. Bryan
Chairman

41995

Charlotte Sister Cities Committee
322 Hawthorne Lane Charlotte NC 28204 704/333 8099

May 31, 1991

Impact of Deferring the School Funding to FY93

Background

In December, 1990 the Charlotte-Mecklenburg School Board approved a planning process jointly prepared by the School Board staff and Planning Commission staff to develop a school master plan. Preparation of the plan was to be a joint effort between the School staff and Planning. Also, a need was identified for additional funding to sponsor a community education event and hire consultant services to undertake computer modeling of various development scenarios. In March, 1991, the City Manager, County Manager and Acting Superintendent of Schools worked out a memo of understanding of how the additional $145,000 funding would be handled. The City and County would provide $100,000 for the computer modeling and the Schools would provide $45,000 for the community education event.

The new school superintendent has been made aware of this project and will be briefed in depth in July, 1990 by the Planning Staff and the School Staff. Moving forward on this project as this time is viewed as important because to the 21 additional schools called for over the next five years. This project is anticipated to officially get started in September, 1991.

Budget Impact

The computer modeling is viewed as the most important part of the master plan development because of the complexity of the pupil assignment plan and its relationship to new school locations. The planning process is structured so that a citizen policy group will identify several development scenarios for future school placement and redevelopment. The computer modeling will then explore each of the development scenarios to attempt to identify the advantages and disadvantages to the school system and the community in pursuing various school locational policies.

Not having the City funding available would force the postponement or significant modification of the community education event. The modeling exercise viewed as very important to the success of the plan and would be done with remaining funding from the County and School Board.

Moving forward with the School Master Plan in FY 92 is very important because the School System is already embarked on expansion program which will produce 16 new schools and 5 replacement schools over the next five years. It is important that these schools be sited so that they meet current as well as future needs of the community.

May 31, 1991

Impact of Eliminating the Staffing of the Art Commission

Background

The City Council established the Art Commission in November, 1981 to administer the 1% for Art Program. In February, 1992, the Board of County Commissioners joined with the Council to create a joint Art Commission. Since its creation, the Art Commission has commissioned or purchased 15 pieces of art for various City and County buildings. Currently, there are twelve City and County art projects at various stages of completion including the Performing Arts Center, Discovery Place's OmniMax, Mecklenburg Aquatic Center and Sharon Regional Library.

Although a joint Art Commission has been in existence since 1982, the Commission was not assigned to the Planning Commission until 1987. The Planning Commission assigned a Planner I to provide part-time support to the Art Commission, but the City's and County's expanding capital budget program required a higher level of service. Since 1988, a Planner I has been assigned almost full-time to undertake project administration and give support to the nine-member Art Commission. As the capital budget program has decreased, this Planner's time has been reprogrammed into other areas of the Planning operation. For example, only 7 months of the Planner I's time has been programmed to assist the Art Commission in FY 92.

Budget Impact

Eliminating the staff position for the Art Commission would bring the 1% for Art Program effectively to a halt as well as further diminish the Planning Department resources. The Planning Staff has already been reduced by 3 people in responding to the current budget restraints for FY 92. This would be a fourth person, which will impact both planning activities and the art program.

The adverse impact on the Art Commission would be as follows:

- Mecklenburg County would lose staff support for the following active art projects:

  - Sharon Regional Public Library
  - Mecklenburg Aquatic Center
  - University City Library
  - Tom Ray Center
  - Detox Center
  - Mecklenburg County Police Expansion

- The City would lose staff support for the following active art projects:

  - Charlotte Convention Center
  - Charlotte/Douglas International Airport
  - Performing Arts Center
  - Discovery Place's OmniMax
  - Animal Shelter Expansion
  - Reedy Creek Nature Center

- Art Commission would loose its administrative support (ie., artist and public communications, prospectus writing, contract preparation and negotiations, ad hoc group and artist management, financial summary and status reporting, etc.)

Budget Option

In lieu of eliminating the entire Planner I position, another option would be to charge the cost of the actual administrative work to the capital art account. This would be a change in the charge for the county but would transfer $39,601 (100%) to the City/County Capital budgets.

The other option is to eliminate the staffing cost for 7 months.

Also, it may be prudent to allow the Art Commission 90 - 120 days of interim staff support while available staffing options are reviewed. This maintains the continuity of current art projects until a permanent location for the Art Commission can be found.

CHARLOTTE FIRE FIGHTERS ASSOCIATION

LOCAL 660 I.A.F.F.

CHARLOTTE, N. C.

TO: City Council

FROM: Marvin O. Wilson, Jr., President CFFA

DATE: June 3, 1991

SUBJ: **Manning**

The handout on fire department staffing given out by Budget Department on May 30, 1991 was graphically incorrect. The handout stated there are (6) firefighters currently assigned to each truck. This is NOT TRUE! Twenty nine of (43) trucks have (5) assigned not all 43 Not included in the (43) trucks are (5) tankers, (5) Brush Units, (1) Haz Mat, (1) Foam Truck, (2) Utility, (1) Mobile Command, as Auxiliary equipment. We are adding to that (1) Tanker and (1) Brush Unit for annexation They are not manned! Much of the time they are out of service because of manpower.

Also, the numbers reported to you on manpower shortages and expected shortages were not understandable. Reported to you was (15) of (58) days your Fire Department was at least (1) man below the minimum manning. That is **25.8%** of the time. The management objectives are currently 95% minimum manning This is before the cuts. After the cuts Chief Weaver said they would lower the objectives to 85% minimum manning. **THAT IS A REDUCTION IN SERVICE.** It was also reported that hireback would be used to bring us up to a minimum. This has not been done in the past two years

Again I urge you to not cut the firefighters from this years budget

Marvin O. Wilson, Jr., President

MOW·rh
Enclosures

GCU

47 S

Actual Manpower per Truck as of June 3, 1991

Engine

E-1	5
E-2	5
E-3	5
E-4	5
E-5	5
E-6	5
E-7	5
E-8	5
E-9	5
E-10	6
E-11	5
E-12	5
E-13	5
E-14	5
E-15	5
E-16	5
E-17	5
E-18	5
E-19	5
E-20	5
E-21	5
E-22	5
E-23	5
E-24	5
E-25	5
E-26	5
E-27	5
E-28	5
E-64	6

Ladder

L-1	6
L-2	5
L-3	6
L-4	6
L-13	6
L-15	6
L-16	5
L-18	6
L-24	6
L-26	6

Blaze

B-1	5/6
B-2	5/6
B-3	_
B-5	_

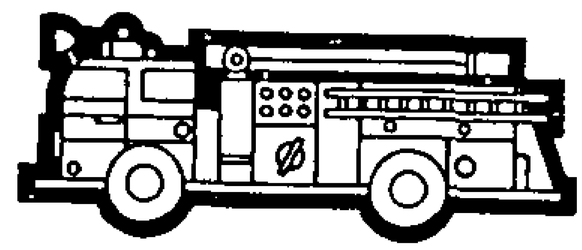
Squad

S-1	6
S-2	6

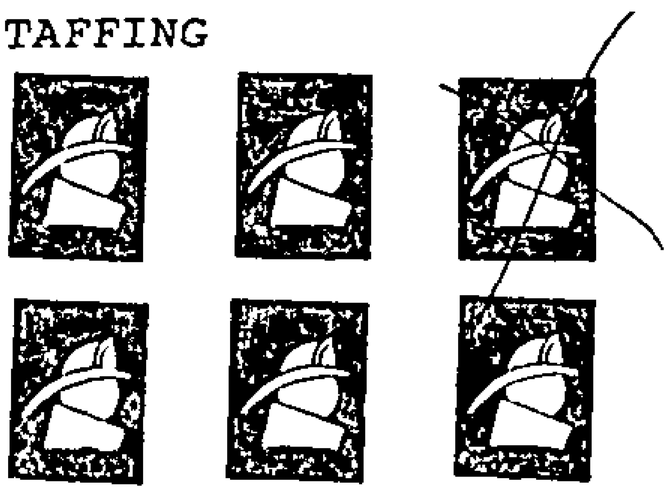
(29) of (41) only assigned (5) where as Wendall White says all trucks are assigned (6)

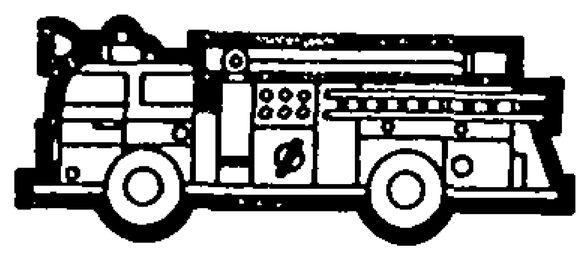
FIRE DEPARTMENT REDUCTIONS - SUMMARY

FIRE FIGHTING MANNING LEVEL

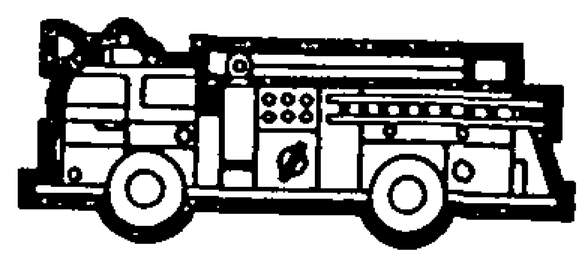


CURRENT STAFFING





PROPOSED STAFFING



TOTAL STAFFING

175 strength needed
228 assigned

26 vacation

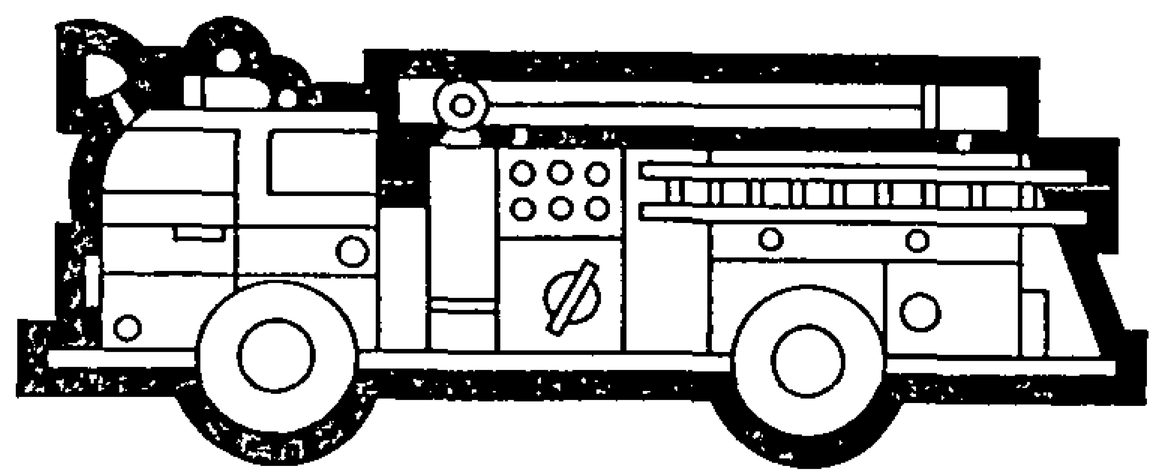
13 days off
(FLSA)

7 sick

3 other

179 over full strength by +4 (daylight)

43 FIRE TRUCKS



CD 416

COMPANY MANNING REPORT

DISTRICT____

NO. TOUR DAYS____

PLATOON_____

MONTH_____

COMPANY ( )	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	TOTAL TOURS	%
OFFICER																										
ENGINEER																										
FIREFIGHTER MANPOWER																										
TANKER																										
DISTRICT CHIEF																										
CHIEFS AIDE																										
DARES																										

FY 79 OBJECTIVES (1): Maintain the following co[illegible]tinuous manning levels with the Operations Division.

BY TYPE UNITS:	MANNING LEVELS	% OF TIME
FIRE CAR	2	95
FIRE ENGINES	4	95
AERIAL LADDERS	3	85
SQUAD	4	95
TANKERS	1	100

BY POSITIONS (RANK)	% OF TIME
DISTRICT CHIEF	85
COMPANY OFFICER	85
PAID ENGINEER	85

* To obtain percentage divide number tour days into total number days actually worked.

KEY: X=Normal
A=Acting Officer or Engineer
B=Below Strength
O=Out of Service

Signature

Date

MAYOR AND CITY COUNCIL
WORKSHOP AGENDA
June 3, 1991

5:00 - 5:45 pm	Housing Partnership
5:45 - 6:00 pm	Dinner
6:00 - 6:30 pm	Cultural Action Plan
6:30 - 7:00 pm	State Fire Code and Fees
7:00 pm	Discussion of Councilmembers Serving on Boards and Commissions

May 29, 1991

SHARON HARBOR/HOUSING PARTNERSHIP

Listed below are issues/questions raised at the Council meeting on May 28, 1991 and staff responses regarding the Housing Partnership's proposed affordable housing development called Sharon Harbor. More detailed information is give in the exhibits.

1. What is the status of the Resolution Trust Corporation (RTC) sale of the Village Apartments?

   Mary Alice Henning of RTC advised that bids have been taken on the Village Apartments as part of a four project multiple deal with other apartments located in Texas and Florida and the bids are currently under review. No bid has been awarded to date.

   The Village Apartments may be used for 100% of the 35% RTC requirement or may not have any low income units at all. The 35% RTC requirement is that 35% of the units be made available to low income residents as follows: 20% at 50% of median income and 15% at 80% of median income. Ms. Henning will advise on the status of the Village Apartments as soon as she can find out the status of the bids. (See Exhibit 1)

2. What is the City's process on signing off on tax credit projects? (See Exhibit 2)

   The State Housing Finance Agency notifies the Mayor's Office by certified letter (see Exhibit 3). The Mayor forwards the request to Community Development for review and comment; Community Development prepares letter for Mayor's signature (see Exhibit 3A). The Mananger's Office notifies City Council of approved tax credit projects (see Exhibit 3B).

3. City Council requested minutes of the Knightsbridge Affordable Housing Project.

   See Exhibit 4 for City Council minutes of April 23, 1990 and May 21, 1990; Exhibit 4A is minutes of the May 3, 1990 meeting between City staff, the developer and the neighborhood; and Exhibit 4B is minutes of the May 8, 1990 follow-up meeting between City staff, the developer and the neighborhood.

Both the Housing Partnership and the neighborhood group were contacted by staff for their respective information and they both said the information will be forthcoming but staff has not received it.

Exhibit 1

VILLAGE APARTMENTS

The Resolution Trust Corp. was formed to dispose of real estate owned by failed thrift institutions. The legislation creating RTC requires that certain residential properties be first made available as affordable housing. The agency acts through the North Carolina Housing Finance Agency to provide information on properties in North Carolina.

Under RTC's Affordable Housing Disposition Program, multi-family properties may be purchased by non-profits, for-profit entities or public agencies. Thirty-five percent (35%) of the units in a multi-family project must be reserved for occupancy by lower income households.

In 1990 the Village Apartments became a loan default with North Carolina Federal Savings & Loan. North Carolina Federal was subsequently taken over by RTC. A description of the project is as follows:

Project Name	Village Apartments
Property Address	1600 Villagebrook Drive
City	Charlotte
County	Mecklenburg
Property Type	Multi-Family Apartments
Sq.Ft. Per Unit	839
Number of Units	224
Number of 1 Bedroom Units	100
Number of 2 Bedroom Units	124
Property Manager	Crosland

Mary Alice Henning of RTC advised that bids have been taken on the Village Apartments as part of a four project multiple deal with other apartments located in Texas and Florida and the bids are currently under review. No bid has been awarded to date. The Village Apartments may be used for 100% of the 35% RTC requirement or may not have any low income units at all. The 35% RTC requirement is that 35% of units be made available to low income residents as follows: 20% at 50% of median income and 15% at 80% of median income. Ms. Henning will advise on the status of the Village Apartments as soon as she can find out the status of the bids.

Exhibit 2

NOTIFICATION PROCESS BY THE NORTH CAROLINA HOUSING FINANCE AGENCY FOR TAX CREDIT PROJECTS

The Omnibus Budget Reconciliation Act of 1989 requires that the N. C. Tax Reform Allocation Committee notify the Chief Executive Officer of the local jurisdiction within which the project is located and provide such individual a reasonable opportunity to comment on the project.

The Mayor receives the project notice and forwarded it to Community Development for investigation. Staff contacts the North Carolina Housing Finance Agency and obtains detail information regarding the project. The information regarding size of project, income level served, location and other facts are them compared to the City's Housing Assistance Plan to determine compliance. A letter is then prepared for the Mayor's signature to the North Carolina Housing Finance Agency commenting on the project and City Council is notified if the project meets the Housing Assistance Plan.

A copy of the State's notification letter and the Mayor's response for Sharon Harbor Apartments and City Council's notification is attached.

Exhibit 3

NORTH CAROLINA HOUSING FINANCE AGENCY

NCHFA

William T Boyd Chairman A Robert Kucab Executive Director

Certified Mail

March 6, 1991

Mayor Sue Myrick
Office of the Mayor
600 E. Fourth Street
Charlotte, N.C. 28202-2840

Re: NC91A31
Sharon Harbor Apts
523 Sharon Brook Drive
Charlotte, N.C. 28210
40 Rental Units

Dear Mayor Myrick:

The North Carolina Tax Reform Allocation Committee(the Committee) has received an application for low-income housing tax credits on the above project. The Omnibus Budget Reconciliation Act of 1989 requires that the Committee notify the chief executive officer of the local jurisdiction within which the project is located and provide such individual a reasonable opportunity to comment on the project.

Please send your comments in writing to the Committee within 30 days of the date of this letter.

If there is an objection to the project, note the specific reason(s) for the objection(s). Your comments will be considered prior to selection of the application for tax credits.

Please address your response to:

North Carolina Tax Reform Allocation Committee
c/o North Carolina Housing Finance Agency
P.O. Box 28066
Raleigh, N.C. 27611-8066

If you need additional information about the project, please call (919)-781-6115 and ask for Mike Mittenzwei or me.

Thank you for your cooperation.

Sincerely,

James T. Quinn
Director of Multifamily Programs

P O Box 28066 Raleigh NC 27611 Telephone (919) 781 6115

CHARLOTTE

Exhibit 3A

March 26, 1991

North Carolina Tax Reform Allocation Committee
c/o North Carolina Housing Finance Agency
P. O. Box 28066
Raleigh, N. C. 27611-8066

SUBJECT: NC91A31
Sharon Harbor Apartments
523 Sharon Brook Drive
Charlotte, N. C. 28210

Gentlemen:

We have reviewed your notification letter regarding the Sharon Harbor Apartment project proposed for Charlotte.

Based on information which we received from your agency, the project will create a total of 40 units consisting of 20 two-bedroom apartments and 20 three-bedroom apartments. The rents are structured to serve persons earning from 45% to 56% of the Charlotte area projected median income of $40,200. This median income figure has not been officially received by the City as of this date.

In regard to the City's Housing Assistance Plan, the project is located in a census tract classified as a "Restricted Census Tract." This definition provides that the census tract may receive additional assisted housing within the limitations of 5% of the total housing stock within the census tract. The proposed project is also further than one-fourth mile from the nearest assisted project and less than fifty units in size.

Based on our evaluation, we have no objections to this project at this time.

Sincerely,

Sue Myrick

SUE MYRICK

ag

Sue Mynck, Mayor
Office of the Mayor 600 East Fourth Street Charlotte, NC 28202-2839 704/336-2244

CHARLOTTE

Exhibit 3B

Mayor and Council Communication

From

Subject Memo No. 25

April 3, 1991

INFORMATION

Rebroadcast of City Council Meetings Expanded

Ever since City Council began televising its meetings, the public has asked that we expand the rebroadcast scheduled on Channel 32. Effective April 1 City Council and County Commission meetings will be rebroadcast on the Wednesday following the meeting at 9:00 a.m. and 7:30 p.m. and on Sunday at 1:00 p.m.

Water Bill Newsletter Redesigned

The City Letter newsletter, which is distributed to the City's 126,500 water and sewer customers, has been redesigned to include more information about City news and events. The new format is designed as a companion piece to City Page and is written in a less formal style and includes more graphics than the previous format. It is written and produced monthly by the Public Service and Information Department. *A copy of the revised publication is attached.*

Low-Income Housing Tax Credits for 1991

The North Carolina Housing Finance Agency is accepting applications for low-income housing tax credits for 1991. The low-income housing tax credit is a credit against federal income taxes for owners of low-income rental housing units. Owners receiving such credits must agree to keep the units rented to low-income families for a period of up to 30 years.

A total of $7,206,799 in tax credits are available for metro counties in 1991. There are five funding cycles during 1991. The first cycle was February 28, 1991. The remaining cycles are April 30, June 28, August 30 and October 31.

The City has received notification from the Housing Finance Agency that a low-income housing tax credit application has been received for a 40-unit project. The proposed project is named Sharon Harbor Apartments and is located at 523 Sharon Brook Drive. The developer is Amerifirst Development Corporation.

No assistance has been requested from the City for this project, but the Mayor was requested to comment on the project. The location of this development complies with the Housing Assistance Plan.

Currently there are two projects in the pipeline that City Council has authorized staff to develop - Johnston/Mecklenburg Mills and Seversville School. It is the developers' intent to apply for tax credits upon City Council approval.

Exhibit 4

AUTHORIZE CITY MANAGER TO EXPEND $2,890,000 IN INNOVATIVE HOUSING FUNDS BY ENTERING INTO CONTRACTS TO FUND THREE PROJECTS SELECTED BY THE INNOVATIVE HOUSING COMMITTEE TOTALING 202 UNITS, DEFERRED.

Mayor Pro Tem Patterson stated they would allow 8 minutes for both the pro side and the con side for each of the four sites in this item

She further stated that the Council had discussed earlier the possibility of deferring this item then it would be up for approval on May 21 which is a zoning hearing Citizens would not be able to speak at that meeting and that is why they have decided that everyone would have an opportunity to speak today During that time period, the Council would request staff and the private developers of these projects meet with the individual neighborhoods Staff will be looking for a community leader from each neighborhood as a contact person, they staff would coordinate with that person a convenient time and place to meet so they will have a full briefing on the project by the developer and staff and they will hear the citizens concerns and input. She stated that would be the process over the next 30 day period

Councilmember Wheeler stated she has received 111 phones since last Friday morning. It has been impossible for her to return all the phone calls and she has concentrated mainly on District 6 because of the Park Road site, but she wanted to talk to all of the citizens, as she is sure the other Councilmembers feel the same way and to go out and look at each one of the sites. She suggested the citizens assign several people who will contact the individual Councilmembers and perhaps make an appointment when they could go out and see the sites. She suggested the people also write letters to the Council, briefly stating why they are opposed to each site She feels this will work better than having so many phone calls Ms Wheeler stated she supports the deferral because she has not had sufficient time to study each project.

Councilmember Martin stated he wanted to talk about three things The first is the people who live in low income housing. They are for the most part, hard working, be they black, white, yellow or brown, tax payers to the limit of their income. They are struggling to pay their rent, keep their children in school and away from drugs. They are people who have not been as fortunate as most of the people in this meeting. The stories one hears about public housing areas being infested with drugs and crime are simply not true. The drugs that you find in those public housing areas, if you check it out, comes from other neighborhoods, not the neighborhoods of public housing. You can laugh if you want to, but that is a fact and you need to understand that. He stated he wanted to say that because he received 52 phone calls and he returned about 38 and regrets he could not answer the others, but he wants the people to understand that.

Mr. Martin stated the second point he wants people to understand is that Districts 1, which is North Charlotte, and is Councilmember Clodfelter's District, District 2, which is his District and District 3 which is Councilmember Scarborough's District, comprise 88 percent of all of the low income housing in the City - just three districts The other four districts only have 12 percent of the low income housing. Low income housing is not a burden, it is a social responsibility which they all have to share.

Mr. Martin stated he is encouraging and has supported the idea of deferring any decision on this matter because he felt concern that the citizens had not had an opportunity to have their concerns heard about the issue and if the Council had not made an agreement before they came into the meeting to defer it, he would be arguing for that point. He feels the citizens have every right to be heard and to express their concerns The Council may not agree, but they have a right to express their concerns.

Councilmember Mangum stated he agrees with Mr. Martin that his side of town does have a lot of the low income housing. To go back to a point which Councilmember Vinroot made last week, they are not willing to sacrifice quality for the sake of putting something in an area. His concerns and the concerns of his constituents in the south Charlotte areas are that if they are in deed required to have low income housing, that the housing be placed

where it is successful and where it will benefit the entire community and that they do not get into a situation where each time a piece of property comes up that they try their hardest to put a square peg in a round hole If they are going to have it - make sure they do it professionally between the Council and the citizens and it is done right where ever it goes That is his biggest concern

Councilmember Hammond stated that Mayor Pro Tem Patterson summarized the content of the meetings they have discussed providing or facilitating for the neighborhoods, the developers and the Community Development Department staff. The Council agreed over lunch that they would ask the Community Development Department to make available to each of the neighborhoods information on the history of subsidized housing in the community, the scattered sites since 1979, the experience they have had with regards to property values, crime rates and the existing distribution which Mr Martin mentioned. She assumes the Council concurs that those will also be aspects of those meetings

Ned Bishop, Carocon Corporation, stated he was the developer for the site on Carmel Road He did not come prepared to make a presentation, understanding that they would not be given the opportunity to speak He stated he would be glad to describe the housing which is proposed and answer any questions they might have

Mr Bishop stated they propose to construct 48 units of 2, 3, and 4 bedroom rental, stacked, flat, garden apartments in five buildings to rent to people who earn between $10,700 and slightly more than $15,000 per year The site is located about 3/4 of a mile up Carmel Road from the intersection of Highway 51 He believes the site provides the amenities which are suitable for the people in the target income range and believe it will provide safe, secure, attractive housing for those people in that particular income range.

Mr. Martin stated he understands in this particular location it is necessary to have a public hearing on the zoning change, and normally you would have done that before going to the lender.

Mr. Bishop replied, possibly They submitted, in accordance with the schedule which the City gave them and submitted for the rezoning application as soon as they heard that one of the four sites they had proposed was indeed one of the candidate sites for approval by Council.

Mr Martin stated he did not like that process because that is one reason the people from the Carmel Road area did not get an opportunity to have a fair hearing. He asked how far away is the nearest bus transportation and the nearest shopping center from the site?

Mr. Bishop stated there is a "Park and Ride" lot across Carmel Road from the site. Shopping is available within .8 of a mile at the intersection of Highway 51 and Carmel Road. There is also a convenience store across the street from the site.

In response to disruptions from the audience, Councilmember Vinroot stated the Council will get a lot further and the audience will make a better impression on the Council if they will treat the speaker the way they would like to be treated if they were speaking. They can do this in a mature fashion in which he believes would become this community, even if they do not like what they hear. It really is not very becoming to beat over the head everyone who speaks, whom they disagree with, as that is not the way the Council likes to do business in this City and he believes they can do a lot better than that. He would appreciate that and it will make a better impression on him.

Mr. Martin asked Mr. Bishop is the "Park and Ride" was during peak hours and how frequently does the bus service that area?

Mr. Bishop stated he believes it is peak hours, take the bus into town in the morning and return in the evening, although he is not intimately familiar with it.

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Councilmember Clodfelter stated he was going to ask a question and he hopes the other proponents are present because it will be exactly the same question to them and he hopes they will answer it. He stated Mr. Bishop is proposing to finance a portion of the project with North Carolina Energy Credits as are all the other projects They were originally being driven by a schedule which the State had published which said the applications had to be in by April 30, and that date has now been extended to May 29 for the low income housing tax credits, but it has been extended to May 21 for the Energy Tax credits. Council is proposing today to defer their decision to May 21, therefore his question to Mr Bishop as well as the other developers, is that going to disable them from getting the $300,000 tax credits on the Energy Tax credits?

Mayor Pro Tem Patterson stated it was her understanding that the Energy Tax credits now have to be in by May 24

Mr Clodfelter stated it seems the deadlines are changing from day and asked Mr Walton of Community Development what is the current deadline?

Jay Walton, Director Community Development, stated he thought the two were running concurrently He has a letter from the State saying the Tax Credits have been extended to May 29

Mr. Clodfelter stated he has a fax which was faxed to him from Raleigh that morning which says the Tax Credits are extended to May 29, but the Energy Credits are extended to May 21. All he wants to know is what is the decision tract they are on. Part of what was driving this so fast earlier was the April 30 deadline and they don't have that now.

Mr. Walton stated that Mr. Bishop just showed him a copy of a letter, of which his office has not received, showing the Energy Tax credits deadline date of May 21 He stated he had a letter showing the tax credits deadline is May 29, but these are two separate credits.

Mr. Clodfelter stated he understands there are two separate credits and all he wants to know from Mr. Bishop and all the other developers is how will their decision on May 21 impact the financing of the projects.

Mr. Walton stated he believes it has to be postmarked by May 21, so if Council makes their decision on May 21 they could Federal Express it and he does not believe there is a problem.

Mr. Mangum asked Mr. Walton what kinds of problems would this particular location have by not having the zoning in place at the time of the decision?

Mr. Walton stated he believes the Council would have to approve the loan contingent upon having the appropriate zoning at the appropriate time.

Mr Mangum stated he is on the CDHC, which is a Community Development Housing Committee, and he understood the Housing Authority could go out and accept proposals on property that was not properly zoned. At that point in time if Mr. Walton felt like the proposal was appropriate then the proper zoning procedures would be done before it came to Council. He stated if he misunderstood that, then he will rescind what ever agreement he put forth to that because he believes, at this point in time, what they are ending up doing is giving an appearance to the community that they are going to approve 48 units on a 24 unit site and then allow the zoning to come in. Whether they pass the zoning on its merits or not, he feels very strong that the Council will be sending a message to the community that they are rubber stamping the rezoning because they had already agreed that the site plan looked good. On this particular issue, he will end up recording an objection to the fact that the Council is even listening to this particular site plan at all because they have not had a public process and a rezoning hearing to argue the point that 48 units of anything should be placed on that site, whether it is low income housing or high rise condominiums. The Council has not established the fact that that particular issue is resolved.

Mr. Walton stated he understands Mr. Mangum's concern. It is one of timing and because of the RFP process they had to pursue bringing these proposals to the Council prior to the rezoning process. However, as they know, these

housing units could not be built, nor could they fund it, without having that appropriate zoning

Mr. Mangum stated he realizes that and he also has a concern over the fact as to whether or not they may be jeopardizing the community for tax credits which they are after, by presenting something to the State that is having some problems, instead of taking a site that would be more advantageous to the acceptable of the State and getting those funds in so they can put people who needs houses in houses quicker. He stated if Mr Bishop's proposal looses out, then they have lost that much tax credit for the community

Mr Walton stated he had conversation with the State with reference to the tax credits and you can make applications to the State contingent upon rezoning, however, with everything being equal the ones which are properly zoned would have priority over the ones which need to be rezoned He stated the timing of this would permit the Council to make a decision on the rezoning before the State has made their decision on the allocation of tax credits. There is a possibility that Council's decision could be made before because the State has a process where they cut off on the application, but their decision may not come until June or July.

Councilmember Campbell stated the City's participation in this project is $1.3 million and asked if the City would be at financial risk if there were any contamination found on the site, or does the developer bear that cost?

Mr. Bishop stated before they proceed with the project, they will have an environmental study done to determine if there is any contamination on the site. If they find any contamination which cannot be cleared up they will not go forward.

Mr. Campbell asked who would bear the cost of that - would the developer bear the cost or would the City's percentage increase in proportion to the cost.

Mr. Bishop stated there is no provision for an increase in the City's participation in the event of contamination on the site.

Mr. Campbell asked the City Attorney if this site was subject to the 3/4 rule under the rezoning, to which Mr. Underhill replied yes Mr. Campbell asked if this was the same site in which they had a request last year for a day care center and Mr. Underhill replied yes.

Mr. Bishop stated with regards to the zoning issue, there was no requirement in the City's RFP nor is there one in the State's RFP for housing trust fund money. There is not a requirement in the tax credit's RFP that the site be zoned. It depends on the timing on when the State sends up its recommendation for tax credits - they have already delayed for 30 days and it might get delayed for another 30 days at the State level

Mr. Campbell asked Mr. Bishop if he was saying he could not construct this project until it was rezoned, to which Mr. Bishop replied yes, and their petition requesting the rezoning has been submitted.

Mr. Martin stated he talked with Jim Quinn at the Housing Finance Agency last Friday and the date for submission has been moved back to May 29. However Mr. Quinn told him that within the next 30 days they will be doing a staff review of the proposals, so conceivably Mr. Bishop could get it in after May 29, if it is actually before they review it. Mr. Martin stated if the zoning is not changed before this comes back to Council for action, he will vote against it because he believes they will compromise the integrity of the Zoning Committee. He has said it before and will say it again, he will not vote in favor of anything involving zoning when the Zoning Committee has not taken action on it.

Councilmember Matthews stated there have been some questions about the cost of the land and he has asked staff for some response on this. Basically the question is and Council understands, because of the policy they have made, that if they are to put assisted housing in some areas of town where land costs are higher, they will have to subsidize to a greater degree on

that particular property in order to make it feasible The Council accepts that, so the fact that this land may be higher than it would in some other parts of town, is something they are prepared to deal with and in principle they have already accepted that The question is, whether this property is being purchased at a price that is above the market rate, and he feels that question should be answered

Mr Bishop stated he does not believe the price he has agreed to pay exceeds a reasonable price for land located where that is, for the purpose of multifamily housing.

Mr Matthews stated he understands the process which developers go through in determining this particular answer for their project, to some degree, is contingent upon a process called "per unit cost" and he is not sure he fully understands exactly what drives that. He asked if any comparison was made to equivalent cost in the general area.

Mr Bishop stated he did not make a comparison to cost of other land in the area, however, he does have a general knowledge of what land prices are The Council should be aware that given the guidelines which the City gives developers who wish to respond, it is the sellers market out there and there are only certain areas where they can go The size range is within 10 percent of 50 units so that gives them a particular size range in particular locations and those are scarce commodities as the Housing Authority has experienced and as those who are seeking sites in the area which were not prohibited and in those areas that were favored by the School Board and the Planning Commission. There is a narrow range from which to choose

George Maloomian, 5531 Kelly Grange Place, stated he appreciates the opportunity afforded himself and his neighbors to speak to Council about issues which are very serious and issues on which they are very concerned

Mr. Maloomian stated he represents 10 neighborhoods, Quail View/Asherton , Sturnbridge, Carmel Forest, Carmel Acres, Carmel Station, Carmel Valley, Shadow Lake, Montibello, Royden, Carmel South and Kingswood There are over 2,250 families in those neighborhoods and they have signed a petition in the past 3 or 4 days to react to the notification of this process That petition was presented to the Council.

Mr. Maloomian stated his background is a real estate developer and he has developed over 1,200 multifamily residence and 3/4 of those were financed with tax exempt bond financing. He is familiar with the process and has gone through a lot of the due diligence, public hearings and other necessary steps to inform the public before decisions were made. As a developer, it is difficult for him to stand before Council and speak against zoning and development of certain properties. He can do that today because he feels a lot of the due process has been forwarded and they as neighbors have not been properly informed.

On March 30th 14 proposals for low income housing were submitted in response to a City Request for Proposal. There was no public notification and the public was not aware that this was going on. One of his neighbors heard that there might be a site on Carmel Road that had been selected as the number one site for housing. They contacted Jay Walton, Director of Community Development and asked for information regarding this so they might better inform themselves. They were told that this is not public information. They then contacted the City Attorney, who intervened on their behalf and instructed the Community Development staff to make available the information to them. When they went down to pick it up, it cost them $35.00 for copies to find out what was going on. This all became public on Wednesday, April 18 with the Council's decision scheduled five days later

Mr. Maloomian stated they believe there has been a serious lack of due process and he hopes some of the things he has heard today will be addressed and will continue to be addressed as these housing projects are reviewed by the Council and by the public. It needs to be done in the full public eye and view. These things have to be dragged through that process, even though it is uncomfortable for everyone. It is necessary and

informative to the residents and it is informative to the Council who needs to base their information on facts that are based on neighborhood input, both positive and negative. They feel the due process has been violated in a couple sections There needs to be a broader range of criteria for the selection of sites. The sites need to be carefully selected by developers. In this case there was only 30 days and the City has some very qualified developers to produce this type of housing. They have nothing against the developers themselves and he knows several of them personally He feels 30 days is inadequate for the developer to properly seek the right site at the right cost in order to produce this housing With 30 days the developer may find that the site is extraordinary expensive and that is a misuse of public funds if he could have found a less expensive site that still meets the requirements and criteria. City staff needs time to properly evaluate these locations against the criteria

Mr. Maloomian stated on the Carmel Road site there are some serious problems with McAlpine Creek. Will the school system handle the influx of new residents. Is bus transportation available. What is the impact on adjacent neighborhoods, is it surrounded by single family or are there other multifamily in the area. How are they located, and can adequate buffering be provided Are there shopping centers nearby, and if so, what is in the shopping center A grocery store is a very important component of a shopping center for those who are seeking basic needs If it is not nearby, it is inconvenient for those who do not have cars and there is no public transportation available. Is the site zoned - should it be zoned If it should not be zoned, they they should not be selecting and basing decisions on criteria until that zoning is accomplished. He agrees with Mr. Martins comments and his feelings and they are happy to hear that. In low income housing, it is important to have adequate employment close by

He feels the public needs to be informed of these questions and facts and have adequate time to respond to them, and the Council needs adequate time to make informed decisions based on these facts and the input from the public. The inducement process for tax exempt financing generally requires public notice. He believes the selection procedure has failed some of these principles and believes there are some measures which have been taken today to correct that and hopes they will be continued.

Mr. Maloomian stated the other issue is the sequence of selection of property and then rezoning it later. The Carmel Road site is not properly zoned and it should not be selected. They feel strongly that the selection of the Carmel Road site tells the public that zoning is implied. If you select a site and subsequently zone the site, the zoning will be seen and viewed as a rubber stamp. Their recommendation is to defer the decision on the Carmel Road and other sites where due process has not been followed until it can be adequately followed to the satisfaction of the residents and City staff. They ask that Council not consider the selection of the Carmel Road site for a housing project until that site has been zoned. It is the consensus of the neighborhood that they oppose the zoning of that site.

The following facts should be considered regarding the Carmel Road site:
With regards to selection criteria, the nearest grocery store is 1.8 miles away. There is a convenience store across the street and he cannot afford to do his primary shopping at that convenience store. The closest grocery store was a Winn-Dixie which closed over a year ago, but the City staff and Community Development Director were not aware of that fact. However through the public process they became aware that there was not a grocery store for primary shopping 1/3 of a mile away as everyone had thought. Public transportation is inadequate - there is an express bus that goes down town from Carmel Road which operates in the mornings and evenings. If one were to work in the retail trades, for example, that transportation would not be available to bring residents to places of employment. Public transportation could be beefed up, but should they be spending more money to make this site work to put a square peg in a round hole.

He stated public parks and recreation equipment is important, but there are no good parks and recreation equipment available to residents at that location.

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The site is currently zoned for 24 dwelling units and it should not be rezoned to a density of over 12 units per acre, which would almost double the density on that site. The site has a contiguous property line with nine single family residences The density of 12 dwelling units per acre on slightly less than 4 acres would not allow for adequate buffering of the adjacent single family property behind it. He cannot think of a location that would affect more individual residences The site cost $400,000 which is $100,000 per acre That is $8,333 per dwelling unit just for land and in the past they have paid $4,000 to $5,000 per dwelling unit for market rate housing They feel the money is being spent in the wrong place and there may be a process of enriching a private property owner in order to accomplish an objective of providing housing That money needs to be put in the housing, provide better quality, more units and more amenities for the residents of those dwellings There are traffic issues of which he feels they are all aware

Mr Maloomian thanked the Council for their time and the community is trusting the City Council to make the right decisions when duly informed

Mr. Matthews stated he was a little uncomfortable and it may be just dealing with semantics, but he wants to make a correction So the Council is not accused of something they are not guilty of, the words due process has been mentioned as being violated and in the strictest sense of the word, due process has not been violated. The due process for this particular procedure has been followed He feels what they may mean is, and this is the way the Council may accept this, is there is feeling that the process has been unfair, but it has not illegal, it has not been contrary to procedure and if the citizens feel that due process has not been followed that is an improper conclusion. It may not mean much to have that explained, but he does not want to be accused of violating a citizens due process.

Councilmember Scarborough, stated she wanted to apologize to the citizens whose phone calls she did not have a chance to return regarding this site It bothers her that that they have not crossed every T and dotted every I as it relates to this project. Citizens, just by natural tendency, seem not to want public housing in their area. However, she wants Council to be in a position where they can tell the citizens that they have crossed every T and dotted every I, and have looked at this from the perspective of being fair and feel because of that they can make a recommendation. She does not feel that they are at that point on this particular site.

Ms. Scarborough stated she wanted to express to the citizens that she definitely supports scattered site housing, not only does she support it, but believes that the Carmel Road needs some scattered site housing and she plans to do everything she can to see that they get some out there. However, this particular site, in her opinion, because of various reasons, she cannot support it. She still questions the fact that the zoning is not there and if they were dealing with any other developer, they would ask before a project is brought before Council, that the site be rezoned. No matter what the staff says, it seems wrong to her and there has been nothing said today that has made her feel it is correct. She feels they should be careful in saying to the citizens that they want scattered site housing, but on the other hand are not willing to follow through correctly. She is concerned that if they do not do things well that people will not accept scattered site housing and she hopes they are not going toward that. If people don't understand what the real issues are and the Council does not do a real good job, then the citizens will not want scattered site housing. She does not want that to happen in this City, and she hopes it is not by design.

Councilmember McCrory stated the due process is not his major concern. His major concern is what he consider a very secret process. This is an extremely secret process and confidential process and he feels that is what the Council has to remedy for the future and also for this site.

Mr. Mangum stated due to a better word "in due process has been violated" maybe due process has been twisted or just misconceived here. There is one thing that this Council needs to know that has happened and come forth out of all of this public process of four different meetings he has attended

over the week-end There is a memo which came from City Hall that had a hand written note on it that said the Carmel Road, Carmel Valley site is the number one proposed site and this IS NOT out for public information until April 20, which was last Friday That is not being fair to this community and a lot of these folks sitting in the audience brought that fact out to him and he was unaware of it as a City Council representative, that that memo had been passed around like that He feels that is where a lot of the people feel they were violated

Mayor Pro Tem Patterson stated she would ask staff to give a report on when Mr. Maloomian called and asked for information and was told that he could not get that information, as well as the cost for supplying him documentation She feels that some of the Council Members feel they need to have adequate response for their constituents

Councilmember Clodfelter asked Mr. Maloomian if he was the appropriate person to coordinate the contact with Community Development to get together some additional meeting data, and he stated he was

Pat Garrett, President of the Charlotte-Mecklenburg Housing Partnership, stated she there to speak about two projects under consideration The Housing Partnership is participating in both the Crosland locations - Knights Bridge Road and Summerfield Road which together make 104 units The Partnership believes that these are both worth while projects which meet the stipulations of the HAP and have proper zoning. A total of 104 families will be served - 26 families in each of the Crosland locations will be at 40 percent or less of median income and the remaining families will be at 60 percent or less. These projects will also offer a transitional type program at each site. The Crosland Company has allowed the Partnership to do some transitional activities with the folks who are in the project The Partnership Board has been working with the Crosland folks to develop some help for transitioning of the tenants in both Summerfield and Knights Bridge. Because of input from the Board Crosland has included a community center building in each project. They believe this community building and the sponsorship involvement of the Partnership will help the residents to move into home ownership through their organization They have been working towards having various options for home ownership available and they hope to have a rent to own program available soon. This project could work much like the Pine Valley Turn Key 3 program which is available nearby at Knights Bridge. About 3/4 of these houses have already been sold to their former renters, therefore they continued the home ownership program.

Ms. Garrett stated they are very pleased that all of the sites are near to available jobs and the potential to up grade job skills can lead to better jobs for their residents. The Partnership will work with the existing community resources, such as Child Care and Employment and Training and the jobs programs to assist families in their transition They are pleased to offer theses sites as a solution to the need for affordable housing outlined by the Housing Assistance Plan.

Roger Lewis, Crosland Properties, stated he would like to focus on several attributes of the York Road Site and how that site fits into that particular area and makes it desirable for the program they are talking about.

With regards to retail opportunities, this location is within a couple hundred yards of the new shopping center at the intersection of Sandy Porter and York Road which has a Food Lion Grocery Store, a Kerr Drug and other shops. In terms of education, the site is within about 3/4 of a mile of Olympic High School up Sandy Porter Road. Perhaps more compelling than all of those is the tremendous pool of job opportunities along and around Westinghouse Boulevard, which starts between 1/2 and 3/4 mile from the site. The Chamber of Commerce has said there are over 20,000 jobs there, many accessible to people of low or semi-skilled status. He feels this provides good solid access to all these characteristics and qualities

Responding to a question from Mr. Martin, Mr. Lewis stated that shopping is within a couple hundred yards of this site at the retail center where there is a Food Lion, Kerr Drugs in a modern neighborhood center which was

completed within the last couple years. The nearest public transportation is on Westinghouse Boulevard There is an express bus at Westinghouse and York Roads, which is a 10 minutes walk from this location

Ms Scarborough asked if an express bus is one that comes twice in the morning and twice in the afternoon, to which Mr Lewis stated it comes several times in the mornings and afternoons Ms Scarborough stated if people have a need for going anywhere during the day other than in the mornings, does that mean they don't have bus service

Mr. Lewis stated unfortunately that is correct, but it does have the advantage of pedestrian access to the major job pool which he feels mitigates that limited public transportation greatly

Willie Gorley, Charlotte-Mecklenburg Housing Partnership, stated the Housing Partnership has a group of community volunteers who very much have the same concerns as the neighbors. They are very much concerned about this and the long term success of the project. The fact that they will be working with the residents has been mentioned and he wanted to emphasize that fact and not only that, but the fact that they will be working with management to make sure that this project stays a successful project for years to come. It will get a constant look or counseling as they go along the way which should help make it a successful project for everyone

Mr Clodfelter stated they have been given information which gives a City cost per unit of $18,270 and a leveraging factor of 1 to 4.72 and he would be interested in getting the cost per unit numbers if you total the Innovative Housing funds and the Partnership funds and a recalculation of the leveraging factor if you total those two numbers.

Mr. Lewis stated they have a similar contribution or the identical contribution from the Partnership so you would divide them by two

Mr. Clodfelter asked if the cost per unit would be $36,000/$37,000, to which Mr. Lewis stated the total cost is in the vicinity of $52,000 for the total replacement cost of the project.

Mr. Clodfelter stated the total amount of that which is City dollars is $36,000 to $37,000, to which Mr. Lewis stated it would be $950,000 times two divided by 52.

Peter Hubicki, Charlotte-Mecklenburg Housing Partnership, stated the $18,000 that is the City's contribution is the $18,000 per unit for the 52 units which are 40 percent or less of the median income. The Partnership has the additional contribution of $18,000 per unit for the other 52 units which are for 60 percent or less of the median income. There is an $18,000 total City subsidy from one source in the one level of income and the other source in the other level.

Mr. Clodfelter stated because of that could they see a slip and could they break out the financing on the two separate components of this. It is rather unclear in the materials the Council received because they were lumped together as a single loan with the Partnership funds looking as if they are going across the board for all 104 units, which is not the case. He would like to see the financial numbers run as two separate 52 unit projects.

Mr. Lewis stated as a part of the proposal, they have a tentative commitment from two savings and loans here in Charlotte to use the Federal Home Loan Banks Funds which would increase the long term financing and decrease the City and Partnership financing, but because they have looked at all of these on a very fast track, they cannot get that commitment until after the first of May If they can get that they will reduce approximately $200,000 each in what the City and the Partnership would have to contribute by increasing the long term financing

Mr Mangum stated he has two problems with this - one is the fact that they are lumped together and he feels they should be considered on their own merits. The CDHC asked the Housing Authority to go out and consider sites in the targeted areas and part of this package deal is in the blue area, no

matter if it is on the tip or in the middle of the blue area, for this particular zone, it is in the blue area. They had asked staff to look at the white sections first. It is a great proposal as far as looking at it and thinking they are getting two for the price of one, but he feels they need to be weighed separate on their own merits. If that were the case, there is a good possibility that this one which falls within the restricted zone would not have been considered at all if it had not had the other piece of property added with it

His other concern has to do with the Knights Bridge Road Project because of how it fits in with the existing community over there. That needs to be looked at and addressed very seriously, as to what it is going to do toward those people who barely makes the kind of money for which these people are being subsidized. These people work very hard for their condos and would like to have her property subsidized, but can't do it He would like to have some discussion at a later time as to what this is doing with regards to putting a burden on some of the lower income people who live in those particular apartments who do not get any subsidy

Mr. Matthews stated the subsidy taken together - is the public subsidy $18,270 per unit - the Partnership and the Innovative Housing, only for all of the subsidized units or is it doubled that for the subsidized units?

Mr. Lewis stated when they presented the $18,270 they did it on the basis of wanting the Council to understand that they were proposing a blended project with some people at 40 percent and below for which Council would allocate monies and their $950,000 divided by the 52 units in the combined locations for the 40 percent and below income residents equals the $18,270 per unit.

Mr. Matthews stated in effect the public money subsidy represents $18,270 per unit over the entire project. He stated it bothers him to take both of these together and he does know the merit of breaking them apart of keeping the together, but it bothers him that they are together and wonders why they are. He asked if innovative housing questioned the fact that there are two as one group?

Mr. Walton stated they did not question that site because they were seeking request for proposal from developers and this proposal came in as one project. It was in compliance with the City's housing assistance plan and the housing policy plan as well as the use of innovative housing money so they had no reason to break it out. He feels they have indicated the true cost to the City is the $18,270 figure.

Mr. Clodfelter asked if the units be mixed between the two sites or will the Housing Partnership units all be at one location, and all of the innovative housing funded units at the other.

Ms. Garrett stated they would mixed half and half and is a mixed income situation at both sites.

Mr. Clodfelter stated he feels that probably explains why they did it this way, but he still stands with his request to look at the numbers on them separately.

Mr. Matthews stated he would add his support to Mr. Clodfelter's request and would also say that he thinks mixing it is an excellent idea. He is encouraged that the innovativeness has been applied to it.

Councilmember Vinroot stated the Mr. Bishop, who spoke on the Carmel Road site outlined the constituency and their income levels and asked Mr. Lewis if he would do that for the York Road project as well as the Knights Bridge Road project.

Mr. Lewis stated for the 40 percent and below income range, half of the apartments represented, it would likewise be rounding off to the nearest thousand dollars in income. About $11,000 to $16,000 and for the 60 percent portion it would go from $16,000 up to about $24,000. That depends in large measure on household size. Responding to another question from Mr. Vinroot he stated there would be half and half in each one.

grc

Ms Scarborough asked Mr Lewis if he mentioned anything about the sidewalks on the Sandy Porter project?

Mr Lewis stated the Sandy Porter project would be served by a new road which would be built about 1,000 feet back from York Road along an existing right-of-way to give service on a public road They would provide access out to York Road by a to be constructed new road They have not gotten to the point where they consider whether it would require sidewalks or not.

Ms. Scarborough stated she asked that question because it had been mentioned that the shopping centers were very close and she wondered how people would go through the shopping centers without sidewalks

Mr. Lewis stated they would be able to go down the length of the new road and north along York Road to the edge of the shopping center The distance along York Road is just a few hundred feet.

Ms Scarborough stated she would recommend that the developer look at putting sidewalks in simply because people have needs as they go shopping and walk up and down busy roads like York Road It is dangerous enough with the number of units she sees going up on York Road right now and in her opinion sidewalks needs to be included in that She hopes they never get to that point, but if they do, she hopes he will look at that.

Mr Matthews asked if they will have an opportunity to look at the plan with regards to the Carmel Road site, which is the only one that is not properly zoned, and will they have an opportunity on those which are properly zoned to look at the plan so they are not party to a construction project that does not have the protection and amenities around it which they would apply to a developer who came forward with a request for zoning? He stated they pay very close attention to edge treatments and the way a project is built and he does not believe they should do any less on this, even though it is properly zoned. He asked Mr. Walton how the Council would be given those opportunities to know what the plan is and what the edge treatments are etc?

Mr. Walton stated the developers have submitted plans as part of their development packages, but staff chose not to sent the plans to Council due to the amount of information they have, but that information is available.

Mr. Matthews stated he personally wants to look at that and would assume other Council Members feel the same.

Mr. Walton stated he could make that information available to the Council.

Mr. Matthews referred to the summary developers/proposals charge under review where it says "OK, negative, OK", with a rezoning note in some locations and asked if the "OK" means it is zoned property or that staff has looked at the plan and feels the plan that has been presented and will be constructed is OK?

Mr. Walton stated it is both - the developers had to get a plan review from the Planning Commission staff and letters were sent to each Council member giving them the information of the recommendation or the review of the plan. It indicated whether it was properly zoned or was not properly zoned.

Mr. Matthews stated he understands that, but that is not what he is asking. The letter from the Planning Commission stated whether they felt this was an appropriate use, but has the Planning staff looked at the plan concerning set backs, buffers, etc. and passed a judgement on that?

Mr. Walton stated the developer has to go through that process to get a building permit and their plan review has to be regulated at that time to an already established development process which City Council has approved.

Mr. Matthews stated he understands that and as long as they meet legal minimums, they will be approved and he is suggesting that legal minimums may not be appropriate and he wants to have some idea of what that is so if they find some problems, they can address them.

grc

Mr Walton stated he feels they have established that. It is his understanding that Council has indicated they wanted staff along with the developers meeting with the neighborhoods and the neighborhood groups would have an opportunity to have that input and whatever modifications deemed to be appropriate can be made with the developers consent, and there is time to do that

Mr. Matthews asked if the Council could be presented with the particular plan once it is refined, to which Mr Walton replied yes sir

Mr Martin stated he had not had a chance to visit these sites yet and asked what kind of housing is around these two sites?

Mr Lewis stated at the York Road site the immediate surroundings are mixed meadow and open woodland, grazing land and a couple hundred yards away is the new shopping center at the corner of Sandy Porter and York Road At the Knights Bridge site the surrounding area is townhouse condos, rental apartments and single family homes.

Ms. Scarborough stated she is glad they are going to look at these later on separately because she has some comments about them separately. She would like for Jack Bullock from CRC to send Council some information on the data he used to say that the impact upon the future ratio balance in this area for the Sandy Porter Road site would be affected. With regards to the Knights Bridge Road site, she does not need to comment on that because in her opinion it is wrong and she does not plan to have any more discussion on this one because that neighborhood around that project has had their share. It is not that they do not want it in their back yard, they are just saying their back yard is full.

Mr. Campbell stated he received a call from a lady who said this project was going into the common area of the condominium complex He would like clarification on that.

Mr. Lewis stated that is not accurate. It is a 3.7 acre correctly zoned parcel which is not owned by any part of the existing development in that area. It is adjacent to the existing development.

Mr. Mangum stated the entire site with their amenities included is a very small circle with the road going all the way around it. This community is not being asked to put with a project next door to it, it is being asked to put up with a project that is going to be set in right next door to the swimming pool, club house and small play ground area, right dead in the middle of that circle. The children will have to look at a swimming pool that they cannot even go to and that is where he has a lot of problem with the fact that that will make a housing site successful when you have children growing up resenting amenities that they do not have any chance of ever using.

Mr. Campbell asked the developer if he had any comments regarding Mr. Mangum's concern.

Jud Little, stated the site is zoned for multifamily apartments and if it is built, it will be apartments within that circle. That condition will exist if that parcel was developed and they have found in managing apartments that rent from $200 a month to over $700 a month that the important aspect of the quality of life is related to on site management and proper residence screening and believes that site can be developed successful as zoned in apartments.

Mr. McCrory stated he would like to have the price the surrounding condos sold for originally and what is the current price and value. He asked Mr. Walton to get that information to the Council before the next meeting.

Henry Mitchell, 13428 Hamilton Road, stated he was President of the Steele Creek Residents Association and is representing over 2,500 homes in the Steele Creek Community and southwest Mecklenburg County. Over the last several days the Board of Directors for the Residents Association has received numerous phone calls. Their main concern is this low income project and for the lack of notice they received on it.

grc

Mr Mitchell stated a lot of questions have been answered today such as the location of the project, the size of the site, the rental cost of the units The area where the project is to be located is a heavy industrial area along Westinghouse Boulevard There are numerous residential homes on Sandy Porter Road and there is also many low income and government subsidized projects - Dalton Village, many are on York Road, Arrowood Road has a few and there are some HUD homes located on Sandy Porter Road One of the biggest concern is the ratio of balance for the school system They have Steele Creek Elementary, Kennedy and Olympic all in the same area and they agree with the Community Relations Board who asked that this project not be approved because of the unbalanced ratio in the school system.

Mr Mitchell stated they have another concern because it seems with the City Council or the County Commission, and they have to deal with both bodies because their community is split - part in the City and part in the County, when they want to put something in their area they are considered southwest Charlotte, but when they want to put something that no one else wants or something which has a lot of opposition, they are considered south Charlotte. They are southwest Mecklenburg County and would like to be considered that.

He stated Steele Creek is facing a lot of problems Number one is the Airport, number two waste water treatment plants on Lake Wylie, the solid waste incinerator, which has already been approved, is going on Westinghouse Boulevard, the school system and the road system. Something was mentioned about building a new road to this project, but the residents would love it if they would widen Highway 49 so the people could get to the project. He feels they need further study, more citizens input into this and they welcome the community meeting and look forward to it. He would encourage them to have more of those type meetings in the future He feels they cannot really make a decision until they know more about the facts.

W. B. Young, 12615 Hills Stone Court, stated he lives very close to the proposed housing development. He stated the Council has said they don't like to put anything in west Charlotte, but this is about as close to west Charlotte as they can get. He is upset because the community did not know anything about this whatsoever and it appears to him that the scenario for this process is that the staff or the bureaucracy and staff selects the community where they feel this should go and they turn it over to the builder who decides it looks like a good deal for him, and it is, but the community does not have any input whatsoever. Evidentially the Council did not know anything about it either and why the Council allows these things to occur he cannot understand. As a taxpayer and a citizen, he feels something should be done about that process, as it look a little ridiculous to him.

It was stated that the bus comes once in the morning and once in the afternoon, but he has been on the Arrowood Association for a long time so he knows the areas very well and he is also on the committee of the Southwest District Planning for the zoning of the area so he knows what that is. The property they are saying is so convenient, the shopping center happens to be on land which he owned, and he wishes he had not sold it now. This is not a good location for the project. It is in the path of runway 180 right, it does not have any transportation into town at all. They will have to build a sidewalk from the project to York Road, then along York Road down to the shopping center. He is also concerned about the fact that even though it is zoned as R-9MF, of which they applied for, and thought they were doing the right thing when they had industrial along the inside of York Road and then put R-9MF behind that to buffer the private homes, but it was not intended for public housing. He believes the City of Charlotte and Mecklenburg County owes the citizens of Steele Creek a vote of thanks for what they did when the State attempted to put the hazard waste disposal plant in their back yards. They were able to defeat that by spending about $40,000 in community funds, and they still have some money. The community would like to be put in the process when these things are planned and if the Council will do that, they will have a lot less trouble also.

Ms. Scarborough stated the community would be in the process because the Council has requested the developers to talk with the community.

grc

Mr Young asked her what good that does at this time when they have already selected the process?

Mr Matthews stated the Council did not know who to tell how to get together before this was know. He would assume that since Mr Young was in favor of the R-9MF zoning on this property they felt it was appropriate, so the reason he is not in favor of this is because it is assisted housing

Mr. Young replied, not necessarily

Mr Mangum stated he recalls when they fought the hazardous waste treatment plant, these people have money so look out.

Terry Spencer, 8045 Regent Park Lane, stated he was speaking on behalf of Sharon South I and II Homeowners Associations and would like to express their concerns about the proposed housing project on Knights Bridge Road First of all, there is already assisted public housing in the area, Pine Valley has a total of 205 units and it borders Sharon South II which is directly behind him. He referred to a color coded map which he gave to the Council and stated the yellow is Sharon South II which backs up directly to Pine Valley There is only 625 feet between the property lines of Pine Valley and the proposed project which would give them two public assisted housing projects within ¼ of a mile of each other. According to Council's guidelines that is a prohibited area, therefore he cannot understand why it was ever considered. They have public assisted housing on Leafcrest off Archdale Drive, Cedar Knoll off South Boulevard, Sterling Community off South Boulevard, Mallard Ridge off South Boulevard. Districts 1, 2 and 3 have already been expressed to have 88 percent of the public housing and it is not equitable in any sense of the word to pick on their area. If the Council wants fairness, then that area should not be singled out for an increase in units in their area. He asked if this project was designed to ignore the intent for all social economic classes to share in the program for scattered site housing, yet technically place it in "south Charlotte"?

Mr Spencer stated that Sharon South I and II are composed on individually owned town homes. The project would be almost totally blocked within the confines of their community with no access to grounds areas except their common areas. It would also be adjacent to the recreational facilities which could cause resentment and anger toward the homeowners since they would not have access to these facilities. If they were a single family home area there would be a clear definition of the property boundaries that would perhaps made a buffer zone affective, however, that is not the case here. Without a clear definition of property boundaries, they would be faced with increased maintenance and liability for any injuries suffered from people using their common grounds. It would be impossible to protect against this and the recreational facilities would certainly be attractive for trespassing.

He stated they do not need any more concentrated high density multifamily projects in their area. There are already 9 multifamily projects on Sharon Road West from South Boulevard to Sugar Creek, a distance of less than one mile. Sharon Road West is also the site of a very large complex for the treatment of alcohol and drug disorders. Amethyst is directly across from Sharon South I, so they are not undeveloped in this area. Regent Park Lane is the only public street for entry and exit for Sharon South I and II which is a total of 256 homeowners. Who ever allowed the developers of The Village Apartment Complex, which was built around them, built a connecting street for their units so they can empty their parking lots onto Regent Park Lane. You cannot turn left on Sharon Road West during rush hour traffic. Regent Park Lane was designed to be a small neighborhood street for low traffic density. Sharon Road West is already carrying more traffic than it can accommodate, especially at rush hour. Traffic backs up from Park Road almost to South Boulevard.

Mr. Spencer stated the land directly across the street was not suitable for building in one area because of underground springs. He asked if this has been addressed on the proposed building site? Apparently the impact studies was on the wrong schools in this area. The children would attend Starmount Elementary instead of Bruns Avenue and Huntingtowne Farms and he

found this out by asking the parents where their children went to school, he did not ask the City

Larry Ford, 1604 Sharon Road West, stated he was a resident and past President of the 1600 Sharon Place Homeowners Association which adjoins the Sharon South Community directly to the north Basically the proposed site at Knights Bridge Road is a good stones throw of his property He is representing the 72 homeowners of their community and wish to make their concern regarding this project known.

He stated he has a few technical concerns about the process and some of the information which they belatedly discovered He believes there is an error in the census tract designation for this project The agenda indicates that the Knights Bridge site as being census tract 58 02 whereas in looking at the census tract map in the Housing Assistance Plan as part of the locational criteria, their area is designated as the census tracts in the 30's He feels this may account for the wrong schools which were indicated in some of the evaluations impact studies which were done and it may account for some erroneous information He feels this should be looked into and considered further before this site is approved.

Councilmember Clodfelter asked Mr. Ford what census tract they were in, to which Mr. Ford stated the census tracts do not have any roads or identifying land marks, but they are closest to tract 31 04

Mr. Ford stated he had just gotten that information and is only raising the concern and not saying he has researched this thoroughly. He stated he had an opportunity to briefly review the Housing Assistance Plan as revised on March 12, 1990. He would like to note several points of concern based on component 5 of the Housing Assistance Plan which is the locational policy criteria. Criteria A, subparagraph 1 prohibits housing assistance projects within ¼ mile of any assisted housing project. This criteria broadly defines assisted housing as any project with Federal or City financial assistance and he believes the Pine Valley project did indicate that there was some federal assistance and some turn key program was referenced with regards to that subdivision.

Criteria J, subparagraph 2 of component 5 provides some additional guidelines to evaluate projects. These allow consideration of the land use and urban impact of the HAP projects on the neighborhoods. In this case, he would suggest that the proposed use of the Knights Bridge site is incompatible with the surrounding uses. They basically have homeowner occupied town homes, owner occupied dwellings and they would be injecting a different use entirely into this neighborhood.

There are other considerations which the Council is familiar with in the HAP, some are design compatibility, the impact on the neighborhood, the provision of necessary amenities. There has been some question raised as to whether or not the children will have suitable playground amenities which are very important.

Mr. Ford stated transportation is a crucial concern. It is over one mile to the nearest super market. There is a convenience store closer by, but no one can afford to shop there on a regular basis. The question of available shopping is very crucial.

He is sure they have heard all they want to hear about the lack of notice about this, and he realizes it is not a zoning case where the notice requirements do not fall into place, however, he would suggest that the Council consider adding some notice provisions to these loan projects. After all it is taxpayers money that is involved and he feels the citizens and residents of these neighborhoods have the right to know what is going on and not find out at the last moment like he did.

Mr. Matthews referred to Mr. Ford's suggestion that the Council put into their process a notification process and stated he believes that has some merit and wants to look at that. He asked if anyone could tell them how many of the homes in Pine Valley were now under private ownership?

Larry Lloyd, Housing Authority, stated there are 150 out of 200 which are privately owned

Directing his comment to Mr Spencer, Mr Vinroot stated he heard him say this site was an inappropriate place for multifamily house, and asked if this site was not already zoned for multifamily?

Mr Spencer stated it is zoned for multifamily, but what he is saying is that the area would not support, in the economic climate they have, anymore multifamily in the area. They don't need it because of traffic and other purposes. That land has been vacant for a long time and they believe it may be because of physical characteristics. Someone has said they thought it had an underground water problem

Mr. McCrory asked who currently owns the property?

Someone from the audience stated it was North Carolina Federal.

Mr McCrory stated the reason he was asking, if it is North Carolina Federal, he would be curious if that has any impact on the purchase of this property, and he would like to have an answer as to whether the impact of North Carolina Federal owning that piece of property has any impact on the purchase of the property.

Mr. Mangum stated he attended a meeting in the Knights Bridge Area, and Crosland's entire defense was their reputation of building and managing their own properties. He feels they need to be very sincere and careful that people go away, but land remains. He believes they have to make a decision on the land issue and not on the reputation of the builder

Mr. Young stated that at least one division of Crosland has already been sold to an outside party, and that was the single family division.

COUNCILMEMBER VINROOT EXCUSED FROM THE HOUSING AUTHORITY PORTION OF THIS ITEM.

[Motion was made by Councilmember Clodfelter, seconded by Councilmember]
[Martin, and carried unanimously, to excuse Councilmember Vinroot from]
[participating in this portion due to a conflict of interest.]

Harrison Shannon, Executive Director of the Charlotte Housing Authority, stated they submitted a proposal to construct 50 units off the 4800 block of Park Road. There will be 24 two-bedroom units, 24 three-bedroom units and two four-bedroom units. The site is properly zoned, has amenities, it would have a positive impact on the schools, in that they are all looking at busing as an issue and if they construct these units in that area it will probably 100 less children they would have to bus.

With regards to transportation, there is a bus system there. In managing houses over the years he has found that low and moderate income families work together. There will be some families who will have cars and those families pool their resources and help each other.

Mr. Shannon stated the Housing Authority currently manages 456 units of scattered site housing for a total of 20 scattered sites. If anyone will go around in any of the communities and look, they would not be able to tell whether it was public housing or not. He believes what the public is looking at public housing in the traditional sense where they built 400 and 500 units, and he would admit as a housing practitioner that is not the best way to provide housing, but that is the way it was done some time ago and now they have to live with it and they are doing the best they can at managing it. He feels there are doing an adequate job of managing those units, given the resources they have.

Mr. Shannon stated this site is ¼ mile from a major shopping and .01 mile from a grocery store. The cost per unit is approximately $49,000 which comes to about $23,000 per unit for the City.

They have talked about disbursing housing in the various communities and that is the commitment which the City and the Housing Authority has made and those units have to be managed efficiently and effectively When it is done that way there are not many problems When people talk about the impact that multifamily housing is going to have on their community, if 50 units is going to adversely or negatively impact crime, the school system, etc he feels they have a problem in those communities already The Housing Authority is in the business of managing housing and they are not going to go away They have been here since 1940 and they are always going to be here because there will always be a need for public and assisted housing. They are trying to develop assisted housing in such a way that they will be able to move people up and out of public housing In years to come he hopes they will not have to come to Council and say they need 200 - 300 units of public housing to be constructed each year If the purpose and intent of the program is carried out as it was intended, where you move people and up and out and there is a revolving door, they won't be addressing these kinds of issues They will be talking about affordable housing then and that will be another challenge

Mr. Shannon stated the proposal before Council is very vital to the success of those programs and for those citizens who cannot afford houses on the private market at this time

Frank Spencer, 3201 Selwyn Avenue, stated he was chairperson of his church's task force on low income housing and lives ½ mile from the proposed site. He stated a young lady asked him to come and give his opinion to the Council and he promised her he would be here

Mr. Spencer stated he wants the same things for his family and his neighborhood that he believes most Charlotteans want; a wholesome environment for children where they can grow and play, free of drugs and crime; neighborhood schools with involved parents, for homeowners, appreciation on their homes. That is the context in which he looks at scattered site housing for low income people. If they want to attract drugs and crime seriously they cannot be effective by concentrating the most vulnerable members of the community in parts of town where the influential and powerful spend little time. Some in opposition to the scattered site concept fear the negative influence of the perspective new residents. He is convinced that fundamental values are common across the economic spectrum and that reinforcing the positive will build stronger neighborhoods.

They want better schools within walking distance of their homes. Can they expect to achieve those goals by dividing our City into sectors of rich and poor, black and white and driving the children across town, of course not. As we change our traditional pattern of housing we discover solutions to education problems, allowing neighborhoods to regain ownership in their schools. If we want the investment in our homes to appreciate, we should focus on the underlying economic factors. Is the rise in home prices in South Charlotte over the past 15 years a function of the inherent value of forest and pastures, no, it is the economic strength and growth of the City itself. If that expansion is to continue, we must address the issues of crime and education on a structural level. Is scattered site housing a positive or a negative influence on these issues. The answer is obvious. He stated he supports the proposed project and he applauds the City's past commitment to scattered site housing and urge its continuing resolve.

Councilmember Wheeler stated of all the 111 phones calls she received since last Friday, she did not log how many were from District 6. However no one who called from District 6 was opposed to low income housing on Park Road Seneca Place because it is low income housing. They were all very polite and very reasonable in stating that they supported scattered site housing. She explained that this was the best kind of project to have next to them This is the gateway, stepping stone project that is so controlled and it was transitional housing, etc. She also explained to them that reading the HAP criteria as well as a basic knowledge of the site that it fit all of the HAP criteria and she did not see any possible way to vote against this project because it fit the criteria, there is transportation, there are jobs and shopping. She was invited to go out and meet with them, of which

she did and she walked the site. She asked if anyone from the Housing Authority go out and walk the site?

Mr Walton replied yes

Ms Wheeler stated she fines it amazing that it was physically walked and then approved because Sugar Creek borders the site in the back There is floodplain and the playground is squeezed in next to Sugar Creek which over flows its banks The site slopes down and there is a big drop off into the creek. There is also a ravine on the right side of it and the playground is designed to be right in that area, which she finds to be amazing She would think this would be very unsafe and she would not like to have her children living next to that creek in that area.

Ms. Wheeler stated the Carmel Road people were concerned about the amount of units and the price of the land. This is a 3 5 acre site and there are 60 units, rather than 48, being squeezed into this site and the price of this property on Park Road is $501,000 as opposed to $400,000 for the Carmel Road site. This is very high priced land considering the land and she was amazed because to her it looked like a piece of junk property. It was not a good site for any kind of multifamily

Mr. Shannon stated he understands what Ms. Wheeler is saying and over the years the Housing Authority has demonstrated its ability to go in and take a piece of land which did not look like it could amount to anything and make it aesthetically a very desirable site. There would need to be some land improvements, some site improvements and with regards to the creek, there will be a fence installed and the land will be built up to improve the site. When they have it completed and the units in place with the landscaping, etc. he believes they will find it to be a very attractive and desirable site.

Ms. Wheeler stated the way the land slopes, a lot of grading will be necessary and a great deal of money would be required to do that.

Mr. Shannon stated he hopes that will not be the case, but based on their past experience, they have been able to address those problems without having to increase the land cost appreciably.

Mr. McCrory asked Mr. Shannon what was the total cost per unit, to which Mr . Shannon replied, $49,000 per unit. Mr. McCrory stated a concern he has and which will impact his decision on all these projects, is the impact it will have on the surrounding neighborhoods, especially when they are in the areas of condominiums, which are primarily single households and children. Another concern is the price of the surrounding condos which people are having difficulty selling at this point in time. A lot of them were purchased in the $52,000 to $55,000 range and now they are selling in the $45,000 range which is cheaper than the actual low income housing. The perception of the public is a concern of his, but he would also be interested in the surrounding prices of the Park Place and the Francisian Terrace complexes.

Mr. Matthews stated he believes on the south side of the office building which would be in front of this site, there is a public dedicated right-of-way and asked if they would intend to make that a public street or is that just a drive-way?

Mr. Lloyd stated they have not addressed the issue as to whether they will make it a public street at this point in time. It is a 35 foot right-of-way which goes with the property they would be acquiring and they probably will just leave it as a 35 foot right-of-way for the property.

Mr. Matthews stated one of the concerns the owner of that property expressed was that if it is a right-of-way, is it currently wide enough to make a public street and would he lose property through eminent domain to put the street in, to which Mr. Lloyd stated that is not their intention . Mr. Matthews stated he would assume in the process of meeting with the neighbors, as they have requested all the developers to do, that all of the contiguous property owners would be directly invited.

grc

Mr. Shannon stated what they plan to do is to first meet with a core group of resident and community leaders in the community, take them out to some of the scattered sites in the community, from there let it take its normal progression

Mr Matthews advised him not to deal just with the neighborhood residents and leave out the commercial property owners

Mr. Shannon stated they would take that into consideration and implement that also

Mr. Martin asked what is on the property fronting on Park Road just in front of the site, to which Mr Shannon stated it is a public relations firm Mr Martin asked how far this is from the Savannah Woods site, and Mr. Shannon stated it was approximate 2½ miles. They have taken into consideration the fact it was a HAP plan and they wanted to be sure they were at least 1½ or 2 miles from any existing sites

Mr. Mangum stated they have kinda brow beat all of the developers who are asking for these projects to be approved and he would just like to thank the developers because they have a hard job to do. He feels they have come to the understanding that it is not the efforts which the developers brought forth, but there are a lot of questions to how quickly it was brought forth and the questions which did not have the right answers to them. He feels most of the Council is concerned about that than they are with the capabilities of the developers They have been associated with the developers and know they do good projects and he appreciates that. He is not there to brow beat them, but they are concerned with how quickly this process happened to them because they have to make the final decision

Mr. Shannon stated he appreciated those comments and at the same time they understand that is part of their job and it goes with the territory and they are up to the task.

Mr. Matthews stated it has been indicated in some background material the Council has that there have been studies made of crime activity at these scattered site housing locations. He has discussed that with one of the citizens who called him and he has indicated that that information was available. He stated he does not know exactly what the study is, but he has been requested to send that information and he promised that he would He feels it is information which the Council needs as well. He asked staff how they could communicate some statistical support for saying that there is no increase in crime activity either in or around these particular scattered sites?

Assistant City Manager, Julie Burch, stated that Larry Lloyd has said he would be giving Council a report on the crime analysis in the various scattered site projects and will be using the data from the Police Department.

Mr. Mangum stated that may be something good to have in a press release, along with how some of these particular sites pick their recipients, to give the public some understanding in the process before the Council makes the decision on this.

Ms. Scarborough stated you would have to make it to everyone because if it is positive information, the media will not print it.

Dave Foster, 4741-2E Hedgemore Drive, stated he along with Darneil Norwood represent the residents of the Park Seneca Area. They are there because of their concern for the innovative housing proposal They first learned of this proposal in last Thursday's Charlotte Observer. It is their understanding that most of the Council was not aware of this proposal until their agenda for this meeting was delivered to you last Wednesday. They recognize the necessity of innovative housing, but feel that not only has the Council not been given adequate time to give all site proposals the attention they deserve, but the local residents have not been given adequate time to study and respond to this proposal. Residents of the Park Seneca Area are concerned about some of the characteristics of the site in

their area Although it may look reasonable on paper, the site is bordered by Sugar Creek and is also partially in the floodplain

Mr Foster showed Council photos of the creek, showing the normal water level and the water level after a moderate rain. A creek, whether flooded or not, is an attraction to a child They feel a fence would not be an obstacle, but a challenge to children In the past there have been several instances requiring the evacuation of one of the buildings because of rising creek water. The parking lots have been flooded on numerous occasions. The water current at these times cannot be described - it is something that has to be seen. He stated they also have swimming pools located in adjoining condo and apartment complexes For a first hand view in ask Council to go out and walk the site and see for themselves whether they believe as the residents do, that a more suitable site can be found for this development

Mr. Foster stated they appreciate the extended time given to evaluate all sites and appreciate the opportunity to speak to Council

Darneil Norwood, 4741-4I Hedgemore Drive, stated they have worked several days on finding various things on the site that would make it a nonprossed site. One of the things he has heard from each site addressed is economical problems and problems with the residents sharing the properties. The one thing he feels this site presents that no other person has presented is that they are looking out for the people who will occupy this site and their safety. A fence will be constructed, but people have walked near these creeks, fallen in and drown. The kids will see the pools and in the heat of summer, they will get into some water, whether it be in a pool, and be arrested for trespassing, or in a creek and be drown. They are not concerned about whether they will have this type of project in their neighborhood, but strong urge it because they feel it will help Charlotte grow, but they are concerned about the safety of the people who will live here.

Mr. Norwood stated the property is very steep and it will take some innovate thoughts to get that site to work. He personally would like to help find a site that would be appropriate for the for the Council and for the neighborhood. That way the neighborhood is not in a negative state toward the Council and the Council is not in a negative state toward the neighborhood and they can get something accomplished together. They are not concerned just for themselves and their property values, but are concerned about the lives of the people who will live on this property and that is what quality of life means.

Ms. Scarborough asked Mr. Norwood if she understood him to say he did not have a concern in reference to the project, but his concern was the safety of the children in the area and that when the Housing Authority buffers and puts up enough safety gears that they would accept it?

Mr. Norwood stated he does not believe there is any obstacle you can put between a 12 year old kid who wants to get into water. You can put a mountain between them and the creek and they will get in the creek, if not from the back of their property, from the back of other adjoining property. The fence will lessen the encouragement from the site.

Bob Epps, 5128 Valley Stream Road, stated he just bought his house four years ago in Selwyn Park and he has worked on that house week-ends and nights trying to upgrade the neighborhood. The neighborhood is mixed, white, black, low to lower middle income families. A lot of the houses are duplexes and have out of town ownership, no upkeep. It is up to the renters to mow the grass and trim the hedges and they are not going to do it with other lower income housing going in the same neighborhood. This is going to run the neighborhood down. His property values have increased by 30 percent in four years and he is tickled to death, but if this proposal is approved, he will not see the return on his investment.

With regards to the creek - it is not fit for a kid to play in. He believes a more suitable site could be found than any of the sites which have been addressed. The City owns more property than they know what to do with and instead of selling it they should build houses on it.

grc

Mary Smith, Mockingbird Lane, stated there is one house between her home and the creek and she has lived there since the creek was just a little stream, but it is a river today because it has been widened a number of times She stated she loves her place and the creek does not flood over on her, but there are other things which concern her about this proposal.

She stated she did not plan to speak to Council about this, but she has lived off of Park Road for over 36 years and still loves it She is concerned about this proposal because one rotten apple in the barrel will destroy the whole area The residents in their area take care of their homes and love them as she loves hers. She has always felt safe where she lives, but low rent housing tends to create many problems It usually attracts those who are not interested in working and prowl the streets, expecting the City or County to take care of where they live instead of caring for their own property She stated she knows there may be exceptions, but from the experience she has seen in the past, this is a very serious problem, and she hopes the Council will consider that

The people in this area want to improve their property, not destroy it so please do not allow such a project as has been proposed in their area.

Ms. Scarborough stated she wants to be sure when they have the meetings with the neighborhood associations that only the Housing Authority, but the other developers will be able to explain what the real issue are and what they are proposing. She feels there are some misnomers and she hopes they can clear that up.

Carlton L. Harvey, 433 West Sugar Creek Road, stated it is very obvious that nobody wants to be involved with a public housing project because of the people who live there. He stated they are fighting very hard to rejuvenate the neighborhoods and the bottom line is that they need some money. They have four buildings - 4635 North Tryon Street where they are fighting to keep from drug dealers, 1201 Beatties Ford Road, the shopping center which was ceased by the government because of the drug dealer on West Boulevard and they have their office on Sugar Creek Road. No one wants these projects, but no one has spoken with regards to the people who are already living in the projects and are having the hardest time The people who live in Dalton Village, Pitts Drive, Fairview Homes, Piedmont Courts, Little Rock, Boulevard Homes. They need to get to these people and see that they are shipped to theses new areas and the new scattered sites, get them educated so they will not have to be concerned about not being wanted and can show the beauty of themselves. They need neighborhood beautification now on Beatties Ford Road and in Districts 2 and 3. The organizations they work with have the ability and the leadership was not there until Ms. Scarborough and Mr. Martin came. Bob Walton is not doing anything for them and George Battle is not doing anything for them. They need for the Council to pay attention to what he is saying. They need some funds and they need them now.

Mr. Harvey referred to the Mayor's concern over the three boys who were lined up against a wall and no one said anything. He stated his people were scared to say anything because when they come before Council, they look at them and then brush them off. They are tired of being brushed off and they are going to take a stand because they have organizations that are standing with him because they are tired. People have been working for 18 to 20 years, trying to get something done and it is time. They have jails, homeless people and all these things on their side of town. They have a shopping center that the government took from a drug dealer - so give it back to them and give it to Optimist Park so they can beautify it. They need funds to go into these areas. They know who the drug dealers are and what the drug dealers are and they know how to stop them.

He stated they are well aware of the spirit of Queen Charlotte and Mecklenburg and its fairness and prosperity for all, not just people on Carmel Road, Park Road or any other side of town, but it is for all. They want the beauty like they create in SpringFest in their communities. He stated they would be submitting their proposals to Ms. Scarborough and Mr. Martin in the next two or three days. He asked the Council to please acknowledge to him that they hear, comprehend and understand the sincerity of his request to him and if they have any questions as to who he is, why

he is there and what point he is trying to make, would they ask him like they ask the other developers who are fighting over the $2 0 million to put up these projects

Mayor Pro Tem Patterson stated she is sure the Council heard everything he said

Mr. Martin asked if the facility on Beatties Ford Road was the one where the old theatre used to be, to which Mr Harvey replied yes and they need funds to get it renovated

Ms. Scarborough stated she heard him and she looks forward to meeting with him and getting more information

McCrory stated he wanted to express his concerns about the secrecy and perhaps this whole process should to to committee He feels they have gotten off on the wrong foot with the public confidence in what they are doing, whether it was intentionally done or not, he feels the intent may have been good, but the process has caused suspicion in the community about how they involve the public in the process He stated the staff sent him a real nice write up regarding the most common concerns of citizens regarding assisted housing in Charlotte-Mecklenburg, and to give an example of how he feels they are not including the public in these discussions which has caused most of this controversy is this question. "Why are public housing sites selected in secrecy before the neighborhoods have the opportunities to discuss them before decisions are made"? The answer was "they unnecessarily complicate the selection process with the accompanying dialogue from all of the adjacent neighborhoods to every site on the list" He feels that is a very poor reason to have secrecy - that should be one of the major reasons not to have secrecy, to have more involvement from the public. The second question "doesn't the secret process sacrifice a thorough process, etc." Basically the answer was, "we look at the Charlotte-Mecklenburg Schools, the Department of Transportation, Parks and Recreation Department and other affective agencies. That is all government that they are looking at and no where does it say they are looking at the neighborhood groups or the public. It looks, the way this is written, that yes it will be a good site if all the government agencies say it is a good site. He stated he was very concerned about this write up and he would like for the Council to refer to Committee a complete revamping of this process so this does not occur again and so the perception of secrecy, whether real or not, is not given to the public. He is especially concerned upon hearing Tom's note that this was going to be kept a secret until Friday. It was checked off by members of the City staff and that is wrong. They must clear that up before it becomes a consistent in which they do business in the City.

Mr. Matthews stated he did not know that they had a bad process and believes the problem is that they are looking at a circumstance here that is not normal in the sense that this issue came forward like a steam roller, dictated by a schedule of an application to the North Carolina Housing Authority. The problem with this is that it came out in the paper on Thursday or Friday and they were voting on Monday and it appeared to the community that there was something underhanded going on and the Council was trying to railroad something when that was not the case. He does not know that they need to change the procedure about how they find land; he would be willing to look at it, but he feels if they say this process is all wrong they may be throwing out the baby with the bath water. He would be willing for a public process to be looked at and he assumes it would be up to the committee discussion and subsequent Council discussion as to how much they would open up the process. He is willing to look at these things, but does not want them to get on the wrong tract and that what happened here would always happen.

Ms. Patterson stated she feels it is important that they remember when the RFP process came forward to Council and they approved that process, she recalls asking about the time frame and whether there was some built in time. The problem they had was because they took so long with the Housing Assistance Policy revamp and to get the tax credits in under the tax credits time limits they were a little short on time on this process. She would suggest that they probably would be well served to build in pretty

much what ended up happening on Stonehaven that the Innovative Housing Committee would select the recommended sites, come forward to Council as they have today in an open hearing and 30 days later they would make a decision on those sites, allowing the time for the developer and the community to work together. She feels the selection process of the sites needs to be kept as clean as possible and as unpolitical as possible When it gets to the Council table it will always become politicized and that is fine because that is how politics works and how a democracy works. When it gets to Council she would like the evaluation from staff to be more or less on the technical level so the Council has a pretty clean recommendation coming from staff Then it is up to Council to make the decision and it is always their prerogative to disagree with the staff, to choose a different project and that is something Council has done on more than one occasion. She would suggest that, time allowing in the future, that they build in a 30 days feed back period

Ms. Hammond stated the citizens are probably right and the Council does deserve criticism for not having thought through enough to allow citizen input in the process The Council was under the gun, as she has told many on the phone, and she hopes the action taken today is a good faith effort to correct that problem She feels they need to make that part of their procedure.

Ms. Hammond stated there is absolutely no good site for assisted housing in this community and she will be honest with everyone and say she can find a reason to turn down any site that any developer brings to this table, and she can justify it to herself. She recalls for years the Council has moaned and groaned and fussed at private developers because they could not get them interested in developing affordable housing. She feels they have now gotten some developers interested and she was impressed with the quality and quantity of responses they received in this instance. She hopes as they work to get the questions answered between the citizens and developers that the Council will also take that time for deliberation and gaining information and not jump to the conclusion that any project is good or bad until they have taken a little bit of time to let emotions cool down

Mr. Clodfelter stated he agrees with Ms. Patterson and Ms Hammond and would like to add a concrete suggestion They have been driven into a difficult situation because they were trying to match that original April 30 deadline with the State, so let's resolve that they are going to avoid that in the future. They are already scheduled for the second round of tax credit applications which is tentatively scheduled for August. He wonders if the Council would support asking the staff to go ahead now, lay out the process they will follow for that RFP to meet the August tax credit deadline, one that gives ample time to deal with the issue they have been working with today, so they can demonstrate that they intend going forward and not to get into a hurry up situation again. Mr. Clodfelter stated they could lay that schedule out and put it on some future agenda in order to adopt it and hopefully get some public notice of it in the press.

Ms. Scarborough asked if the August tax credits would be different from the tax credits of this issue?

Mr. Clodfelter stated there are several rounds of allocation under the tax credit program and the next round of allocations is in August.

MS. Scarborough asked if one of these is not selected, does that mean they can ask again in August?

Mr. Clodfelter stated they could ask for tax credits again in August, but the Council may not have any City loan funds. That is a lot of "ifs" out in the future.

Mr. Vinroot stated that Mr. McCrory's comments concerns him and he believes Mr. McCrory has misread something that was sent to the Council. The solution to what he is talking about is exactly what they have done today. An announcement of recommendations came to the Council three or four days ago and a decision on those recommendations will now be made, roughly a month later. That is the proper process and is not secrecy, but what Mr. McCrory referred to as something staff did and told the Council to promote

secrecy is not that at all as he reads it. The Council received two documents over the week-end from the Housing Authority - one explained the process the Housing Authority has used for years in selecting sites, and doing so in secret, and then bringing it all to the public forum where a process began and review of those recommendations took place over a reasonable period of time. Four days is not a reasonable period of time No one on staff designed a process which called for four days, no one on the Housing Authority designed a process that called four days, but simply explained to Council some of the common practices, all over the country, used by housing authorities, in selecting sites for low income project to start the process and permit a reasonable study period of review He believes that is an appropriate thing to do and the only thing that happened wrong here is that four days later, a decision was supposed to be made The Council has now aborted that properly and set it in proper motion. It seems to him the only thing to be done is simply resolve that when ever the secret selection process that makes a recommendation to the Council ends, they will only make a decision on those recommendations at least 30 days later so there can be an appropriate time for public reaction.

If they require public bodies to do things like housing for poor people, there will not be any land to be bought because no one would sell them land and they all know that. They will not have any housing anywhere for people with low income because those are things that folks simply do not want He feels it would do well for Council to look at what they got for what it was and it was basically to give them a quick education over the week-end about the reactions in terms of prices of land, reactions of people in areas where they have the scattered site, and some of the policies the Housing Authority has use over a long period of time in coming with those sites. He finds nothing wrong with staff circulating that information to him and finds nothing devious in the fact that the Housing Authority shared that information with the Council. To make a decision four days later would have been terribly wrong and that was easy for the Council to recognize and the citizens who complained about that were proper in complaining, but they fixed that.

Mr. Mangum stated that being new on Council gets confusing with Housing Authority and Housing Partnership and asked if this is the same budget because all of a sudden they have $2,890,000 and where did that come from? Sometime ago he kept hearing that they did not have any money in a particular fund and then it was supposed to be about $1.5 million.

Mr. Walton stated they tried to address that in the exhibit that was given to Council, under Exhibit F. The City had an appropriation in Fy-86 of $400,000, FY-87 $500,000, FY-88 $2.5 million; FY-89 $3.5 million and in FY-90 $4.5 million. The annual appropriation is $4.5 million. In the housing policy plan Council adopted a policy where as of the $4.5 million per year, they would allocate $2.0 million to the Housing Partnership to produce approximately 100 housing units. Of the remaining $2.5 million, $1.5 million was to be used for an RFP process and $500,000 would be used for small projects. What they have before them is a balance of the $1.5 million which was allocated for this year, plus the $500,000 in some carry over funding. Due to the proposal received and the timeliness of this, they indicated that perhaps Council would want to consider extending the money they had. Of the total $11.4 million appropriated, they have expended $10.1 million to date which leaves a carry over balance of $1.2 million. They add to that the $1.5 million for this years appropriation plus $500,000 and that comes to $3.2 available for housing. The proposals before them come to a total of $2,890,000 which would leave a balance of $3.880,000. Part of the answer to the question would be the time it has taken to approve some of the housing projects so they had an accumulation of funds.

Mr. McCrory thanked Mr. Vinroot for his clarification on the literature and where it came from. He stated he was not accusing any devious chore and in fact feels the Council is the one who sets the policy, however, there are a few points which he feels they need to discuss in committee. They as Council Members found out about this from a developer a day or two before they got their agenda and he feels there is something wrong in the communication when a developer is the first one to notify Council of the

actual site selection He is concerned about the perception the public gets from that A concern was expressed by a public speaker that a person in the community got wind of where one of the site selections was going to be and called City staff who refused to give that information out Later on the City Attorney stated they needed to give out that information He feels they need clarification on that process of exactly when and how the public will be notified in this "secret process"

Mr. Matthews stated that staff is damned if the do and damned if they don't because almost in the same sentence Mr McCrory was commenting about Council finding out from a developer as opposed to the staff as to which sites were selected. He stated he did not know what staff's answer will be regarding the alleged memo that circulated indicated secrecy, but he suspects it had to do with "don't put this out until the Council knows it" and the only way Council can know it in many cases is for staff to get on the phone and call them immediately, or otherwise it remains public information in the sense that it can come from people other than the staff

Mr Matthews stated he considers the zoning is a critical issue about the whole process, and Mr Martin has spoken rather dramatically about the fact that he does not like this. The process of how they got here was flushed out in the Housing Committee and the tradition had been, particularly for the Housing Authority, who previously were the only people selecting these sites, to avoid all the hassle or rezoning a site that they would look only for properly zoned sites. He challenges that because he is willing to face the community in a rezoning proposition, but they are not able to face the community in a rezoning proposition until they know what the site is. That process has to go forward prior to its zoning which puts them in a spot because if they indicate approval of a plan, then they are giving approval to the rezoning, even though they have not gone through the process. He can appreciate the fact that that is a problem, but it is a problem he was willing to deal with when the Council approved that process. The alternative is back to the old process where they only consider land which is already properly zoned, which greatly diminishes your choices. He personally have opted for plans to come forward that are not on properly zoned land, simply to open up the process. In reality, it is not automatic that the rezoning will be approved, however, one might expect that it would be because if they voted unanimously to go ahead with the project, that is a pretty good indication that the zoning would pass as well.

Mr. Matthews stated the process also includes a pass by the Planning Commission and the Planning staff has to respond to whether they feel this is an appropriate use of that property and he understands some of these did not get by the Planning staff.

Mr. Martin stated when he worked for the City, he recalls the Housing Authority selecting a site which was property zoned, but it was so far out and they wrote a two page memo criticizing the Housing Authority for selecting that site. He feels when they are taking action on something that has to be rezoned before it goes to the Zoning Committee, it compromises the integrity of the Zoning Committee, no matter how you cut it. To say that the Zoning staff said it would be alright - they should not assume that the Planning staff and the Zoning Committee are always going to be in agreement because sometimes they are not.

Mr. Vinroot stated there are 99 units in District 7, out of 4,000. One of the reasons there are only 99 units in District 7 is the requirement that land be properly zoned before it is sought for scattered site housing. If they wish for that to remain the way they have scattered sites, that is by making District 7 immune because of the zoning requirement, that will be the effect of that decision. That is just fact - they can talk about it and play games all the want to, but that is one of the main reasons for that result.

Mr. Mangum with regards to the memo, he feels the most concern he and Mr. McCrory have over this is that even though it says not to make it public until Friday, he had citizens all week-end telling him about a communication that he does not know anything about and at 7 30 on Sunday night he has the communication laid under his nose, saying "you are our City Council Representative, why didn't you know about this". It tends to

embarrass a City Council Representative and that is his concern over that particular memo He stated he would have a copy of that memo to every Council Member and to the City Manager to verify that that memo is in circulation

Mr Matthews stated that is the delima he described previously - on the one hand you wished not to be surprised by a citizen who has information which you do not have and in order to accomplish that that information must remain confidential until the Council gets it. The staff cannot always control the confidentially of that information

Mr. Clodfelter stated in fairness to staff, and this really does not explain the delay in getting information to the public, but that is a problem and it didn't become public until Wednesday, but relative to the Council, let's look back to themselves. They got a memo weeks ago from the staff telling them that sites had been submitted and he picked up the phone and ask where they were, what the applications were, then started following up on that and found out a lot of information The public did not have that opportunity and that is a problem, and they are going to deal with that problem by delaying the decision. The Council cannot claim to be mislead, or surprised by staff. They told the Council what was coming and Council had the opportunity to find the answers - the answers were there because he got them.

Ms. Scarborough stated she is glad they are having this discussion because she feels the public understands what does happen as it relates to zoning and how the process works. She would hope they could at least be good about their own policy and be better ambassadors of themselves so the public could know what is actually going on Sometimes it seems like it is a secret, but it isn't. The knowledge is just not there and people don't know what is going on. With regards to the memo of April 4, that memo said who the developers are, but it does not say where the sites are She agrees with Mr. Clodfelter in that they could pick up the phone, but on the hand the memo does not say the exact sites.

[Motion was made by Councilmember Scarborough seconded by Councilmember]
[Wheeler and carried unanimously, to defer this matter until May 21.]

Mayor Pro Tem Patterson asked if everyone understands that they will defer this until May 21; they will instruct staff to get with the neighborhoods and developers at their convenience and they will get feed back from staff as they go along.

Mr. Clodfelter stated he would like to request additional information from the Innovative Housing Committee - just a one paragraph summary on each of the ten sites which were reviewed and rejected that elaborates somewhat about the criteria that those sites did not realize. He would like to understand a little better why the site did not qualify.

Mayor Pro Tem Patterson stated she feels it is important that they not allow themselves to go back to requiring sites which are zoned appropriately. As they remap this County, they are more than painfully aware that land is not currently zoned for what they would intend its use to be, based on the 2005 Plan. If they were to limit their options to only land that was properly zoned, they would rule out a great number of sites which are probably very appropriate. With regards to the April 4 memo, she feels this gave the people the basic information they would need and if they needed more information they could have called staff. She feels it is important that they not release those sites at that time because with 10 sites on the list, she does not believe they want to begin the political process until staff has prequalified it for them because they will say that some of the sites do not make sense. The citizens do not really need to come and argue that until staff has told Council what is appropriate. She feels the memo was precisely what staff should have done. It made them aware of who was in hand in terms of the number of applications they have had for the RFP process and if you had more in depth interest you could contact staff. These issues are not easy, and she cannot recall when they have ever had four at one time before, so she feels they need to be patient with themselves and the process and with the phone calls. She did not get to return all of hers and hopes the public understands and she feels they

have done a good job of trying to work through this and have a month to work through the process

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The meeting was recessed at 6 38 p.m
and reconvened at 6.45 pm.

Mayor Pro Tem Patterson asked Mr Underhill if item 19 concerning Freedom Park could be moved up on the agenda?

Mr Underhill stated the Council would need to suspend their rule for the purpose of taking an agenda item out of order

[Motion was made by Councilmember Vinroot, seconded by Councilmember]
[Martin, and carried unanimously to suspend the rules for the purpose]
[of taking an agenda item out of order, and consider Item No 19 next]

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AGREEMENT WITH WOOLPERT CONSULTANTS FOR $139,950.00 TO PROVIDE DESIGN SERVICES FOR PHASE I IMPROVEMENTS AT FREEDOM PARK.

[Motion was made by Councilmember Clodfelter, seconded by Councilmember]
[Hammond, to approve the subject agreement.]

Councilmember McCrory stated he wanted to speak to this item and they also have a speaker.

[Motion was made by Councilmember Vinroot, seconded by Councilmember]
[McCrory, and carried unanimously, to reconsider the motion to approve]
[this item.]

Mr. McCrory said this proposal caught his attention mainly because of the cost of $139 000 to provide design services for Phase I. He understands it an area where the previous Council had extensive discussion about, and also there was a very large community meeting a week or two before the Council had the initial discussion. He went back and read all the minutes and to him there is still a little confusion about exactly what direction they want Freedom Park to go as far as the sight plan and things of that nature.

He stated he was extremely concerned about the price of design services for "Phase I," for one reason because he is not sure what Phase II and Phase III is. He feels there is still strong sentiment out in that community that the City may be going too far. The Planning Commission may be wanting more then the community actually wants in that area and in that vain he just wanted Mr. Whitney's response to a $139,000 request to help with improvements around the perimeter of the lake, including walkways, park benches, lake improvements and irrigation.

Grant Whitney, Sr., stated it is too much, it could be done for a lot cheaper, done as well if not better because it would be done by a private enterprise He said he would be happy to be on the committee and help select some other people to be on the committee. He said he built the park shells without City money, he put in an underground lighting system in the whole park without any public money, he did many other things. In every case, he went out to see Contractors and Engineers and supply people and ask them to cooperate. It can be done now or anytime anyone wants to put some time and effort into it. Mr. Whitney said he will be happy to help in anyway he can.

Mr. McCrory stated he had a lot of questions in regard to this. Some of them he tried to get answers when he got the package of information The City staff did an excellent job in supplying him with some information but he still has many more questions. He said this brings up some concerns which he feels needs more detailed examination because it is a large amount of money the Council would be approving for funding and he would like to move that this be taken to the Planning Committee, very similar to the Plaza park to insure that the Council was really making the right decision

Exhibit 4

With regards to Ms Scarborough's concern about putting all her brethren in housing, they should not even be having this debate. They spend the money on the stadium, the coliseum and several other things, but those places bring in jobs for these same people who do not have adequate housing and cannot afford housing because they can't find a job You cannot compare apples to oranges in this respect. In comparing a low income family to a football stadium, there is no comparison because it is night and day difference.

Mr. Mangum stated if they stop paying developers the higher prices for this land and tell them the prices are ridiculous, then they are going to have to lower their cost. They are out to make a living and work and if they do not have the work coming in, then they sit there and starve. Perhaps they could go out and build their own low income housing.

He stated he talked to an individual in the Housing Partnership about the Park Seneca property and told him the property was well over priced, it does not have adequate ingress and egress to a road, it does not front a major road and he feels without the City's cooperation they could not get an adequate entrance in and out of the project. They will have to take part of Eppley's property in order to make the entrance wide enough. When he mentioned the cost of this property, the individual from the Housing Partnership made the comment that what they look at is that they can make the numbers work. If he has got $200,000 or $300,000 additional in his pocket he can make a lot of numbers work. The last comment was if they save $200,000 they only build four more units, that is four more units to put people in With four projects going on right now, it they can save that kind of money, that is 16 additional units they can build. That is what he means by being good stewards with the money they have for these projects.

The vote was taken on the motion to approve the Carmel Road and Carmel Forest site and was recorded as follows:

YEAS Councilmembers Clodfelter, Hammond, Martin, Matthews, Patterson, Scarborough, Vinroot and Wheeler
NAYS Councilmembers Campbell, McCrory and Mangum.

YORK ROAD AT SANDY PORTER ROAD SITE

[Motion was made by Councilmember Matthews, seconded by Councilmember]
[Hammond, and carried unanimously, to approve the 52 unit project at]
[this site.]

KNIGHTS BRIDGE ROAD SITE, DENIED

[Motion was made by Councilmember Scarborough seconded by Councilmember]
[Martin, to deny the proposed 40 unit project at this site.]

Mr Vinroot stated the problem with this site for him is the location and the difficult relationship he sees for a low income project stuck in the middle with only one access point, which to him, is almost no privacy, too confrontational and almost sociologically suicidal. That is an over statement and it is hyperbolic, but he does not think it will work there like it will work in the other places where there is some privacy and some lack of invasion of one in the other. He stated he would support the motion to deny.

Mayor Myrick stated she really has trouble with the fact that this site is right in the middle of this development. The other projects have perhaps one or two sides that relate to another neighborhood or community, but this particular one is surrounded and she finds that very difficult.

Mr. Clodfelter stated when they adopted the criteria for evaluation of the proposals they added a couple and in particular they added a fairly strong statement about the relationship to the difficult task which the school system is trying to manage. He feels the quality of the information they received from the school system on all of these proposal was abominable, it was awful and worse than useless. They ended out having to go dig it out yourself by calling folks from the school system and the City staff. They

have the same problem on rezoning applications He does not know how many times as a Planning Commissioner they talked about the need to get good information from the school system to help the Council help them on the pupil assignment plan and they never got it They are still not getting it and they are not getting it on these proposals. This particular site is good evidence of that because they got the wrong attendance zone for the children in this project and when they finally got it corrected that was an eye opener for him. The Starmount School is a walk-in school and that to him is a precious thing this day in time. It reflects the kind of community they say they are striving for and the kind of community that in part their criteria is designed to try to encourage and foster. He wants to reward that and say to a community that has accomplished that level of natural integration that it can support a walk-in school that they recognize that achievement. They are doing and building the kind of community they are all striving for. He had that feeling about Fairmarket Place and the issues which were involved there and for some of the same reasons It could very well be that 40 units and the number of children won't tip the Starmount Elementary School irretrievably over the line - one race, but he does not want to tamper with that because that is important to him and the work they did on that particular part of the criteria

Mr Clodfelter stated when he got educated and got the correct information about the school situation here that was a deciding factor, and in many respects this is a good proposal, he cannot support this particular proposal.

Ms Hammond stated she has had a hard time with this one and has been out to the site a number of times. She has tried to determine objective reasons not to support this and yet every time she list her reasons, pro and con, she really cannot find objective reasons not to support it. She looked at the school issue because she had the same concerns of Mr Clodfelter She pressed the City staff to press the School System to try to get more definitive information on how this project would help or hurt Starmount as a walk-in school. She got a letter back and it does say that the school system has no plans to change Starmount's base attendance area or the grade structure of the school which is K-6 walk-in which serves a naturally integrated area of the county. A 40 to 50 unit apartment community for low income households will not have a significant impact upon the racial balance or program available at Starmount Ms. Hammond stated that made her feel secure that this project would not tip that good balance that has been achieved at Starmount.

She stated she looked at the traffic concerns because traffic had been discussed and Sharon Road widening is almost upon them. She looked at the situation of the site in the existing condos and apartments and found something interesting. Her reaction is, more than any other one they are looking at, probably has the highest potential to actual assimilate the new residents into the fabric of the neighborhood. She knows there is a lot of hostility and bad feelings right now, but feels this neighborhood has the potential to make this kind of assimilation work. She hopes they will sometime get the right situation, such as she feels this might have been, to actually see that happen. This is a neighborhood with a lot of energy and a lot of togetherness and she believes they could have made it work. She stated she would support the project, but feels she will be in the minority.

Mr Martin stated he would like to commend Mr. Vinroot on the way he explained this site and he liked what Mr. Campbell said about it being just dropped into the middle of the development. He is concerned and he opposes this site because he feels the staff made a mistake in trying to piggy back it on a site that was worthy of being approved because it was not listed as a priority site. It seems to him they are being asked to violate the very policy that they just recently approved when there were other priority sites among the 14 and sites which were owned by the same developer. That is the reason he finds it so difficult to support it.

Mr. Martin stated he would disagree with Ms. Hammond in that the condo developing wrapping around the site and with only one entrance, it is not the kind of situation to promote the kind of harmonious community and neighborhood relations some thinks it will. He believes it will aggravate

it and will all good intensions, this is with no disrespect to the people in that neighborhood He stated he went to the site four times and has talked with a number of the people and he just thinks it is the wrong place at the wrong time to put low income housing.

Mr. Martin directed his comments to Pam Syfert and stated as far as he was concerned, don't bring any more package projects like this Every proposal and every housing development should be able to stand on its own merit and not come as part of a package.

Councilmember Wheeler stated she has been teetering on the fence about this project and was going to agree with Ms Hammond, although originally she was totally opposed to this project because of the schools, traffic and the way it is wedged in with the condos. Then the developer reduced the density and lowered the height of the buildings to two story, and the fact that they were going to provide human services on the site made her come back to front and center and perhaps lean toward voting for it. Right now she does not know what she is going to do, but hearing Mr. Martin come out so strongly opposed to it makes her think that perhaps she has not properly assessed the whole situation.

Mr. Mangum stated they sat in the Community Development and Housing Committee (CDHC) and said for one year they wanted to look at sites in the white area and not consider any of the others until they had considered those first. They had a developer that brought two and stuck them together like they could get better bang for the buck this way, but this one really is in the blue area. Because they have attached it to a white one, as they explained it to him, it is almost white But if you separate these two projects out and look at it as far as color and race alone that is in the blue area and that project should not have been considered just because of the CDHC sat down in its priority ratings He stated he would not support the site.

Ms. Wheeler stated she was told by the developer that the census tracts were being realigned at the end of the year and these priority tracts will be different and there was not a mistake on the tract this was selected for because they knew the ratios would be changed. She asked J. Walton of Community Development if that was correct?

J. Walton, Community Development Director, stated that is correct The HAP RFP did not prohibit restricted areas. Restricted areas in and of themselves were not exempt from developers submitting proposals. Once the developer submitted his proposal the developer provided CD with the information and they verified with the Planning staff that the new census data would break census tract 5802 into five areas and this would become a priority area. In addition to that they were directed to pursue housing proposals that would have the greatest impact on the public assignment plan. It was also indicated that this census tract and development would have a very positive impact on the school system. It is a fact that the census would break this into a priority area.

Ms. Wheeler asked if it would be prior to the end of this year or prior to the completion of the site, to which Mr Walton stated that is correct If Council approves this development it would take a year to develop and by that time the census data would have this as a priority area.

Mr. Martin stated the problem with that dialogue is that they are dealing with the existing HAP not what is going to change the census tract in 1992. They have to work on the policy they have right now and already they have been asked to violate that policy, which is the reason he is against this project.

Mr. Matthews stated he needed more information with regards to the schools and asked Mr. Clodfelter if he had any more hard data.

Mr. Clodfelter stated the only numbers they got was that it was about 37 percent black and 63 percent white right now on the walk-in balance.

Mr. Matthews asked if this was the walk-in area and if anyone got any information about how ratio had changed over the last 3 or 4 years.

mpl

Deputy City Manager, Pam Syfert, stated she did not believe so

Mr Clodfelter stated they were supposed to get that kind of information on the Fairmarket Place.

Ms. Scarborough stated she could not give him numbers, but in reference to the black/white ratio in the community the black ratio has increased

Mr. Matthews stated he was aware of that because about two years ago there was a Starmount resident got real involved in what he perceived to be real estate practices in the Starmount community that was detrimental to the racial balance and he worked very closely with them for several months in the Community Relations Committee and tried to find out and do something about it, but they ran into a blank wall with that effort While that particular neighborhood at Sharon South may be able to support this particular project, he is concerned about what impetus it would have in the school and he thought they were busing in Starmount, but that is not the case, right? He stated one of the things he has fought for in the last few years has been exactly what they are talking about - what happens to push something that begins to take on a life of its own They may not have that potential here, but they might do something that would make the residents in the Starmount assignment area begin to be concerned about the changing racial balance and that in itself could affect the Starmount Community and tilt it to a stronger black/white racial balance which they all know what that does to the school system He stated this is new information which he did not have and just because of what that might do, he would have grave concerns about adding to that potential. While he has less problems with putting the project there strictly for the Sharon South Community, he would tend to go along with Ms Hammond in some regard The developer made a point which he believes is very pertinent that once you look at a site and decide the site itself can accommodate what you are trying to do and then you still have objection to it, then it becomes a matter of who is going there, not what is going on the ground. He stated he could not ignore that and that particular argument has held him onto Knights Bridge until he discovered the additional information on Starmount. He thought the area would be bused into Starmount, so on that basis he would say the thing he has been working for, is at present here it seems, and he does not believe he can support something that would go against that concept.

The vote was taken on the motion to deny the proposed site and was recorded as follows

YEAS Councilmembers Campbell, Clodfelter, McCrory, Mangum, Martin, Matthews, Patterson, Scarborough and Vinroot
NAYS Councilmembers Hammond and Wheeler.

PARK SENECA SITE

[Motion was made by Councilmember Matthews, seconded by Councilmember]
[Hammond to approve the proposed 50 unit project on this site.]

[Substitute motion was made by Councilmember Wheeler, seconded by]
[Councilmember Mangum to deny the proposed project.]

Ms. Wheeler stated she has some grave concerns about this site because of the price of the land. She asked if there had been an independent appraisal made on this site?

Harrison Shannon, Housing Authority, stated they have not had an independent appraisal of this site done.

Ms. Wheeler stated that is what she understands he told the neighborhood when he met with them.

Mr Shannon stated Larry Lloyd met with them because he was out of town

Larry Lloyd, Housing Authority, stated as far as an independent appraisal of the property, they have not done that. The value was established simply from contacts with the local professional real estate market to give them an indication of what the value would be Getting a professional appraisal

Exhibit 4A

MINUTES FROM MAY 3, 1990 MEETING
REGARDING PROPOSED HOUSING DEVELOPMENT BY CROSLAND PROPERTIES
KNIGHTS BRIDGE ROAD

A meeting was held on Thursday, May 3, 1990 at 7:00 p.m. in rooms 270 and 271 of the Charlotte-Mecklenburg Government Center with staff members of the Community Development Department, Chuck Dulaney of the School Administration, Carol Morris of the Planning Commission, Assistant City Manager Julie Burch, Pat Garrett, President and Peter Hubicki, Operations Manager of the Charlotte-Mecklenburg Housing Partnership, Jud Little and Roger Lewis of Crosland Properties (developer) and approximately 12 neighborhood representatives from the Knights Bridge Road area.

As directed by City Council, the meeting was held to share with the residents of the area of the proposed housing development City Council's housing goals and objectives and to address and review any concerns they had regarding the proposed development on Knights Bridge Road by Crosland Properties.

J. W. Walton, Director of the Community Development Department, welcomed the residents to the meeting and presented the Housing Assistance Plan overview. Exhibits related to proposed City assisted housing were distributed, and Mr. Walton went over these exhibits inviting any questions from the audience as he went along.

Mr. Walton introduced Mr. Jud Little and Mr. Roger Lewis of Crosland Properties who gave a presentation of the proposed housing development. Mr. Lewis advised that the development was being reduced from 52 units to 40 units to make the development more compatible with the neighborhood by reducing the building from 3 stories to 2 stories. Mr. Walton had spoken to him regarding the considerable concern about the land use impact of a very dense development, and they researched the prevailing density of the buildings in the area. The proposed development is between Sharon South which has 7 units per acre and the Villages Apartments which has 14 units per acre. By reducing the development by 12 units, the density will be 10-11 units per acre. Current zoning allows up to 17 units per acre.

Mr. Walton then opened the floor for comments and questions. Primary questions and concerns expressed were as follows:

- A discussion was held regarding income ranges of the tenants, type of families and bedroom mix;

- Purpose of Community Adult Education Club House, unaware of any classes scheduled through CPCC;

  - Pat Garrett addressed this question by informing group that their Board has a Human Services Committee that had been working for several months with City and County agencies talking about the type of services these families are going to need. They were planning to utilize City and County services already

in place; i.e. Employment & Training and Day Care people, and would provide help to enable residents to improve the quality of their life through lifestyle classes, credit and budgeting counselling, etc.

- Clarification of which census tract this development was proposed for; (Richard Bargoil of Community Development responded that proposed development was in census tract 58.02.) Currently, this census tract has 50 units of assisted housing which is a restricted area, but an additional 589 assisted housing units are permitted within the census tract.

- Strong feeling this area should be a "yellow dot area" (prohibited area) due to the Pine Valley subdivision;

  - J. Walton explained that the Pine Valley development was single-family units and was developed as a turnkey program for homeowners; therefore, exempt under the Housing Assistance Plan. Locational Policy Criteria approved by Council on March 12, 1990 (Section H.2 and H.3).

- Mr. Larry J. Ford of 1604-31 Sharon Road W. stated the following:

  "The Knights Bridge representatives are of the opinion that the proposed project (Knights Bridge) should not be developed due to the fact that it lies within 1/4 mile of an 'assisted housing project' (Pine Valley). Pine Valley was developed under a Federal Assistance Program. The Housing Assistance Plan prohibits projects, such as the one proposed for Knights Bridge, within a 1/4 mile radius of <u>any assisted housing project</u>. Thus, the HAP policy should prohibit the proposed Knights Bridge project, as the site is approximately 625 feet from Pine Valley. Mr. Walton and staff are of the opinion that the HAP exempts the proposed project from this prohibition. Our position is that a close reading of the policy exemption does not support the City's position. Our reading of the exemptions indicates that the proposed development would be exempt from HAP if it were to be developed for homeownership. Since it is not, it should be prohibited. The exemptions apply to proposed, new developments. Mr. Walton says the exemption for homeownership applies to Pine Valley, so that its assisted status can be ignored for purposes of this project. We believe this is an incorrect interpretation."

- The representatives thought this site would be a poor environment for children because of the proximity to Pine Valley. There were many break-ins and robberies, people being accosted in their cars (all of which representatives said had been attributed to residents of the Pine Valley subdivision). The consensus of the group was that this should be a prohibited area on this basis, and that the development should not be approved.

- Site was poor selection due to

  - lack of playgrounds
  - traffic congestion
  - few places for employment
  - poor access to closest shopping since bus service did not go directly from development to nearest shopping center, would have to go downtown and transfer
  - location of units - would be in middle of the neighborhood, not adjacent, would be impossible to completely buffer them; residents of the development would have to drive through another complex in order to get out
  - Tenants would not be accepted by the neighborhood, would change the compatibility of the area
  - Due to the close proximity to their pool and tennis courts, their liability insurance would increase and they could not afford higher insurance rates. Had heard that insurance rates in areas close to similar developments had skyrocketed; afraid they may even have to close pool.
  - Already problem with walk through traffic and afraid now it would intensify
  - Big concern was the number of units (and tenants) in such a small area

- Suggestion was made to build development on City-owned land behind the Marion Diehl center;

- Thought purpose of scattered site housing was to "spread out" assisted housing. Thought Districts 1, 2 & 3 already had largest concentration of low income families, and it was not right to put any more in those districts.

- School district was incorrect in letter from Harold Deal, Assistant Superintendent of Planning & Research of the School Administration, children would go to Starmount not Bruns Avenue. Chuck Dulaney of the School Administration stated that if the letter was incorrect, a new letter would be sent to Mr. Lewis immediately stating correct school district and impact on the schools. Also, Mr. Dulaney advised that the school system would look more favorably to the assignment to Starmount and Smith Jr. High because the black ratio of those schools is below the system average and because they are constructing additional classrooms at Starmount and there is available space at Smith Jr. High that is significantly underutilized right now. The Knights Bridge Neighborhood representatives objected to Mr. Dulaney engaging in "instant analysis" of the impact on the schools in the neighborhood. Mr. Ford stated "Mr. Dulaney's comment in response to the mis-identification of the schools impacted by the proposed project, that the kids going to the correct school (Starmount) would have a positive impact, is totally unsupported by credible research."

- Neighborhood was already integrated;

- Where would residents park cars;

- How big would buffer zone be, what would setback be;

- They were informed when they bought their property that there would always be a large common area and the buildings would all be townhouses; now, with apartments right in the middle of their complex, the entire complexion of their neighborhood would change;

- Would the developer consider building townhouses instead of apartments or rent to the elderly rather that families;

- They did not learn of the proposed development until the Thursday before it went to Council for consideration the following Monday;

- Wanted to know process for evaluating proposals received from the Request for Proposals; why was Knights Bridge the only proposal chosen that was in a restricted area while five (5) proposals were eliminated that were in priority areas; wanted definition of "neutral" and "negative" and how these terms affected the elimination process.

Responses were given by staff and/or developers and the Charlotte-Mecklenburg Housing Partnership to all questions and concerns raised. Mr. Walton informed the group that their questions and concerns would be summarized and sent to City Council and copies of the minutes would be sent to everyone on the sign-in sheet.

Mr. Walton thanked the neighborhood representatives for coming and assured them staff understood their concerns and would be responsive to any further questions. A follow-up meeting was requested and scheduled for Tuesday, May 8, 1990 at 7:00 p.m.

The meeting was adjourned at 9:40 p.m.

Pat Aycoth
Recording Secretary

MINUTES FROM MAY 8, 1990 MEETING
REGARDING PROPOSED HOUSING DEVELOPMENT BY CROSLAND PROPERTIES
KNIGHTS BRIDGE ROAD

A meeting was held on Tuesday, May 8, 1990 at 7:00 p.m. in room 118 of the Charlotte-Mecklenburg Government Center with staff members of the Community Development Department, Carol Morris of the Planning Commission, Councilmembers Hoyle Martin and Ann Hammond, Assistant City Manager Julie Burch, Tom Herin, Board Member and Heather Fisk staff member of the Charlotte-Mecklenburg Housing Partnership, Jud Little and Roger Lewis of Crosland Properties (developer) and approximately 13 neighborhood representatives from the Knights Bridge Road area and residents of existing transitional housing.

J. W. Walton, Director of the Community Development Department, welcomed the residents to the meeting and stated the meeting had been set up at their request to entertain on-going concerns with regard to the proposed development, and Mr. Little and Mr. Lewis were present to share more information with them. Mr. Walton handed out copies of the minutes from the May 3rd meeting and asked for any corrections or additions. The following additions were requested to be incorporated into the May 3rd minutes, and a revised copy of the minutes was to be mailed to each person present.

- The neighborhood representatives did not believe the minutes reflected their interpretation as to why the Pine Valley subdivision should make this census tract a prohibited "yellow dot" area. They stated that they would not have another opportunity to speak to Council, and they wanted to be sure the minutes reflected their feelings and concerns. Mr. Walton assured them that this was staff's desire and asked Mr. Larry Ford to write out exactly how he wanted this issue stated in the minutes.

  Mr. Ford provided the following which was to be added to the minutes of the May 3rd meeting:

  "The Knights Bridge representatives are of the opinion that the proposed project (Knights Bridge) should not be developed due to the fact that it lies within 1/4 mile of an 'assisted housing project' (Pine Valley). Pine Valley was developed under a Federal Assistance Program. The Housing Assistance Plan prohibits projects, such as the one proposed for Knights Bridge, within a 1/4 mile radius of <u>any assisted housing project</u>. Thus, the HAP policy should prohibit the proposed Knights Bridge project, as the site is approximately 625 feet from Pine Valley. Mr. Walton and staff are of the opinion that the HAP exempts the proposed project from this prohibition. Our position is that a close reading of the policy exemption does not support the City's position. Our reading of the exemptions indicates that the proposed development would be exempt from HAP if it were to be developed for homeownership. Since it is not, it should be prohibited. The exemptions apply to proposed, new developments. Mr. Walton says the exemption for homeownership applies to Pine Valley,

so that its assisted status can be ignored for purposes of this project. We believe this is an incorrect interpretation."

- Community Development staff was asked to check the tape from the May 3rd meeting to see exactly how Mr. Dulaney of the School Administration stated what impact this development would have on Starmount Elementary School since the letter from the School Administration to the developer incorrectly listed Bruns Avenue as the affected school. (The tape was checked and Mr. Dulaney was quoted in the revised minutes as follows, "the school system would look more favorably to the assignment to Starmount and Smith Jr. High because the black ratio of those schools is below the system average and because they are constructing additional classrooms at Starmount and there is available space at Smith Jr. High that is significantly underutilized right now".)

  The Knights Bridge Neighborhood representatives objected to Mr. Dulaney engaging in "instant analysis" of the impact on the schools in the neighborhood. Mr. Ford stated and asked that his statement be added to the revised minutes, "Mr. Dulaney's comment in response to the mis-identification of the schools impacted by the proposed project, that the kids going to the correct school (Starmount) would have a positive impact, is totally unsupported by credible research."

- Wanted to know process for evaluating proposals received from the Request for Proposals; why was Knights Bridge the only proposal chosen that was in a restricted area while five (5) proposals were eliminated that were in priority areas; wanted staff's definition of "neutral" and "negative" impact on school assignment and how these terms affected the elimination process.

  Mr. Spencer, a neighborhood representative, stated, "there were five priority sites reported and at least some of them were rejected because of the neutral impact on schools which was defined as negative."

  Mr. Walton informed the neighborhood representatives that staff had already sent City Council information as to why the different proposals were eliminated and a copy was provided to Mr. Spencer at the meeting.

The minutes were approved as amended.

During the discussion that followed, the question was raised as to why proposal #5 (Albemarle Road and Lake Leslie also by Crosland Properties), which was in a priority area and had no negatives, would not have been chosen before Knights Bridge. Mr. Walton answered that proposal #6 and #7 (York Road/Sandy Porter and Knights Bridge Road) had initially been submitted together as a joint venture with the Charlotte-Mecklenburg Housing Partnership and Crosland Properties, and City staff accepted this proposal thereby eliminating #5 by the ranking order. He added that since staff made that recommendation, City Council had asked staff to break-down these two sites separately.

The representatives reiterated strong feelings regarding their census tract being the only restricted tract chosen for an assisted housing development. They believed the Knights Bridge Road site would never have been selected if it had not been paired with the York Road, Sandy Porter site.

Mr. Walton stated again that City Council had directed staff to separate the two sites and provide them with a separate breakdown for each site. Mr. Walton stated further that Community Development staff was in the process of doing this and, when the information is provided to City Council, copies will also be sent to everyone in attendance at the meeting.

One neighborhood representative stated that they were the kind of neighborhood that scattered assisted housing sought to achieve. They have blacks, whites, old, young, Spanish and Britons. "We are as heterogeneous a community as there is in the City. We are what your goal is, but we will not be that kind of community if this housing project is placed here. We feel that we are entitled to be considered independently." Councilmember Martin agreed that their project should be viewed independently of any other project, and Mr. Walton added that it would be.

The representatives could not understand the City's reasoning for selecting this site which was already densely populated (it was stated that "if this development is approved, it will double the population of the area") and would be in the center of a townhouse community. Major concerns were the common area and their swimming pool which they felt would be a danger to the children in the development due to the close proximity to the pool. They also believed that the children in the Pine Valley development would be a bad influence on the children in the proposed Knights Bridge Square.

Mr. Lewis stated that the site manager would make it clear to all residents what their boundaries were. He informed the group that this development would be paired with Summerfield, and the manager's hours would be divided between these two projects. He further stated that a development of that size could not support having a full-time manager.

One representative asked if he could see a copy of the minutes from the April 23, 1990 City Council meeting. His understanding from Mr. Walton's presentation at that meeting was that part of the criteria for eliminating proposals was if they were in a blue (restricted) area. He was informed that a copy of these minutes could be obtained for him if he wished from the City Clerk's office. Mr. Walton explained that they did not eliminate proposals because they were in a blue (restricted) area, and that restricted areas were areas that already had some assisted housing but additional units of assisted housing could be built. Councilmember Hoyle Martin stated that the real issue is not what Mr. Walton said but what the Housing Assistance Plan said clearly about the blue area.

Mr. Jud Little introduced Ms. Sandra Gripper, who lives in transitional housing in Valley View and Ms. Kerry Edwards, a resident of Hollis

House who told the neighborhood representatives a little about themselves and the transitional program. Ms. Gripper told the group that it was a very good program and that it was working. She told of the extensive screening that applicants had to go through, and that the residents were hard working people who looked after their homes and families. They both invited the neighborhood representatives to visit them and see for themselves what they were like and the good quality of life in both developments.

Mr. Spencer stated, "I am disturbed if we are being pictured as people who are insensitive to people who are less fortunate than ourselves. I resent that. What we are saying, we are not against people, but this neighborhood site that was selected imprisons those people in a small area. Either that or we have to say we'll take the responsibility for the people to be on our common area, we'll take all the expense, all the liability, and we can't afford that. When you are talking about scattered site housing, it is supposed to be in different socioeconomic areas of the City. That's fine. That's a good program. We feel that this site is just not the site for it to be. There are other sites that were priority sites. We think those could have been easily selected. We are not against people and don't want that impression to come across from this group of people." He further stated that 88% of assisted housing was in Districts #1, 2 & 3 and that District #3 had the second highest number of public units in Charlotte. He stated that they do not oppose scattered site housing, but feel the City is not making the best choice by selecting this site.

Mr. Walton thanked the neighborhood representatives for coming to the meeting and for being concerned citizens. He said staff was available for further meetings if they so desired. No further meetings were requested.

The meeting was adjourned at 9:12 p.m.

Pat Aycoth
Recording Secretary

Cultural Action Plan
Next Steps

On April 1, 1991, both City and County voted to approve three items related to the Cultural Action Plan. Approved were:

1. Authorization of an admissions tax for submission to the state legislature.

2. Designation of a reconstituted Arts & Science Council as the strategic cultural planning agency for City and County governments.

3. Adoption of a revised system of allocating local government funds to cultural agencies.

   Local government program and operating funds will be transferred to the reconstituted Arts & Science Council while local governments will retain responsibility for their "facility related costs." A standard definition of facility costs will be developed and used as the basis of negotiating/renegotiating leases between the local government owning the facility and the cultural group using it.

Also a fourth item, receipt of a formal request to increase local government funding for cultural activities by $1.543 million ($.9 million for City) was referred to the normal budget cycle of City and County governments.

In response to these City and County actions, the Arts & Science Council has undertaken changes to both its staffing and Board. The changes will prepare it to function as the community's strategic cultural planning agency and to administer local governments' cultural program funds.

Michael Marsicano, in his May 20th memo (attached), outlined the next steps called for by the Cultural Plan. City staff have reviewed this and, where appropriate, provided supplemental information and suggested actions.

Action Items

1. Appointment of one elected City Councilmember and one top staff from the City Manager's office.

   Suggested Council Options

   A. Approve. Make appointment by July 1st.

   B. Defer approval in concept until after discussion of Councilmembers sitting on boards and commissions.

2. Transfer on July 1, 1991, all cultural program/operating funds to the Arts & Science Council for distribution to cultural organizations. The Arts & Science Council now has a full-time staff person to assist with this process.

3. Negotiate or renegotiate leases for cultural facilities based on a standard definition of "facility related operational costs."

   Suggested Council Options

   A. Approve. City and Arts & Science Council staff will complete by March 1992 in anticipation of FY 93 budget.

   B. Defer. Consider with consolidation of arts facilities under the County.

4. Endorse privatization review of Mint Museum which will be completed by October 1, 1991.

Information Items

5. Public Art Ordinances will be reviewed during summer/fall with a report on proposed changes due December 1991.

6. Should an Admission Tax not pass the General Assembly, the Arts & Science Council requests that City Finance staff work with the Arts & Science Council staff to find alternative revenue sources to fully implement the allocation system Council approved on April 1, 1991.

ARTS & SCIENCE COUNCIL

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Cody A. Wilson
Arpi Winter
Ken H. Zimmerman

11 North Church Street
Suite 100
Charlotte NC 28202
Telephone 704 372 9666
Facsimile 704 372 8210

MEMORANDUM

To: Vi Alexander
Larry Rosenstrauch

From: Michael Marsicano

Re: Cultural Action Plan - Next Steps

Date: May 20, 1991

Per your request, I have outlined below the next steps required of the City Council to move forward on the Cultural Action Plan. It is my understanding that the City Council has already voted approval of certain items described in a memorandum to the City Council by Pat Phillips and attached for your convenience. The favorable vote was made by a margin of 10 to 1 on Monday, April 1, 1991. Since that time, the Arts and Science Council has been about the business of a complete Board and staff restructure. Thank you for your thoughtful consideration of this important matter.

NEXT STEPS

1) It is requested that City Council deliberate over appointments to the restructured ASC Board by July 1, 1991. The Cultural Plan calls for appointments of one elected City Council member and a high ranking City staff administrator from the City Manager's office.

2) It is requested that all cultural funds clearly understood as program and operating funds be transferred to ASC on July 1, 1991 for distribution to cultural organizations. All funds to cultural groups which are not clearly defined as program and operating funds (as opposed to facility related costs) are to be reviewed jointly by City Finance staff and ASC staff for possible transfer by January 1, 1992.

3) Privatization review proceedings on the Mint Museum will be completed by October 1, 1991 and require no action until that time.

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ECONOMIC DEVELOPMENT DEPT

4) Public Art Ordinances will be reviewed this summer/fall with proposed changes brought to City Council in December of 1991.

5) While it is our interpretation that City Council approved the Allocations System in principle on April 1, 1991, it is impossible to fully implement the system without the requested funds. Should the Admissions Tax not become viable for FY92, ASC requests that the City Finance staff be assigned to work with ASC staff to find alternative revenue sources.

js956

I. *DEPARTMENT: CULTURAL ACTION PLAN*

II. BUDGET HIGHLIGHTS

	FY91 BUDGET	FY92 REQUESTED	FY92 RECOMMENDED	FY93 REQUESTED	FY93 RECOMMENDED
DIRECT PAYMENTS					
AFRO-AMERICAN CULTURAL CENTER	$ 35,000	$ 102,200	0	0	0
MINT MUSEUM	1,724,260	1,829,545	$1,552,274	$1,849,665	$1,613,946
SCIENCE MUSEUMS, INC. NATURE MUSEUM	244,530	257,000	323,381	271,000	457,233
PERFORMING ARTS CENTER	0	0	0	150,000	0
ARTS & SCIENCE COUNCIL	652,200	702,200	661,331	726,000	671,244
AVERAGE NORMAL COST INCREASE	0	167,500	0	0	0
CHALLENGE FUND PROGRAM	0	382,500	0	0	0
SUB-TOTAL DIRECT PAYMENTS	2,655,990	3,440,945	2,536,986	2,996,665	2,742,423
FACILITY SUPPORT					
AFRO-AMERICAN CULTURAL CENTER	4,380	0	30,000	0	36,022
MINT MUSEUM	92,783	0	98,273	0	95,492
SCIENCE MUSEUMS, INC.	349,571	649,571	340,862	0	357,949
SPIRIT SQUARE	250,000	0	0	0	0
PERFORMING ARTS CENTER	0	0	0	440,253	0
SUB-TOTAL FACILITY SUPPORT	696,734	649,571	469,135	440,253	489,463
GRAND TOTAL CULTURAL ACTION PLAN	$3,352,724	$4,090,516	$3,006,121	$3,436,918	$3,231,886

III. SERVICES PROVIDED

	FY92 BUDGET	FY93 BUDGET
Direct Payments		
a. Arts and Science Council Administered by the Arts and Science Council; provide grants to its affiliate organizations.	$ 661,331	$ 671,244

Direct Payments (Continued)	FY92 BUDGET	FY93 BUDGET
b. Science Museums, Inc./Nature Museum Provide funding and/or operating support for the OmniMax Theatre and/or Nature Museum.	$ 323,381	$ 457,233
Sub-Total Direct Payments	984,712	1,128,477
Facility Support		
a. Afro-American Cultural Center Assists in defraying the building maintenance expenses of the Afro-American Cultural Center.	30,000	36,022
b. Mint Museum Included in Central Services' budget is $92,783 to sustain the Museum; funding increased by $5,490 to aid in building maintenance.	5,490	0
c. Science Museums, Inc./Nature Museum Incorporated in Central Services' budget for FY92 ($340,862) and FY93 ($357,949) to maintain the agency's buildings.	0	0
Sub-Total Facility Support	35,490	36,022
TOTAL CULTURAL ACTION PLAN	$1,020,202	$1,164,499

NOTE: Final figure for Cultural Action Plan recommended budget does not include direct payments or total facility support to the Mint Museum.

Appendix D
Capital Funding -- Cultural Facilities

Agency	Year	Project	City Funding	City Source	Private Funding	State Funding
Afro-American Cultural Center	1984	Renovation	$ 900,000	Community Development Funds	$ 1,000,000	$ 0
Children's Theatre	1985	Expansion	100,000	Revenue Sharing	100,000	0
Discovery Place	1977	New Facility	7,100,000	Bonds	1,000 000	0
	1985	Expansion	350,000	Revenue Sharing	500,000	0
	1989-91	Omni Max Expansion	9,000,000	Bonds	5,000,000	5,000,000
Mint Museum	1984	Expansion	3,500,000	Bonds	4,500,000	0
Performing Arts Center	1988 90	New Facility	15,000,000	Bonds	27,000,000	13,600 000
Spirit Square	1977	Renovation	5,300,000	Bonds	850,000	0
	1983	Expansion			1,100,000	0
	1984 87	Improvements	600,000	Revenue Sharing	0	0
	1987	Renovation	2,700,000	Capital Facility Lease Purchase	3,300,000	0
Subtotal			$44 550 000		$44,350,000	$18,600 000

Total Capital Projects 1979 1991 $107,500,000

FIRE DEPARTMENT REVISED FEE SCHEDULE FOR THE ISSUANCE OF PERMITS UNDER THE STATE FIRE CODE

SUMMARY

On June 11, 1984, City Council adopted Pamphlet No.1, Fire Prevention Code 1982 and Volumes 1-8, 1984 Edition, of the National Fire Protection Association. The adoption of this code allowed for the issuance of permits and the collection of fees.

A state fire code becomes effective on July 1, 1991 as Volume V of the North Carolina Building Code. It is the 1988 Standard Fire Prevention Code with North Carolina Amendments. This will supersede Charlotte's local code.

The City Council is being requested to approve the revised fee schedule for the issuance of permits under the revised State Fire Code.

BACKGROUND

The existing fire code contains permit provisions that will be expanded under the state fire code. The state fire code authorizes, but does not mandate, local jurisdictions to issue any permits that are applicable to their jurisdictions without state approval.

Permit fees are currently being charged for permits and can be charged under the state fire code. Current fees have not been readjusted since their implementation in 1984.

The proposed permit fee schedule is based on 80% recovery of the costs involved in the inspection and issuance of permits.

Other North Carolina jurisdictions are also planning to adopt fee schedules and issue applicable permits:

> Raleigh, Cary, Wilmington and New Hanover County have received approval from their local governing boards to charge fees for permits. Their governing boards will take final action on them in June or July, 1991.
>
> Greensboro, Durham County and Wake County are planning to issue permits and maintain current permit fees under the state fire code. They will expand once staffing needs are sufficient to issue all permits.

The North Carolina Building Code Council will take final action on fire permits at its June 1991 meeting.

IMPACT

There will be a loss of a projected $250,000 in annual permit revenues if this fee schedule is not adopted for FY92.

METHODOLOGY

The user fees were calculated based on the Arthur Young User Fee Model. This model is used to calculate fees in other departments such as Planning, CDOT, Engineering, and Parks and Recreation. The City's User Fee Policy states that fees will be based on 80% direct cost recovery.

STAFFING

The Fire Prevention Staff consists of 16 full-time positions. No additional staff is required to issue the State Fire Code Permits because inspection schedules for low-hazard occupancies have been adjusted to accommodate priority inspections such as life-hazard occupancies and hazardous materials. Total inspection budget is $536,937. The projected fees would provide 80% direct cost recovery for the inspection staff.

ATTACHMENTS

Attachment 1: Existing Fees - City Of Charlotte
Attachment 2: Proposed FY92 Fees
Attachment 3: Fees Charged By Other City/County Fire Departments in North Carolina

ATTACHMENT 1

CHARLOTTE FIRE DEPARTMENT
PERMIT FEE SCHEDULE

EXISTING PERMITS

Chapter 8 of the Code of the City of Charlotte, Fire Prevention and Protection, currently requires businesses to obtain the following permits to store, handle, or use the following hazardous materials which are considered to present an extra or unusual fire hazard to life or property:

1. Combustible dust producing operation.
2. The storage, use, or handling of compressed or liquefied gases.
3. The storage, use, or handling of explosive materials.
4. The storage, use, of handling of flammable or combustible liquids.
5. Flammable finishing.
6. Welding, cutting, and other hot work.
7. The storage, use, or handling of hazardous materials.
8. Multiuse.

EXISTING PERMIT FEES

The fee schedule for permits currently required by city code is as follows

1) Existing permits. A ten dollar ($10.00) renewal fee for each permit with a maximum fee of forty dollars ($40.00) for each consolidated permit holder.

2) New permits. A twenty-five ($25.00) dollar fee for each permit with a maximum fee of one hundred ($100.00) for each consolidated permit holder.

3) Aerial display of fireworks The permit fee shall be one hundred ($100.00) dollars for each occasion or event.

Approximately 1,400 permits are issued annually which generate revenues in excess of twenty thousand ($20,000) dollars annually.

in writing, and shall be accomplished by the filing of a Notice of Appeal' with the fire chief and the fire marshal within five (5) working days after the fire marshal s action Pending the fire chief's decision on an appeal, the fire marshal's revocation of a permit shall be stayed, unless the fire marshal certifies to the fire chief that there is a distinct fire hazard to life or property After a full and complete hearing, the fire chief shall render his opinion in writing, either affirming, overruling or modifying the fire marshal's decision, within five (5) working days

(2) *Fees* The fee schedule for the permits required under section 1 7 2 is as follows

(A) For existing permits, a ten dollar ($10 00) renewal fee for each permit with a maximum fee of forty dollars ($40 00) for each consolidated permit holder

(B) For new permits, a twenty five dollar ($25 00) fee for each permit with a maximum fee of one hundred dollars ($100 00) for each consolidated permit holder, except for aerial display of fireworks

(C) For the aerial display of fireworks, the permit fee shall be one hundred dollars ($100 00) for each occasion or event Application for such permits shall be made in writing at least fifteen (15) days in advance of the date of display

(D) Printed schedules of the permit fees established by this chapter shall be available to the public at the fire marshal's office and the Treasurer's Office, First Floor, City Hall The fire marshal is authorized to waive the permit fee for governmental, religious, or charitable organizations

Chapter 2, Definitions, of Pamphlet No 1, NFPA Code is amended by the addition of the definitions of the following words and terms

Approved. Approved by the Fire Marshal or other authority having jurisdiction

Compressed gas Any material or mixture having in the container a pressure exceeding forty (40) psia at seventy (70) degrees Fahrenheit, or a pressure exceeding one hundred four (104) psia at one hundred thirty (130) degrees Fahrenheit, or any liquid flammable material having a vapor pressure exceeding forty (40) psia at one hundred (100) degrees Fahrenheit

Compressed gas in solution. A nonliquefied compressed gas which is dissolved in a solvent

Container Any bag bottle, carton, can, pressurized container, drum, portable tank, or other closed vessel containing hazardous materials, flammable or combustible liquids, or compressed gases

Corrosive Any liquid or solid that causes visible destruction or irreversible alterations in human skin tissue or a liquid that has a severe corrosion rate on steel

Etiologic agent. A viable microorganism, or its toxin, which causes, or may cause, human disease

Flammable gas Any compressed gas meeting the requirements for lower flammability limit, flammability limit range, flame projection, or flame propagation

Flammable solid. Any solid material, other than an explosive, which is liable to cause fires through friction, retained heat from manufacturing or processing, or which can be ignited readily and when ignited, burns so vigorously and persistently as to create a serious hazard Included in this class are spontaneously combustible and water reactive materials

Hazardous materials Shall include, but not be limited to, flammable solids, flammable or combustible liquids, pyroxylin plastics, combustible metals, oxidizing agents, organic peroxides, flammable and non flammable gases, irritating materials, etiologic agents, and materials or mixtures of materials which are toxic, corrosive, poisonous, radioactive, or explosive, and other products that may be life-threatening or present an undue fire hazard as deemed by the fire marshal

Irritating material. A liquid or solid substance which, upon contact with fire or when exposed to air, gives off dangerous or intensely irritating fumes, but not including any poisonous material

ATTACHMENT 2

CITY OF CHARLOTTE

Fire Department
FY92 User Fees

Services	FY92 Fee
Basic Permit	$ 60.00
Hazardous Materials	See Attached Table
Heliport/Helistop Operations	
Initial Issuance	100.00
Renewal	45.00
Bowling Pin and Bowling Alley Resurfacing/Refinishing	60.00
Cellulose Nitrate Plastic-Pyroxylin/ Motion Picture Film Storage/ Handling over 25 pounds	60.00
Combustible Fibers--Storage/ Handling >100 Cubic Feet	80.00
Compressed Gas--Storage, Use, or Handling >2,000 Cubic Feet; >6,000 Cubic Feet Non-Flammable	
Initial Issuance	85.00
Renewal	60.00
Blasting	
One Day Permit	65.00
Two or More Days (Permit Good for 90 Days)	160.00
Flammable Finishes--Spraying or Dipping Operations Use of >1 Gallon of Flammable/Combustible Liquid on any Working Day	
Initial Issuance	85.00
Renewal	60.00
Fumigation and Thermal Insecticide Fogging Processes	60.00
Lumber Storage/Usage >100,000 Board Feet or Lumber	60.00

Services	FY92 Fee
Fire Department Continued	
Magnesium Melting, Casting, Heat Treating, Machining, or Grinding >10 Pounds Per Working Day	$ 60.00
Places of Assembly--Room/Space Within a Building Local Occupancy of 100-700 Persons	
Initial Issuance	70.00
Renewal	60.00
Pulverized Particles (Dust)	60.00
Repair Garages Servicing Motor Vehicles	60.00
Tire Rebuilding Plant	85.00
Wrecking Yard, Junk Yard, or Waste Handling Plant	60.00
Underground Tank Installation/ Upgrading Per Project	130.00
Underground Tank Removal Per Project	65.00
Handling and Dispensing of Flammable and Combustible Liquids at Public and Private Service Stations	
Per Service Station	60.00
Matches--Manufacture or Storage >25 Cases in Aggregate	60.00
Fireworks Display Permit	
Outdoors	150.00
Indoors	55.00
Family/Group Home/Day Care License (Non-Profit Exempt)	60.00
Change of Building Use or Occupancy	60.00

Services Fire Department Continued		FY92 Fee
Hazardous Chemicals Storage or Handling of:		
Amount	Chemical Type	See Attached Table
> 55 Gallons	Corrosive Liquids	
> 500 Pounds	Oxidizing Materials	
> 50 Pounds	Organic Peroxides	
> 500 Pounds	Nitromethane	
>1,000 Pounds	Ammonium Nitrate, Ammonium Nitrate Fertilizers, and Fertilizer Mixtures	
Any Amount of	Highly Toxic Material or Poisonous Gas	
> 1 Millicurie	Radium or Other Radioactive Material	
Any Amount of	Radioactive Material for which a Specific License from the U.S. Nuclear Regulatory Commission is Required	
Amounts Not Listed		See Attached Table
Calcium Carbide and Acetylene Generators:		
Use or Storage of Calcium Carbide in excess of 200 Pounds		See Attached Table
Operation of an Acetylene Generator Having a Carbide Capacity Exceeding 5 Pounds		See Attached Table

FIRE DEPARTMENT

HAZARDOUS MATERIALS/CHEMICALS TABLE

	GALLONS	FEE
	1-55	BASIC
	56-550	70.00
Initial Issuance	551-5,500	105.00
Renewal	551-5,500	80.00
Initial Issuance	> 5,501	145.00
Renewal	> 5,501	105.00

	POUNDS	FEE
	1-500	BASIC
	501-5,000	70.00
Initial Issuance	5,001-50,000	105.00
Renewal	5,001-50,000	80.00
Initial Issauance	> 50,001	145.00
Renewal	> 50,001	105.00

ATTACHMENT 3

CHARLOTTE FIRE DEPARTMENT
FY 92 USER FEES
AS OF
MAY 30, 1991

30 May-91
11:31 AM

PERMIT CATEGORIES		PROPOSED CHARLOTTE FEE	RALEIGH	WILMINGTON	ASHEVILLE	WAKE CO	DURHAM CO.
1 HAZARDOUS MATERIALS/CHEMICALS	I	$ 60 145*	$100	$100	$ 25	$150	$ 0-250*
	R	$ 60 105*	$100	$100	$ 25	$150	$ 0-250*
2 HELIPORT/HELISTOP OPERATIONS	I	$100	$ 35	$ 35	$ 25	$ 75	N/A
	R	$ 45	$ 35			$ 75	
3 BOWLING PIN AND BOWLING ALLEY RESURFACING/REFINISHING		$ 60	$ 35	$ 35	$ 25	$ 75	N/A
4 CELLULOSE NITRATE PLASTIC		$ 60	$ 50	$ 35	$ 25	$ 75	N/A
5 COMBUSTIBLE FIBERS		$ 80	$ 35	$ 35	$ 25	$ 75	N/A
6 COMPRESSED GAS	I	$ 85	$ 35	$ 35	$ 25	$ 75	N/A
	R	$ 60	$ 35		$ 25	$ 75	
7 BLASTING - ONE DAY PERMIT		$ 65	$100	$150	$100	**$ 50	(90 DAYS)
BLASTING -- TWO OR MORE DAYS		$160	$100	$150	$100	***$75-150	$ 40
8 FLAMMABLE FINISHES	I	$ 85	$ 50	$100	$ 25	$ 75	N/A
	R	$ 60	$ 50	$ 50	$ 25	$ 75	
9 FUMIGATION AND THERMAL INSECTICIDE FOGGING PROCESSES		$ 60	$ 10	$ 35	$ 25	$ 75	N/A
10 LUMBER STORAGE/USAGE		$ 60	$ 50	$ 35	$ 25	$ 75	N/A
11 MAGNESIUM		$ 60	$ 50	$100	$ 25	$ 75	N/A
12 PLACES OF ASSEMBLY	I	$ 70	$ 50	$ 35	$ 25	$ 75	N/A
	R	$ 60	$ 35	$ 35		$ 75	
13 PULVERIZED PARTICLES (DUST)		$ 60	$ 50	$ 35	$ 25	$ 75	N/A
14 REPAIR GARAGES SERVICING MOTOR VEHICLES	I	$ 60	$ 50	$100	$ 25	$ 75	N/A
	R	$ 60	$ 50	$ 50	$ 25	$ 75	
15 TIRE REBUILDING PLANT		$ 85	$ 50	$100	$ 25	$ 75	N/A
16 WRECKING YARD, JUNK YARD, OR WASTE HANDLING PLANT		$ 60	$ 50	$ 35	$ 25	$ 75	N/A
17 UNDERGROUND TANK INSTALLATION/UPGRADING -- PER PROJECT		$130	N/A	$ 35	N/A	$ 75 (PER TANK)	$150
18 UNDERGROUND TANK REMOVAL -- PER PROJECT		$ 65	N/A	$ 35	N/A	$ 75 (PER TANK)	$100
19 HANDLING/DISPENSING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS AT PUBLIC AND PRIVATE SERVICE STATIONS -- PER STATION	I	$ 60	$ 50	$100	$ 25	N/A	$ 50
	R	$ 60	$ 50	$ 50	$ 25	N/A	$ 50

CHARLOTTE FIRE DEPARTMENT
FY 92 USER FEES
AS OF
MAY 30, 1991

30 May 91
11:31 AM

PERMIT CATEGORIES	PROPOSED CHARLOTTE FEE	RALEIGH	WILMINGTON	ASHEVILLE	WAKE CO.	DURHAM CO.
20 MATCHES - MANUFACTURE OR STORAGE	$ 60	N/A	$ 35	$ 25	$ 75	N/A
21 FIREWORKS DISPLAY PERMIT -- OUTDOORS	$150	N/A	$200	$100	$150	N/A
FIREWORKS DISPLAY PERMIT -- INDOORS	$ 55	N/A	$200	$100	$150	
22 FAMILY/GROUP HOME/DAY CARE LICENSE (NON PROFIT EXEMPT)	$ 60	N/A	$ 35	N/A	$ 30	N/A
23 CHANGE OF BUILDING USE OR OCCUPANCY	$ 60	N/A	$ 30	N/A	$ 30	N/A

I = INITIAL INSPECTION
R = RENEWAL INSPECTION
* = FEE BASED ON AMOUNT OF MATERIALS STORED
** = 2 DAYS FOR WAKE CO.
*** = 30 DAYS - 1 YEAR FOR WAKE CO.

COUNCILMEMBERS' SERVICE ON BOARDS AND COMMISSIONS

Attached is information and minutes from Council's March 6, 1989 discussion on Councilmembers' service on non-profit boards and commissions. At that time, Council voted to keep the current policy on this issue.

MEMORANDUM

June 3, 1991

TO: Mayor and City Council

FROM: Pat McCrory

SUBJECT: Proposal Regarding Councilmembers' Service on Boards and Commissions

During this period of economic hardship for many profit and non-profit organizations throughout our community, the competition for limited City tax dollars and policy assistance is increasing. It is during these times that we as elected officials must continue to ensure that each of these organizations have equitable access to us, and that we continue Charlotte's excellent tradition of initiating safeguards to protect even an appearance of impropriety and partiality. Therefore, I recommend that we as Councilmembers implement one of the two following policy options. These are:

Option 1) A City Councilmember cannot serve as an officer or on a policy-making board of any agency, commission, or organization that seeks or receives financial benefits from Charlotte City Council or are advocates for legislative action or administrative policy approved by Charlotte City Council.

Option 2) Require all City Councilmembers to submit annually a list of any profit or non-profit organizations on which they serve as a board member or officer and to disclose prior to any votes their involvement with such groups which seek financial benefits or legislative action from City Council.

These options do not prohibit any Councilmember from attending meetings or being a regular member of an organization (example: Chamber of Commerce member). It only attempts to ensure each elected official is not put into a compromising position of being an advocate and/or providing special access and treatment to an organization for which City Council provides funding or policy assistance.

ds

CC: Wendell White

POLICY OPTIONS COUNCILMEMBERS SERVICE ON NONPROFIT BOARDS AND COMMISSIONS

At the request of City Council, staff reviewed the issue of Councilmembers serving on nonprofit boards and commissions. This issue was raised during the City Council retreat as a possible conflict of interest. The City Attorney has ruled that since these are nonprofit boards and commissions, that a Councilmember can serve and can vote on related matters without violating North Carolina law or the City Council Code of Ethics.

A survey of other comparable cities was done and the results are attached. Based on this survey, there are four options for Council's consideration:

- Not to serve on nonprofit boards and commissions
- Serve as a liaison to nonprofit boards and commissions
- Serve on nonprofit boards and commissions, but abstain when issues relating to them come to City Council
- The existing policy

A quick analysis of these options reveals the following points.

I. Do not serve on nonprofit boards and commissions

-eliminates question of conflict
-reduces City Council input and ties with independent organizations that implement public policy
-more surprises for City Council from independent boards and commissions

II. Serve as a liaison to nonprofit boards and commissions

-reduces question of conflict
-maintains City Council ties to organizations that implement public policy

III. Serve on nonprofit boards and commissions, but abstain from voting on related issues before Council

-eliminates question of conflict
-maintains City Council ties with organizations implementing public policy
-eliminates a knowledgeable Councilmember from participating in the debate and sharing their knowledge with fellow Councilmembers
-if more than one Councilmember, even for different reasons, have a conflict, it would handicap Council in attaining a positive outcome.

IV. Serve on nonprofit boards and commissions and vote on issues that come before Council (current policy)

- maintains City Council ties with organizations that implement public policy
- question of conflict of interest remains

COUNCIL APPOINTMENTS OF FELLOW
COUNCILMEMBERS TO NON-PROFIT
BOARDS AND COMMISSIONS

City	Do Councilmembers serve on non-profit boards & commissions?	If yes, do they abstain from voting on related matters that come to Council?
Raleigh, NC	Sometimes	Abstain
Winston-Salem, NC	Yes, but not appointed by Council	Vote
Wilmington, NC	Yes	Vote
Greensboro, NC	Liason Only	Vote
Richmond, VA	Yes	Vote
Tampa, FL	Yes	Vote
Austin, TX	No	--
Ft. Worth, TX	No	--
Phoenix, AZ	Yes	Yes

POLICY REGARDING COUNCIL MEMBERS SERVING ON NON-PROFIT BOARDS AND COMMISSIONS, UPHELD.

The policy of Council members serving on non-profit boards and commissions and then voting on related matters when they appear on Council agenda was discussed.

[Motion was made by Councilmember Scarborough seconded by Councilmember]
[Patterson, to proceed with the policy as it is now, which is that such]
[service does not represent a conflict of interest. The vote was re-]
[corded as follows·]

YEAS· Councilmembers Clodfelter, Dannelly, Fenning, Patterson, Rousso , Scarborough, and Woollen
NAYS: Councilmembers Gus Campbell and Matthews

* * * * * * *

APPROVAL TO ADD THE CITY OF CHARLOTTE TO HOUSE BILL 196

By informal agreement Council approved the addition of the City of Charlotte to the subject legislation in order to complete the City Council's delegation of authority to the City Manager to settle claims not in excess of $30,000.

* * * * * * *

ADJOURNMENT

The workshop session was adjourned at 8·30 p.m.

Pat Sharkey, City Clerk

Length of Meeting 3 Hours, 10 Minutes
Minutes Completed· March 9, 1989

mda

RECEIVED
MAR 12 1989
CITY MANAGER'S OFFICE