

TOWN OF CORNELIUS HOUSING STUDY COMMITTEE



Charlotte voters to decide on \$200M for street, housing and neighborhood bond projects

- City of Charlotte citizens will be asked to vote for or against bond referendums in Charlotte, NC in 2020: The city would borrow money for affordable housing and neighborhood improvements like sidewalks.

Gap between Mecklenburg rents and what people can afford keeps growing, report says

- Mecklenburg County report shows a shortage of affordable rental units puts tenants at risk of homelessness, eviction, housing instability. COVID-19 makes it worse.

\$47.7 MILLION

Affordable-housing deal that works

A Charlotte nonprofit and local real estate firm have acquired a naturally occurring affordable housing property in the Windsor Park neighborhood.

Roof Above and Ascent Real Estate Capital purchased a 341-unit property off Eastway Drive, at 3317 Magnolia Hill Drive, for \$47.7 million last month, according to Mecklenburg County real estate records. Naturally occurring affordable housing, or NOAH, refers to units that rent below market rate but don't use public subsidy like tax credits.

The new owners of the property, Hill-Rock Estates, intend to preserve the apartments as affordable housing but will also use at least 20% of the units to house Charlotteans facing chronic homelessness.

Liz Clasen-Kelly, CEO of Roof Above, said the nonprofit will maintain ownership of the property and Ascent Real Estate will serve as operating partner and asset manager. Roof Above was formed



LEGAL LESSONS

SINGLED OUT OF RESIDENTIAL LAND USE

Radical efforts to abolish single-family zoning are becoming more common. Is a new trend emerging? *By Brian J. Connolly and Vincent P. Forcinito*

BY A VOTE OF 12 TO ONE, the Minneapolis City Council effectively abolished single-family zoning in its jurisdiction late last year. The plan the council approved, *Minneapolis 2040*, sets a radical policy course that allows for upzoning of the entire city to permit duplexes and triplexes in formerly single-family districts, which accounted for roughly 70 percent of residential land there. The goals of the change were explicitly stated: increase the supply of housing to improve affordability, reduce economic and racial segregation, and respond to climate change by encouraging walk-

municipality for single-family dwellings. The court extolled the then-understood virtues of single-family zoning, including limiting the spread of fire, increasing the safety of children, avoiding traffic, and protecting families. The court also called apartments near single-family homes “nuisances” and a “mere parasite,

constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district.”

Nearly 50 years later, the court further endorsed single-family housing in *Village of Belle Terre v. Boraas*, which ruled that local governments

California, legislation now allows for construction of up to two accessory dwelling units per lot in some single-family areas. Seattle has also started allowing multifamily developments in select single-family districts, and Austin now permits multiple units to be built per lot in these areas, provided certain units meet the city’s affordable housing requirements.

Most significantly, Oregon’s legislature recently approved statewide zoning reform, banning single-family districts in cities with populations of at least 10,000. There, duplexes are now permitted by right on parcels previously reserved for single-family homes, among other changes. This legislation is particularly significant for the state’s largest city, Portland, where around 77 percent of residential land was previously reserved for single-family homes.

Nevertheless, the *Euclid* and *Belle Terre* court concerns that single-family homes might be intruded upon by offensive uses, including multifamily dwellings, persists.

JAPA

MULTIPLE OPINIONS ON SINGLE-FAMILY

Explore the topic further in a series of articles and commentaries in JAPA. This content is open to nonsubscribers.

► ON THE RISE

CROSLAND SOUTHEAST, BARINGS TO DEVELOP AFFORDABLE HOUSING

Crosland Southeast and financial services firm Barings will soon begin work on an affordable-housing development in west Charlotte.

The firms, both based in Charlotte, will build a 156-unit development called Evoke Living at Westerly Hills, near the intersection of Wilkinson Boulevard and Westerly Hills Drive. It will include units for households earning at or below 80% of the area median income, with 31 of the units affordable for those making 30% AMI or less.

An entity affiliated with Crosland Southeast acquired the 7.3-acre site at 2503 Westerly Hills Drive in May for about \$1.3 million, according to Mecklenburg County real estate records.

Barings will provide a \$14.2 million mortgage at a 2% discount to the market interest rate. Pinnacle Bank is providing a construction loan and is a tax credit investor.

The Evoke Living project was one of several deals that Charlotte City Council approved last year to receive subsidy from the Housing Trust Fund and Charlotte Housing Opportunity Investment Fund. The development will receive \$2 million from the HTF and a \$2.9 million loan from the CHOIF.

An official groundbreaking will take place in mid-July. The development will open in late 2021.

"All of us have a role to play in ensuring equitable access to

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MECKLENBURG COUNTY
NOTICE OF PUBLIC MEETING
and 30-DAY COMMENT PERIOD
2020 –2024 Consolidated Plan & Citizen Participation Plan
2020 Annual Action Plan
2019 Annual Action Plan Substantial Amendment #1

March 27, 2020

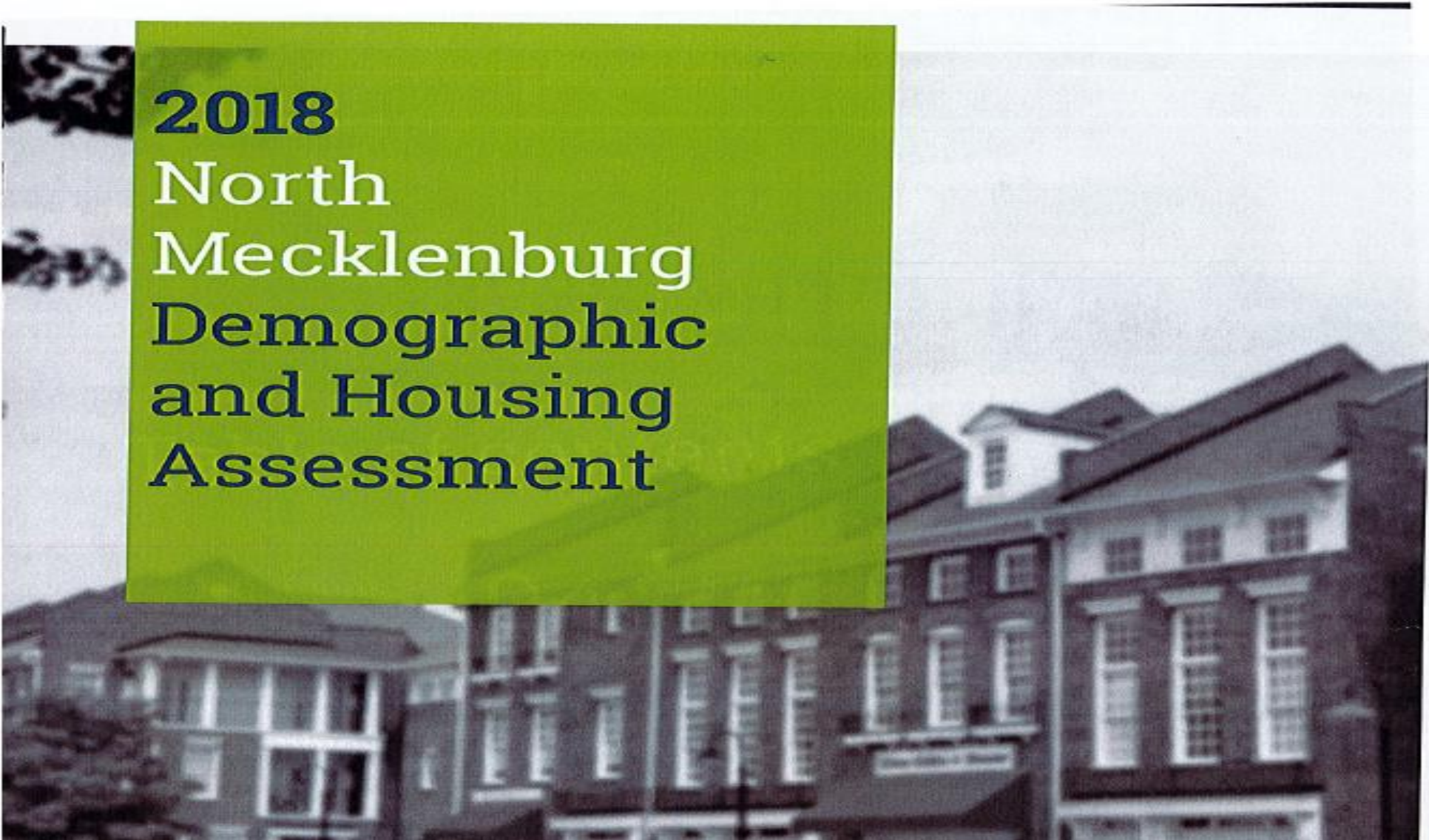
To All Interested Agencies, Groups, and Persons:

Mecklenburg County would like your participation in the review of the 2020-2024 Consolidated Plan, Citizen Participation Plan, and the 2020 Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program. These documents are required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal assistance to address housing, economic development, and community development issues. The Consolidated Plan prioritizes funding needs over a five-year period that will address economic, physical, and human development needs in Mecklenburg County. The Citizen Participation Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for participation in the community development process. The Annual Action Plan is a planning document Mecklenburg County submits each year to HUD detailing how the County proposes to spend CDBG funds during the next program year.

The 2019 Annual Action Plan (2019AAP) will be amended to reflect changes that include the removal of the Town of Cornelius's Habitat Park Project (\$56,500). The Town has elected to terminate the project due to the complicated nature of the associated activities. Funding will be transferred to ongoing projects.

The Five-Year Consolidated Plan, Citizen Participation Plan, 2020 AAP, and 2019 AAP Substantial Amendment #1 are available for public review and comment from April 1, 2020 to April 30, 2020. Copies of these documents are available upon request; requests should be submitted to Mecklenburg County or the documents may be accessed online at MecklenburgCountyNC.gov/News.

1) Present your comments at the April 14th virtual public hearing. 2) Send written



2018
North
Mecklenburg
Demographic
and Housing
Assessment



Housing Cost



Average
assessed
home value
(2011)

North Mecklenburg
\$286,539
(Mecklenburg County: \$208,430)



Average
home sales
price (2016-
2017)

North Mecklenburg
\$342,885
(Mecklenburg County: \$289,419)



Average
apartment
rent (2018)

North Mecklenburg
\$1,254
(Mecklenburg County: \$1,217)



8,000

Cost-burdened
households

900

Subsidized
housing units

1/2

Of subsidized units
are in Davidson

- Currently, the Town does not have a housing plan.
- This is not unusual. Davidson is the only one of the six Towns in Mecklenburg County that has a housing plan, outside of the City of Charlotte.
- Cornelius does have Comprehensive Master Plan (CMP) which was adopted in 2010. Key strategies identified:
 - Reinvesting in our neighborhoods should be the building block for stronger, more cohesive community with diverse housing options that promote a higher quality of living
 - Create residential neighborhoods of opportunity
 - A common approach may involve government investment and policies that might jumpstart revitalization
 - Create standards to encourage redevelopment of declining areas

Background

- For 15+ years the Town has partnered with Habitat to develop subdivisions, as well as development of single lots.



- Town has applied for and received Community Development Block Grant funds (CDBG).
- Town has considered neighborhood revitalization and gentrification, and the impact both have on the residents and the neighborhoods.



Addressing housing is not a mandate; it's an option for government to consider.

Housing is addressed differently around the country.

Consider

- Does Cornelius need a comprehensive housing plan?
- Potential short-term successes may include continued partnerships with organizations such as Habitat and developing employee housing assistance incentives.
- Applying for CDBG and other grant resources may provide opportunities for attainable housing.



Long term goals may include:

- Seeking partnerships with Mecklenburg County and/or the Foundation for the Carolinas.
- Exploring the difference between gentrification and revitalization.
- Can Town owned properties assist with revitalization in strategic areas?
- Potential budget options may include revitalization plans or down payment/rental assistance programs.



Housing Committee Kickoff

- 1st meeting scheduled for October 8th at 10:30am
- Virtual format

Housing Study Committee Members

- Woody Washam, Mayor
- Denis Bilodeau, Mayor Pro Tem
- Dr. Mike Miltich, Town Commissioner
- Keith Eicher, Planning Board
- Dr. Cameron Bearder, Planning Board
- Sean Herndon, Beacon Group Properties
- Susan Johnson, Susan Johnson & Associates
- Ryan Carter, Habitat for Humanity of the Charlotte Region

Housing Study Committee Members

- Janice Hinton, Ada Jenkins Center
- Michelle Hoverson, Above and Beyond Missions
- Jonathon Marlowe, Mt. Zion United Methodist Church
- Matt Gallagher, Blue Heel Development
- Joe Roy, Meeting Street Homes and Communities
- George Searle, First National Bank
- Julie Miller, Meridian Street
- Todd Little, Catawba North

Housing Study Committee Members

- Ron Potts, Smithville
- Cynthia Bush, West Side Cornelius
- Coralia Lorusso, Washam Potts

- Roger Waldon, Clarion Associates

QUESTIONS?
