



MEMORANDUM

TO: Michael Cataldo, Planning
FROM: Zelleka Biermann, Housing Services Supervisor
DATE: December 10, 2009
RE: Rezoning Petition #2009-074

Date Filed: 7-27-09

Property Owner: Sycamore I, LLC

Owner's Address: Sycamore & Trade at Gateway

Tax Parcel Number(s): 078-13-105 & 078-13-110

Location of Property: Sycamore & Trade

Proposed Use: UMUD from UR 2 UR-3 R5

The petitioner reserves the option to construct up to 20% of the units as assisted multi-family housing within the residential product mix.

Neighborhood & Business Services Housing Locational Policy Review:

Based on the Housing Locational Policy (HLP) parcels are located in Prohibited Area because:

- The NSA median income is less than 60% of the area median income (AMI)
- The percentage of homeownership is less than 50%.
- The total number of city, state or federal assisted multi-family housing units exceeds 10% of all the housing units in the NSA (The existing Orchard Park Apartments, Victoria Square and the new, Sycamore Green with 190 units make this area prohibited.)

The HLP applies to the construction of new assisted multi-family rental housing development greater than 24 units, but no more than 100 units per site and the development is receiving assistance from local, state or federal government.

The HLP allows for projects to be exempted from the Policy however City Council approval of a waiver is required. The developer is expected to notify the neighborhood and submit a written request to Neighborhood & Business Services (N&BS) for a waiver.

N&BS reviews the request and it is brought before City Council for consideration at one of its Business Meetings. The neighborhood will receive notification of the waiver request at least two weeks prior to the City Council Business Meeting.



Definition:

Assisted Multi-family Housing – Any existing or proposed multi-family rental housing development consisting of five or more residential units receiving assistance from local, state, or federal government and the housing units are restricted to serve households earning 60% or less than area median income.

C: Quality of Life – NSA 30 (Third Ward)