

Charlotte-Mecklenburg Housing Coalition Meeting
SpringCroft at Ashley Park Senior
6670 Broad Street
November 16, 2010, 7:30 a.m. – 9:30 a.m.

AGENDA

Meeting Goals:

- Provide Charlotte-Mecklenburg Coalition for Housing retreat summary
- Review the City's proposed Housing Locational Policy
- Understanding The Charlotte-Mecklenburg Ten-Year Plan (CMTYP)

7:30 a.m.	Welcome	Mike Rizer
7:40 a.m.	Proposed Housing Locational Policy	Mike Rizer Pam Wideman, Assistant Director, Neighborhood & Business Services
8:30 a.m.	Understanding the CMTYP	Vi Lyles Pat Mumford Stacy Lowry Charles Woodyard
9:20 a.m.	Wrap-up and next steps	Mike Rizer

Next Coalition Meeting

Tuesday, December 14, 2010

3:00 – 5:00 p.m.

Crisis Assistance Ministry

500-A Spratt Street

Charlotte, NC 28206

www.crisisassistance.org



CHARLOTTE[™]

NEIGHBORHOOD & BUSINESS
SERVICES

Housing Locational Policy

City Council
Dinner Briefing
November 8, 2010

- The Housing Locational Policy provides a guide for the location of the development of new, rehabilitated, or converted subsidized multi-family housing projects designed to serve households earning 60% (\$40,320) or less than Area Median Income.
- The Housing Locational Policy was approved by City Council on November 2001 and revised in November 2003.
- The draft revised Housing Locational Policy was approved by City Council in June 2010.

- Align Housing Locational Policy with Quality of Life (QOL) Study data which is a comprehensive analysis of Neighborhood Statistical Areas (NSAs).
- Allow new subsidized multi-family developments in Stable NSAs.
- Allow Rehabilitation and Conversions in any Stable, Transitioning and Challenged NSAs.

Held five Public Forums in all areas of the City

- 174 total participants
- 158 unique participants

South Region

Wednesday, July 7 @ St. Matthews Catholic Church
- 29 citizens attended

East Region

Tuesday, July 27, 2010 @ Hickory Grove Baptist Church
- 31 citizens attended

North Region

Wednesday, August 4, 2010 @ Vance High School Auditorium
- 24 citizens attended

West Region

Monday, August 9, 2010 @ Mount Carmel Baptist Church
- 28 citizens attended

Central Region

Monday, August 16, 2010 @ Charlotte Mecklenburg Government Center
- 63 citizens attended

Policy Specific:

- Waivers
- Policy application to State/Federal projects
- 1/2 mile proximity restriction
- Use Quality of Life Study
- Exemptions

Other:

- Property values
- Aesthetic and management concerns
- Inclusionary Zoning
- Proximity to transportation, goods, and services

Policy Objectives

- The Housing Locational Policy provides a guide for the location of the development of new, rehabilitated, or converted subsidized multi-family housing projects designed to serve households earning 60% (\$40,320) or less than Area Median Income:
 - Geographically disperse subsidized multi-family housing developments.
 - Support the City's neighborhood revitalization efforts.
 - Support school development, transit corridor development and other public development initiatives.
 - Promote diversity and vitality of neighborhoods; and
 - Avoid undue concentration of subsidized multi-family housing developments.

Subsidized includes CHA Section 8, NC Low-Income Tax Credits, Housing Trust Fund and Hope IV Developments

Number of Units

- Multi-family developments over 24 units.

Exemptions

- The following types of housing are exempt from the requirements of this policy:
 - Subsidized multi-family housing developments designed to serve the elderly and physically disabled.

New Subsidized Multi-Family Housing Developments

- Permissible:
 - In Stable NSAs where the total number of subsidized housing units, including the proposed units, does not exceed 5% of the total NSA housing unit count.
 - Within ½ mile of a existing, non-exempt subsidized multi-family housing development of more than 24 units if the total number of subsidized housing units, including the proposed units, does not exceed 5% of the total NSA housing unit count.
 - In non-residential areas as defined by most recent QOL Study.

Conversions

- Permissible:
 - In Stable NSAs where the total number of subsidized housing units, including the proposed units, does not exceed 5% of the total NSA housing unit count
 - In Transitioning and Challenged NSAs if no more than 24 units receive public subsidy and the total number of subsidized housing units, including the proposed converted units, does not exceed 5% of the total NSA housing unit count.

Rehabilitations

- Permissible:
 - In Stable, Transitioning or Challenged NSAs where the total number of subsidized housing units, including the proposed units, does not exceed 5% of the total NSA housing unit count.

Waiver Requests

- Can be considered by City Council on a case-by-case basis, i.e. Hope IV developments
- Waiver Process:
 - Requested by the developer
 - Staff prepares information for Council review
 - Adjoining property owners, neighborhood organizations, and Council members are notified four weeks prior to City Council review

- Schedule:
 - Public Hearing November 22, 2010
 - Council Approval December 13, 2010

Comparison Chart: Existing vs. Proposed Housing Locational Policy

Construction of NEW subsidized multi family rental housing	Existing Policy	Proposed Policy
Number of Units	24-100	Multi-family developments over 24 units
Policy Exemptions	Special Needs Populations	Subsidized multi-family housing developments designed to serve the elderly and physically disabled.
Permissible Areas	NSA has one or more assisted multi-family housing developments, but the total number of assisted multi-family units does not exceed 10% of the total number of housing units in the area	<p>New subsidized multi-family housing developments may be located in Stable Neighborhood Statistical Areas (NSAs):</p> <ul style="list-style-type: none"> - Within ½ mile of an existing subsidized multi-family housing development of more than 24 units where the total number of subsidized housing units within the NSA does not exceed 5%. <p>Conversions where no more than 24-units receive a public subsidy in Stable, Transitioning and Challenged NSAs.</p> <p>Rehabilitation of subsidized multi-family housing developments that do not add to the existing unit count in Stable, Transitioning and Challenged NSAs.</p> <p>New subsidized multi-family housing developments, conversions and rehabilitations may be located any in non-residential area as defined by the most recent QOL study.</p>
Prohibited Areas	<p>Proposed housing development is located within ½ mile of any existing local, state or federal assisted multi-family housing development greater than 24 units.</p> <p>Neighborhood Statistical Area (NSA) median income is less than 60% of the area median income.</p> <p>Percentage of homeownership is less than 50%.</p> <p>The total number of city, state and federal assisted multi-family housing units exceeds 10% of all the housing units in the NSA; <u>or</u> The NSA meets <u>any two</u> of the three criteria:</p> <ul style="list-style-type: none"> - NSA Median Income 60%-65% - NSA Homeownership 50%-55% - Assisted Housing Units 5%-10% 	<p>New subsidized multi-family housing developments located in Stable NSAs:</p> <ul style="list-style-type: none"> - Within ½ mile of an existing subsidized multi-family housing development of more than 24 units, where the total number of housing units exceeds 5%, excluding exempt subsidized multi-family housing units <p>New subsidized multi-family housing developments located in Challenged or Transitioning NSAs.</p> <p>Conversions that add more than 24 subsidized units to the existing unit count in Stable, Transitioning and Challenged NSAs where total number of subsidized units within the NSA exceeds 5%.</p> <p>Rehabilitation of subsidized multi-family housing developments that add to the existing unit count in Stable, Transitioning and Challenged NSAs where total number of</p>

Subsidized includes CHA Section 8, NC low income Tax Credits, Housing Trust Fund and Hope VI Developments

Comparison Chart: Existing vs. Proposed Housing Locational Policy

Construction of NEW subsidized multi family rental housing	Existing Policy	Proposed Policy
Priority Areas	The NSA does not meet the Prohibited and Permissible criteria stated above; or The NSA has a median income greater than or equal to 120% of the AMI and the number of assisted multi-family housing units in the NSA is less than 5%.	subsidized units within the NSA exceeds 5%. Permissible Areas replace Priority Areas
Special Objective Areas	Areas encompassing approved Neighborhood Plans, Economic Development Plans or Special Project Plans with a revitalization component (including recommendations for City assisted multi-family rental housing) will be considered for additional multi-family assisted housing by City Council on a case-by-case basis	Areas encompassing approved Neighborhood Plans, Economic Development Plans or Special Project Plans with a revitalization component (including recommendations for City assisted multi-family rental housing) will be considered for additional multi-family assisted housing by City Council on a case-by-case basis in any NSA.
On-Site Property Management	Assisted multi-family housing developments over 50 units must have an on-site office and provide management personnel as outlined below: <ul style="list-style-type: none"> - 50 units 20 hrs/week - 75 units 30-40 hrs/wk - 100 units 40 hrs/wk with on-site residence employee or 80 hrs/wk (Combination Property Management & Maintenance personnel) 	Included in City financing requirements through the Housing Trust Fund guidelines.
Waiver Requests	Considered by City Council on a case-by-case basis. Waiver Process: <ul style="list-style-type: none"> • Requested by the Developer • Staff prepares information for Council review • Adjoining property owners and neighborhood organizations are notified <u>two weeks</u> prior to City Council review. 	Considered by City Council on a case-by-case basis. Waiver Process: <ul style="list-style-type: none"> • Requested by the Developer • Staff prepares information for Council review • Adjoining property owners, neighborhood organizations, and the full Council are notified four weeks prior to City Council review.

Subsidized includes CHA Section 8, NC low income Tax Credits, Housing Trust Fund and Hope VI Developments

2010 Charlotte Neighborhood Quality of Life: Staff Training

Owen J. Furuseth, Associate Provost

and

Thomas Ludden, GIS Consultant

The University of North Carolina at Charlotte

September 27, 2010



Outline

- Background
- Goals and History: Charlotte Neighborhood Quality of Life Process
- 2010 Quality of Life Study Findings
- 2010 Seversville NSA Findings
- 2010 Enhancements
- How to Use the NSA Quality of Life Results
- Plans for 2012 Neighborhood Quality of Life Process

Why a Neighborhood Quality of Life Study?

- Allows a community to assess local conditions that shape the “how” and “why” of neighborhood health
- Quantitatively measures neighborhood strengths and weaknesses
- Establish baseline information around neighborhood conditions – past, present, and future
- Road maps for guiding community goals and strategies
- A framework that permits neighborhoods to be compared to each other and the entire city
- Public and community leaders are informed and collaboration enhanced

History of the Charlotte Neighborhood Quality of Life Studies

- 1993 City Within A City (CWAC) Neighborhood Assessment
 - Focused on 73 inner city neighborhoods
 - 20 variables, reliant on static (once every 10 years) census data

- 1997 City Within A City Quality of Life Index
 - Utilized the 73 CWAC neighborhoods
 - “Stable,” “Threatened,” “Fragile” labels
 - 28 variables, most locally derived
 - Analytical and Profile Variables (Neighborhood Statistics)

History of the Charlotte Neighborhood Quality of Life Studies

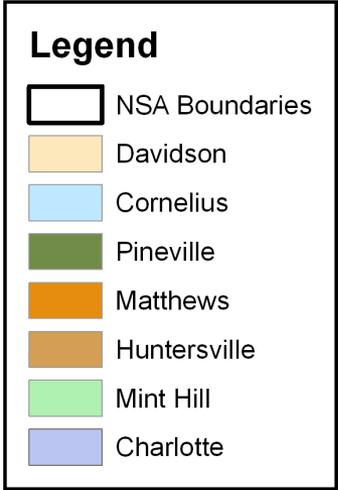
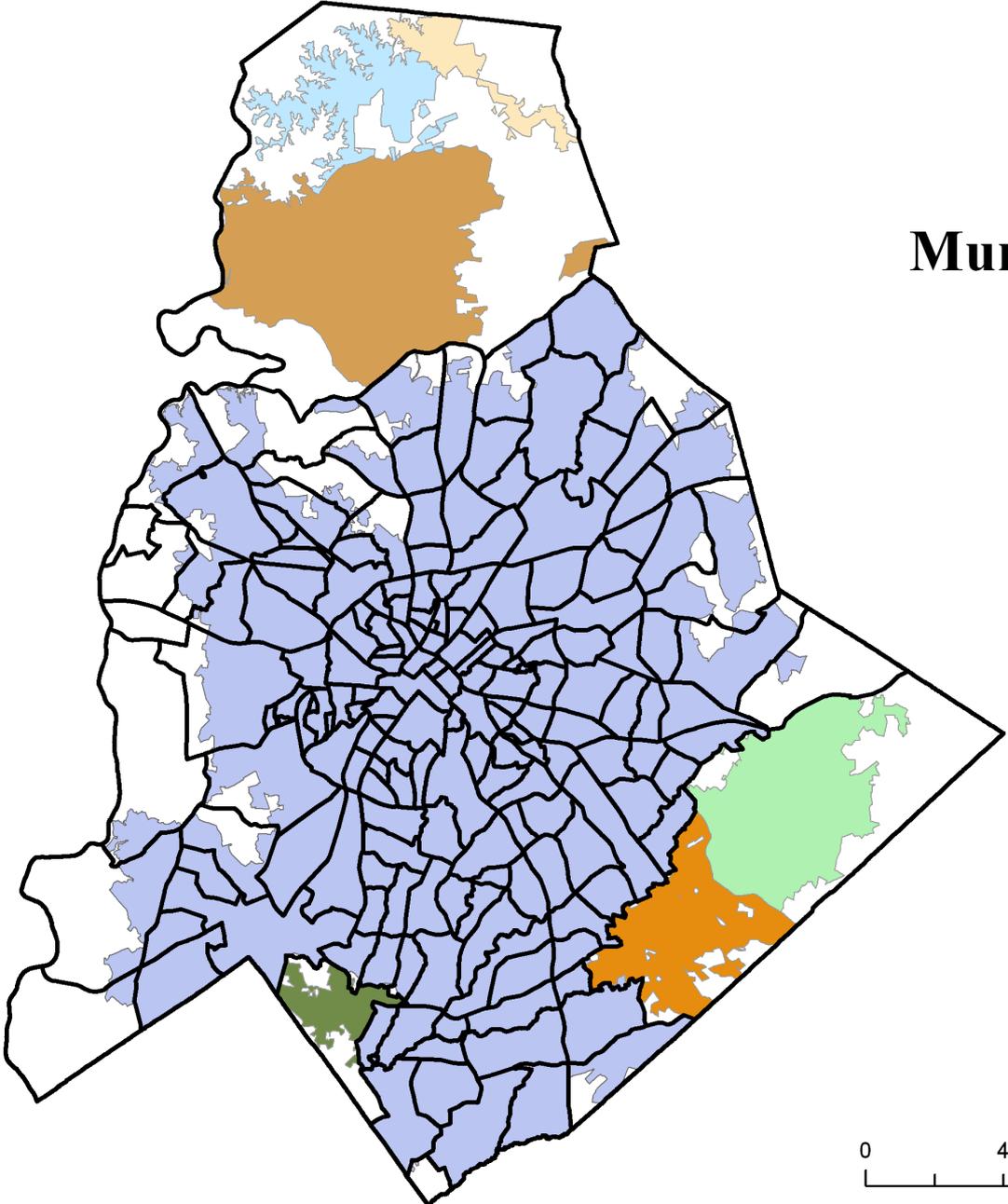
- 2000 Charlotte Neighborhood Quality of Life Study
 - All Charlotte neighborhoods and sphere of influence included, 173 Neighborhood Statistical Areas (NSA)
 - 18 variables, primarily locally derived
 - Quality of Life Report posted on city website

- 2006 Charlotte Neighborhood Quality of Life Study
 - Neighborhood Rating Labels: “Stable,” “Transitioning,” and “Challenged”
 - Variable Trend Analysis initiated
 - “How are individual NSA variables changing?”
 - 14 longitudinal variables (2002)

Charlotte Neighborhood Quality of Life Study – A Living Document

- Process and model have adjusted over 17 years, but the mission and goals remain
- New geo-spatial technology and web innovations driven improvements and efficiency
- Terminology adjusted – “Stable,” “Threatened,” and “Fragile” replaced by “Stable,” “Transitioning,” and “Challenged”
- Neighborhood boundaries (NSAs) adjusted
- Perception and image replaced by objective data
- Enables complex neighborhood analyses and program assessment
- Robust and sustained data sets foster inter-agency analyses

NSAs and Municipal Boundaries



Variables in the 2010 Quality of Life Study

Social Dimension

- Percent of Persons over Age 64
- Average Kindergarten Score
- Dropout Rate
- Percent of Children Achieving at or above Grade Level (7th and 8th grades)
- Percent of Births to Adolescents
- Youth Opportunity Index

Crime Dimension

- Violent Crime Rate
- Juvenile Arrest Rate
- Property Crime Rate
- Crime Hot Spots

Physical Dimension

- Appearance Index
- Housing Code Violation Index
- Percent Homeowners
- Projected Infrastructure Improvement Costs
- Percent of Persons with Access to Public Transportation
- Percent of Persons with Access to Basic Retail
- Pedestrian Friendliness Index

Economic Dimension

- Percent of Persons Receiving Food Stamps
- Percent Change in Income
- Residential House Value Change

Data Collection

- Eight steering committee members and research partners provide access to data relevant to their unit and programs
- All information is supplied digitally
- Steering committee and UNC Charlotte staff (Thomas Ludden) responsible for data quality

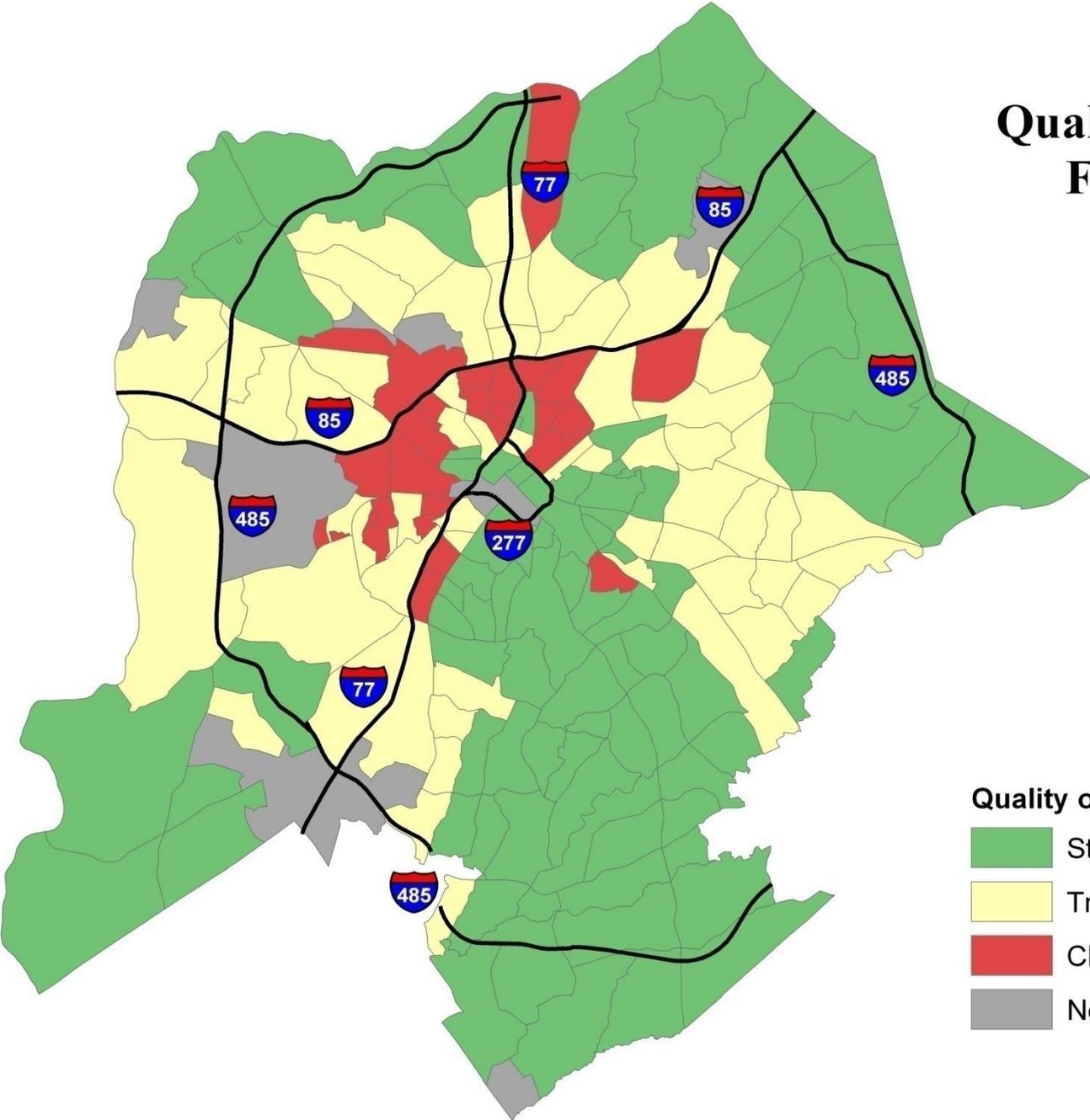
Scale

- Most information is supplied at parcel level
- Data supplied at larger geographies are interpolated based upon population distributions

GIS Platform

- Database allows for grouping of data to NSA geographies or larger areas
- Custom neighborhood geographies can be developed and used to clip data for specific attributes

Quality of Life Study Findings, 2010

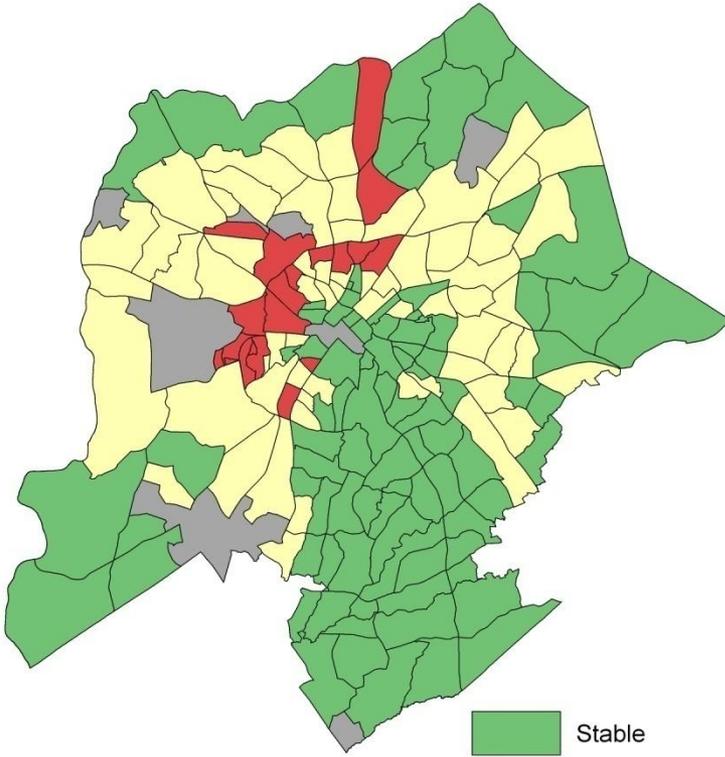


Quality of Life Index

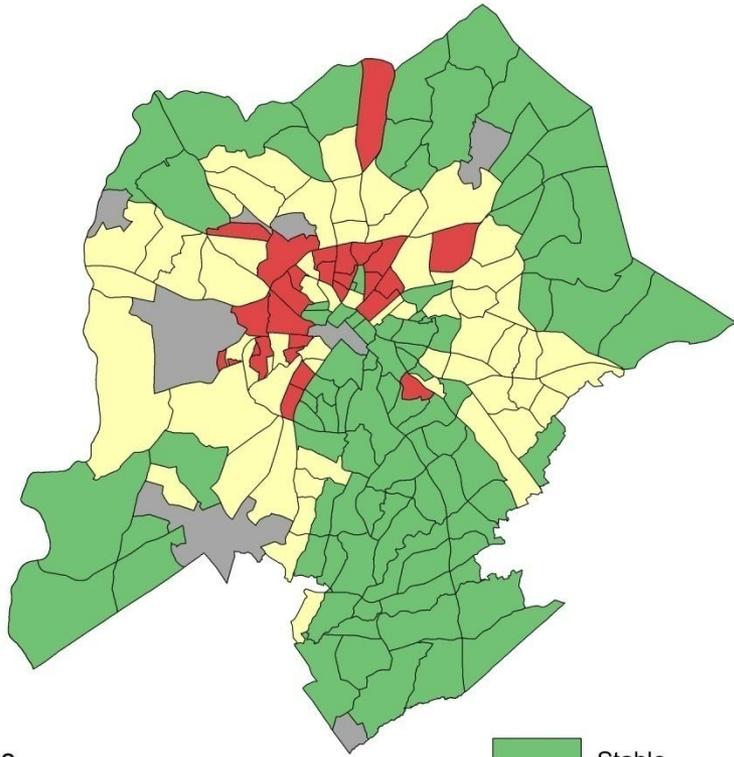
- Stable
- Transitioning
- Challenged
- Non-Residential Area

2008 Quality of Life Study

2010 Quality of Life Study



	Stable	N = 90
	Transitioning	N = 63
	Challenged	N = 20
	Non-Residential Area	



	Stable	N = 88
	Transitioning	N = 58
	Challenged	N = 27
	Non-Residential Area	

What Happened in 2010?

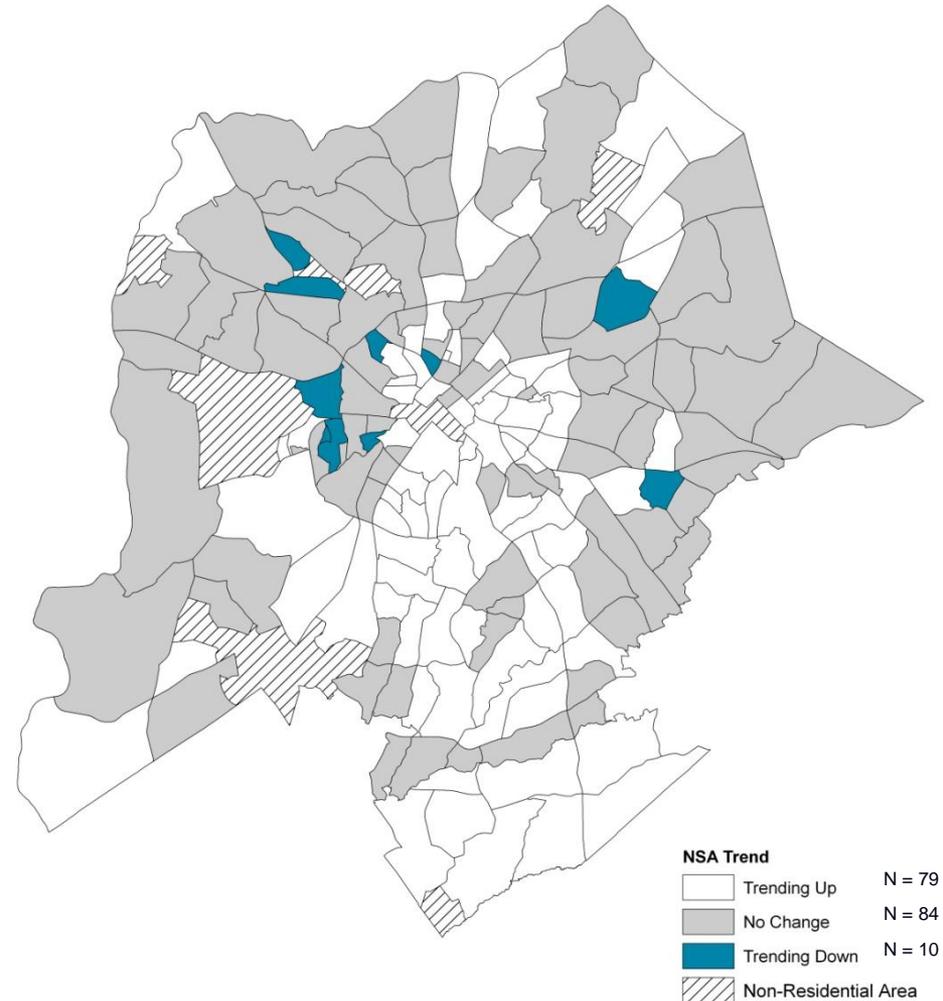
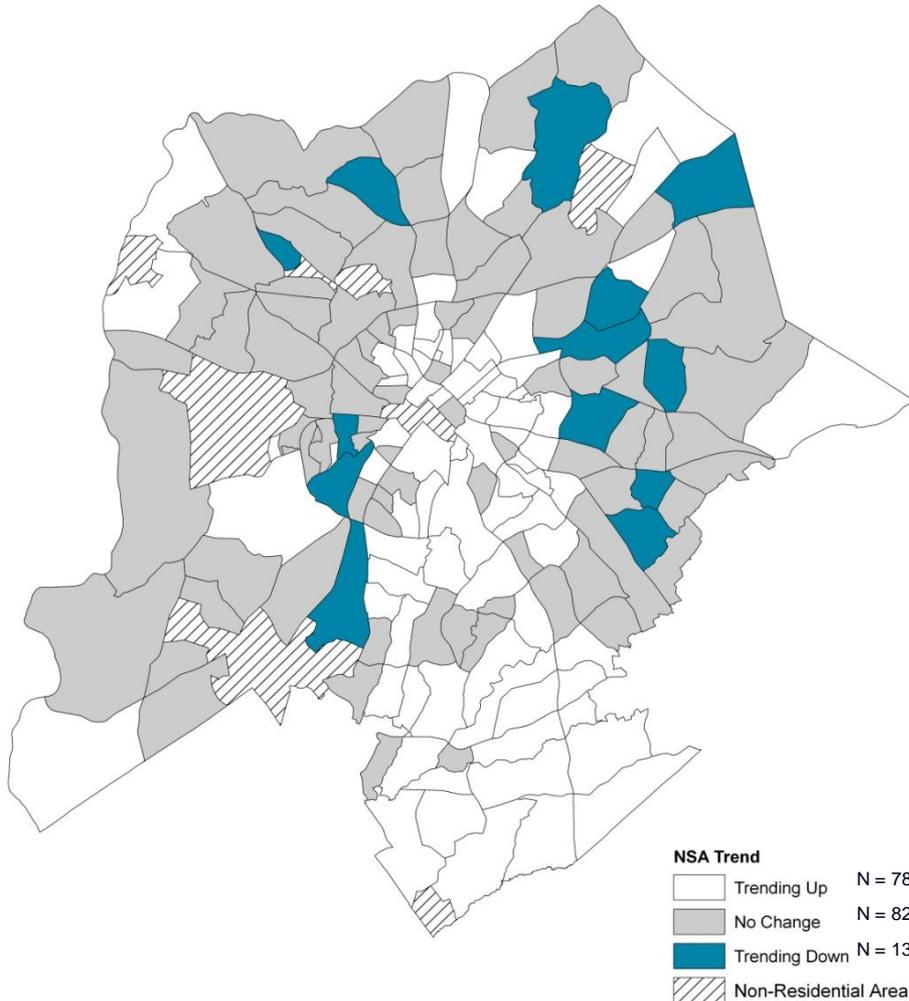
- National recession and impacts of economic restructuring were localized and affected NSAs
- Variables linked to economic downturn were hit hardest
 - Food stamp recipients
 - Change in income
 - Change in housing values
- Citywide: Quality of Life values were impacted
 - Transitional Neighborhoods most significantly affected
 - Barriers for Challenged Neighborhoods were reinforced
 - Stable Neighborhoods were least impacted

Good News: Variable Trend Findings

- Variable Trend Analysis constructed using 14 continuous variables
- Categories: Trending Up, Trending Down, and No Change
 - Trending Up: more variables moving in positive direction than moving downward
 - No Change: positive and negative movement is equal, or not meeting Trending Up or Trending Down criteria
 - Trending Down: six variables moving in negative direction or twice the number of Trending Down variables
- Individual variable values are improving faster than aggregate Quality of Life measurement
- Since 2002, 79 NSAs Trending Up, 10 NSAs Trending Down, and 84 NSAs No Change

2002-2008 Variable Trend Analysis

2002-2010 Variable Trend Analysis



- Trend data: positive variable performance is sustained
- Compared to 2002, NSAs' individual QOL variables are improving
- Across Charlotte, QOL variable scores are moving in positive direction

Neighborhood Quality of Life Research Findings: Framework for Interpretation

Stable, Transitioning, Challenged

- based upon citywide analysis
- point-in-time perspective (2010)
- relatively rigid, advantages wealthier and rapidly growing neighborhoods
- benchmarking, strategic planning

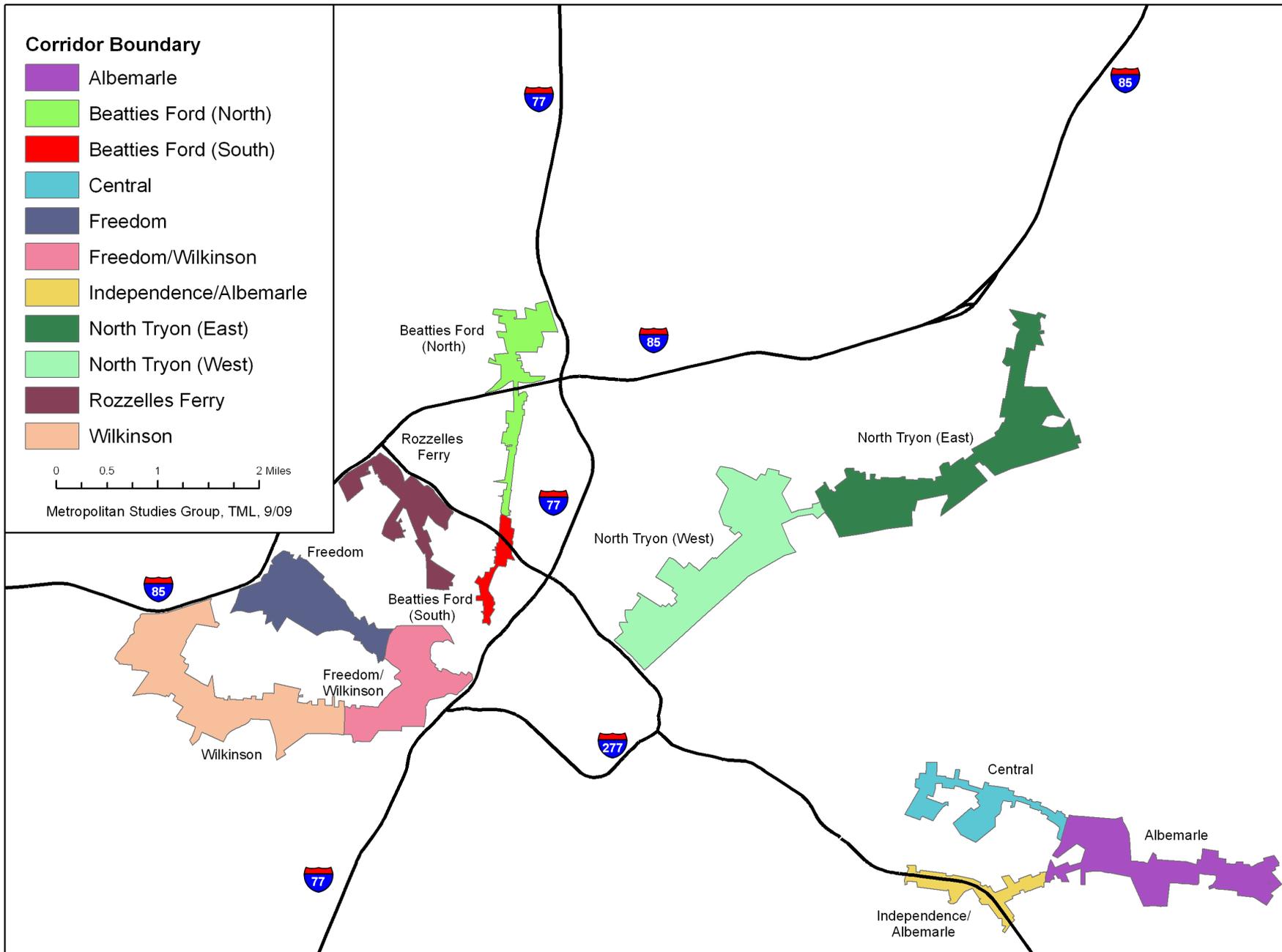
Trending Up, No Change, Trending Down

- individual NSA analysis
- trend perspective (2002-2010)
- biennial flexibility, less advantage between neighborhood types
- tactical planning, feedback, focused, strategic planning

2010 Neighborhood Quality of Life Study Enhancements

- Development of Business Corridor Benchmarking Tool
 - Targeting five priority Business Corridors with 11 market areas using 39 local variables
 - Better understand market area characteristics and provide important information for businesses, entrepreneurs, local organizations
 - “Healthiness” of market areas will be measured over time
 - Detailed profile pages will be developed for each market area

Benchmarked Business Corridors



Business Corridor Benchmarking Variables

- Total Office Square Feet
- Total Retail Square Feet
- Total Warehouse/Light Industrial Square Feet
- Vacancy Index
- Estimated Retail Surplus/Leakage
- Total Number New and Renovated Commercial Permits
- Commercial Building Permit Values
- Aggregate Tax Revenue
- Total Number of Full Service Grocers
- Total Number of ABC Permits
- Total Number of Traditional Financial Institutions
- Total Number of Nontraditional Financial Institutions
- Number of Commercial Foreclosures
- Daily Traffic Counts
- Average CATS Daily Ridership
- Percent of Bus Stops with Shelter or Bench
- Pedestrian Friendliness
- Appearance Code Index
- Violent Crime
- Property Crime
- Crime Hot Spots
- Number of Businesses
- Number of Employees

Trend 2002-2010

Increasing Variables	6
No Change Variables	6
Decreasing Variables	2

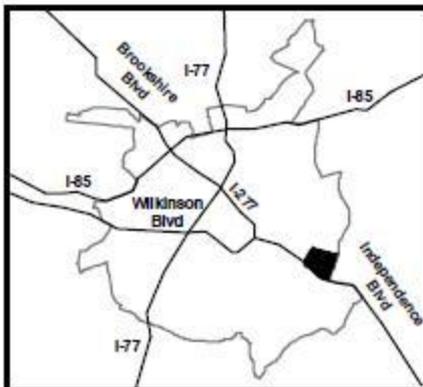


55 Briarcreek-Woodland

Quality of Life Index

Transitioning

Profile	NSA	City
Population	4,411	722,483
Youth Population	1,367	191,761
Number of Housing Units	2,117	312,457
Area (Acres)	510	191,537
Median Household Income	\$40,039	\$52,148
Average House Value	\$183,397	\$228,128
Number of Foreclosures	4	2,407
Unemployment Index	Medium	N/A



Dimension

Variable	NSA Value	City Value
Social		
Percent of Persons over the Age 64	4.0%	8.6%
Average Kindergarten Score	2.7	2.9
Dropout Rate	12.4%	5.1%
Percent of Children Scoring at or above Grade Level	60.7%	75.9%
Percent of Births to Adolescents	5.1%	6.4%
Youth Opportunity Index	High	N/A

Crime

Violent Crime Rate	1.8	1.0
Juvenile Arrest Rate	1.4	1.0
Property Crime Rate	1.4	1.0
Crime Hot Spots	0.1	N/A

Physical

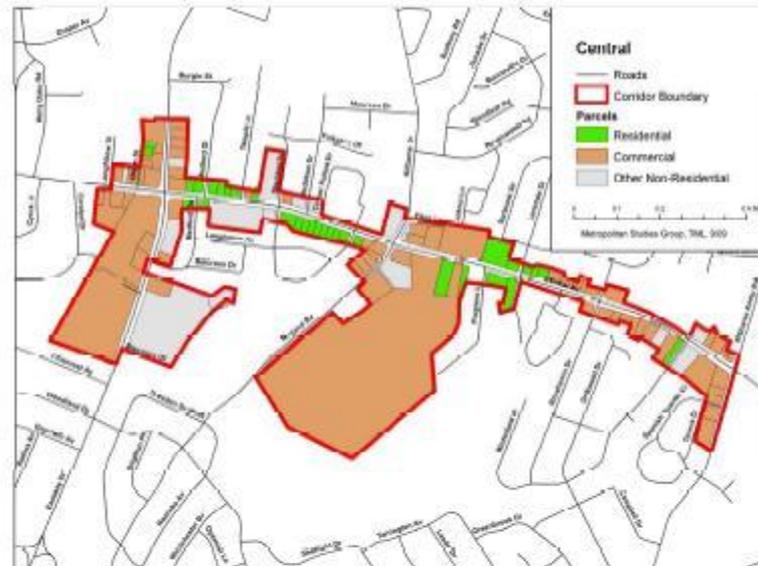
Appearance Index	0.12	0.17
Housing Code Index	6.2%	0.9%
Percent Homeowners	27.8%	55.3%
Projected Infrastructure Improvement Costs	\$0	N/A
Percent of Persons with Access to Public Transportation	99.4%	56.4%
Percent of Persons with Access to Basic Retail	5.6%	17.4%
Pedestrian Friendliness Index	Low	Low

Economic

Percent of Persons Receiving Food Stamps	21.5%	13.1%
Percent Change in Income	2.1%	1.1%
Percent Change in House Value	10.1%	5.1%

For a detailed discussion of individual variables and their interrelationships, see the Neighborhood Profile User Guide (Appendix B).

Central Business Corridor



Variables		Industry Classification		
			# Businesses	# Employees
Total Office Square Feet	80,634	Agriculture, Forestry, Fishing and Hunting	14	51-100
Total Retail Square Feet	665,840	Mining, Quarrying, and Oil and Gas Extraction	0	0
Total Warehouse/Light Industrial Square Feet	83,536	Utilities	12	151-200
Vacancy Index	16%	Construction	59	301-350
Estimated Retail Surplus/Leakage	1.06	Manufacturing	8	51-100
Total Number of Permitted New Commercial Units	3	Wholesale Trade	15	101-150
Commercial Building Permit Values	\$947,400	Retail Trade	97	1,000-1,250
Aggregate Tax Revenue	\$12,691,256	Transportation and Warehousing	10	151-200
Total number of Full Service Grocers	0	Finance and Insurance	23	101-150
Total Number of ABC Permits	7	Real Estate and Rental and Leasing	29	201-250
Total Number of Traditional Financial Institutions	4	Professional, Scientific, and Technical Services	36	101-150
Total Number of Nontraditional Financial Institutions	10	Management of Companies and Enterprises	42	301-350
Number of Commercial Foreclosures	0	Educational Services	3	151-200
Daily Traffic Counts	29,500	Health Care and Social Assistance	28	451-500
Average Daily Ridership	9,800	Arts, Entertainment, and Recreation	16	101-150
Percent of Bus Stops with Shelter or Bench	64.0%	Accommodation Services	1	0-50
Pedestrian Friendliness	High	Other Services	45	201-250
Appearance Code Index	0.28	Public Administration	5	101-150
Violent Crime	0.22	Total	417	3,501-4,000
Property Crime	1.29			
Crime Hot Spots	0.2	Adjoining NSAs		49, 55, 150, 151

Variable Trend Change, 2002 to 2010

Variable Trend Change 2002 to 2010

NSA	Percent of Persons over the Age 64	Average Kindergarten Score	Percent of Births to Adolescents	Youth Opportunity	Violent Crime Rate	Juvenile Arrest Rate	Property Crime Rate	Crime Hot Spots	Percent Homeless	Percent of Persons with Access to Public Transportation	Percent of Persons with Access to Basic Retail	Percent of Persons Receiving Food Stamps	Percent Change in Income	Percent Change in House Value	Number of Variables Increasing (Positive)	Number of Variables with No Significant Change	Number of Variables Decreasing (Negative)	TREND
1															0	0	0	No Change
2															3	0	0	Trending Down
3															4	0	0	Trending Up
4															4	0	0	Trending Up
5															4	0	0	Trending Up
6															4	0	0	No Change
7															3	4	7	Trending Down
8															3	0	0	No Change
9															4	0	0	No Change
10															2	0	0	No Change
11															3	0	0	No Change
12															1	7	0	Trending Down
13															4	0	0	No Change
14															3	0	0	No Change
15															0	0	0	Trending Up
16															1	0	0	Trending Down
17															1	0	0	Trending Down
18															3	0	0	No Change
19															1	11	0	No Change
20															0	0	0	Trending Up
21															1	0	0	Trending Down
22															4	7	0	No Change
23															4	7	0	Trending Up
24															0	2	4	Trending Up
25															0	0	0	Trending Up
26															0	0	0	Trending Up
27															2	0	7	Trending Down
28															0	4	0	No Change
29															0	0	4	Trending Up
30															0	0	3	Trending Up
31															0	0	3	No Change
32															0	4	0	No Change
33															7	0	0	Trending Up
34															7	7	0	Trending Up
35															4	0	0	No Change
36															0	0	3	Trending Up
37															4	0	4	No Change
38															4	0	4	No Change
39															0	4	0	No Change
40															0	7	2	No Change
41															0	0	4	No Change
42															0	0	7	Trending Up
43															0	0	0	No Change
44															7	4	0	Trending Up
45															7	3	4	Trending Up
46															0	0	3	Trending Up
47															4	0	4	No Change
48															0	3	0	Trending Up
49															0	0	2	Trending Up
50															7	0	1	Trending Up
51															0	0	0	Trending Up
52															0	0	3	Trending Up
53															0	0	0	Trending Up
54															0	7	1	Trending Up
55															0	0	2	Trending Up
56															0	7	1	Trending Up
57															4	4	0	No Change
58															0	7	2	Trending Up
59															0	7	4	No Change
60															0	7	1	Trending Up
61															4	0	1	Trending Up
62															0	7	4	No Change
63															0	10	1	Trending Up
64															0	4	2	Trending Up

How Can I (my department) Use the Quality of Life Data?

- Create specialized geographies
- Map functional areas/programming
- Merge data sets
- Neighborhood & Business Services customized data sets

Plans for the 2012 Neighborhood Quality of Life Process

- Neighborhood Energy Challenge
 - Revise neighborhood boundaries
 - Develop Green Neighborhood Assessment Tool
- Review and update Neighborhood Quality of Life methodology and coverage
- Implementation of Business Corridor Benchmarking Tool
 - Examine connection and synergy between Neighborhood Quality of Life and Business Corridor Benchmarking Tool

2010 Quality of Life Study on the Internet

- http://charmeck.org/city/charlotte/nbs/communitycommerce/QOL/Documents/2010_Quality_Of_Life_Report.pdf

Questions?



2010 QUALITY OF LIFE STUDY FREQUENTLY ASKED QUESTIONS

Q: What is the Quality of Life Study?

A: The Quality of Life Study evaluates social, crime, physical and economic conditions in Charlotte's neighborhoods. The Quality of Life Study divides the City and its future annexation areas into 173 Neighborhood Statistical Areas (NSA). Each NSA contains one or more neighborhoods or subdivisions.

Every two years, the research converts the individual statistical values into NSA neighborhood-ranking categories – stable, transitioning and challenged.

Q: How is the information collected?

A: Data is collected from local databases maintained by the City of Charlotte, Mecklenburg County and Charlotte-Mecklenburg Schools.

Q: What is this information used for?

A: The City uses this information to:

- Assist in the creation of Focus Area Plans
- Develop action/work plans
- Determine resource allocation
- Identify capacity-building opportunities

Q: What does it mean?

The research is a snapshot in time of how neighborhoods are doing based upon a wide variety of factors.

Q: If my neighborhood is challenged or transitioning, does that make it bad?

No, it means that there may be one or more challenges it faces in the research. For example, if a neighborhood scores well on all of its measures but has a string of minor thefts, its numbers will be somewhat skewed.

Q: My neighborhood never seems to move up – why?

A: Neighborhoods are compared against themselves and others in this study, sometimes making it difficult for them to move out of a category.

Q: Who is responsible for helping neighborhoods move up on this scale?

A: Because of the number and variety of factors evaluated (social, economic, physical and crime), we are all responsible for the Quality of Life of our neighborhoods.

Q: The Quality of Life scores went down in 2010 – what does this mean?

A: Although the numbers are down for 2010, the overall numbers since the study's inception (2002) are trending up (more neighborhood have improved than declined).

Q: Where can I find the entire 2010 Quality of Life Study?

A: A copy of the 2010 Quality for Life Study can be found at: nbs.charlottenc.gov (click on Quality of Life icon to the right of the page).

Charlotte-Mecklenburg Coalition for Housing Retreat Summary October 20, 2010

CORE VALUES:

- Respect for each other and the homeless population in our language, tone, communication, and curiosity about the issues.
- Respect for the mission and purpose of the work with which we have been entrusted.
- Personal commitment to advocacy and to educate ourselves and the community.
- Courage and commitment to advance solutions and debunk myths and legends about the homeless and affordable housing
- Aware of our own individual values and biases that influence our positions

GUIDING PRINCIPLES:

1. We will be creative and imaginative in our approach to the work of the Coalition
2. We will be data-driven and responsive to research and “best practice” approaches to addressing our community’s affordable housing needs
3. We will advocate for required resources and resource reallocation, as necessary
4. No geographic area of the City or County will be off limits for affordable housing consideration
5. We will take a holistic view of the issues and solutions, basing decisions on data in the Charlotte context, and on best practices
6. We will leave egos at the door and work with a common, agreed upon set of goals without taking differing opinions and comments personally
7. We will establish results-oriented objectives with measurable goals
8. We will adhere to an agreed upon communications plan, committed to transparency with the community while observing confidentiality, as warranted

Strategies for adhering to Guiding Principals

- Show up on time, be present and prepared
- Define roles and responsibilities (individually and collectively)
- Arrive at decisions by consensus
- Practice open communication as a group
- Prepare a PR/press/communications policy and guidelines
- Expect the best of each other

GOALS:

1. **To create a bold, compelling, and realistic affordable housing strategy that will address the continuum of need employing a supportive services model**

Strategies

- Encompass the continuum of need, from prevention through supportive permanent housing

- Identify and target all required supportive services (e.g., pre- and post-placement education about how to retain housing)

2. To be a regional and national leader in responding to the problem of homelessness and the need for affordable housing

Strategies

- Approach national organizations/advocacy groups for recommendations regarding changes that will yield better results

3. To develop rational, resource-based recommendations about appropriate responses to housing needs

Strategies

- Establish a baseline understanding among Coalition members regarding the continuum of care as relates to HUD funding requirements
- Make data-driven decisions (national and local data, applied within a Charlotte context)
- Understand capacity versus needs and address the issues specific to shelter, affordable housing, and services
- Increase stock/inventory of affordable housing/rentals
- Focus on location to do this right; request input on location policy since it will directly impact the work of the Coalition
- Understand how housing development deals are done
- Develop decision-making process to deal with multiple, equally deserving options

4. To make resolving affordable housing issues an achievable, appropriate, and esteemed goal for the City of Charlotte and Mecklenburg County, executing a plan that the community understands, can articulate, and support

Strategies

- Forge City-County-Private Developer/Owner agreements
- Influence location policy before it becomes the set criteria that defines or limits the work of the Coalition
- Use individual (Coalition member) networks
- Involve legislative bodies at key milestones, updating them no less frequently than quarterly
- Simplify bureaucracy to increase accessibility of supportive services, including co-location of services
- Wage an information/advocacy campaign to increase public awareness, decrease resistance, change policy (in partnership with Charlotte Housing Authority)

5. To oversee a specific implementation plan that is in alignment with the 10-Year Plan to End Homelessness

Strategies

- Use City and County Commission subcommittees to inform the work of the coalition, and vice versa. Work collaboratively with them.
- Build on existing successful strategies
- Foster a larger, community-wide commitment to prevention, including financial institutions
- Advocate for equitable and consistent rules and processes for housing development, regardless of the target population

6. To define and create clear and varied pathways to permanent housing with appropriate supportive services; 100% intake and 0% rejection

Strategies

- Tackle the issue of available, affordable rental housing – is it subsidy or ownership or acquisition?
- Design overall system with clearer entry points, more streamlined system