



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 Housing Locational Policy (HLP) parcels are located in Prohibited Area

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)

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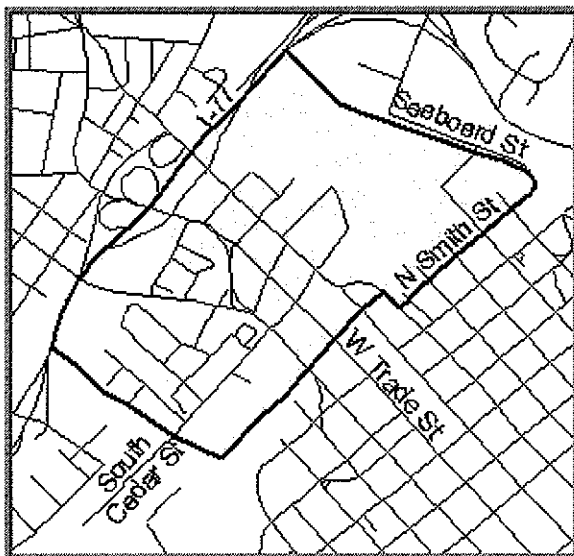
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30 Third Ward

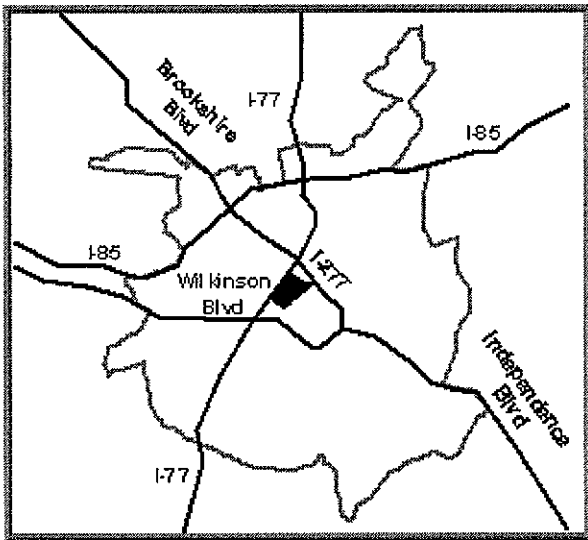
Trend 2002-2008	<input type="checkbox"/>	Quality of Life Index	Stable
Increasing Variables	6		
No Change Variables	6		
Decreasing Variables	2		

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Profile	NSA	City
Population	2,673	686,291
Youth Population	813	174,650
Number of Housing Units	1,268	295,624
Area (Acres)	305	183,674
Median Household Income	\$30,270	\$47,620
Average House Value	\$284,435	\$207,627
Number of Organizations	3	N/A
Unemployment Index	Medium	N/A






Variable	NSA Value	City Value
Social		
Percent of Persons over Age 64	5.0%	8.7%
Average Kindergarten Score	2.7	2.8
Dropout Rate	2.6%	5.1%
Percent of Children Scoring at or above Grade Level	38.9%	55.2%
Percent of Births to Adolescents	10.5%	6.6%
Youth Opportunity Index	High	N/A
Crime		
Violent Crime Rate	1.3	1.0
Juvenile Arrest Rate	0.6	1.0
Property Crime Rate	1.3	1.0
Crime Hot Spots	0	N/A
Physical		
Appearance Index	0.12	.14
Percent Substandard Housing	2.1%	0.7%
Percent Homeowners	33.3%	55.4%
Projected Infrastructure Improvement Costs	\$0	N/A
Percent of Persons with Access to Public Transportation	100.0%	55.6%
Percent of Persons with Access to Basic Retail	29.4%	19.0%
Pedestrian Friendliness Index	Medium	Low
Economic		
Percent of Persons Receiving Food Stamps	9.8%	8.9%
Income Growth	0.1%	1.2%



Percent Change in House Value	20.9%	4.7%
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Trend Legend

	Trending Up
	Trending Down
	No Change

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