



MEMORANDUM

TO: Michael Cataldo, Planning
FROM: Zelleka Biermann, Housing Services Supervisor
DATE: November 6, 2009
RE: Rezoning Petition #2010-009

Date Filed: 10-29-09

Property Owner: St. Paul Baptist Church

Owner's Address: 1401 Allen Street, Charlotte, NC 28205

Tax Parcel Number(s): Various (7.09) acres

Location of Property: 1401 Allen Street

Proposed Use: R5+ o-2(CD) to MUDD (o) for Housing, Residential, Daycare, Adult Care + Retail/office

Neighborhood & Business Services Housing Locational Policy Review:

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

- The NSA's median income is lower than 60% of AMI;
- The homeownership rate is lower than 50%;
- Assisted housing units are more than 10% of the total units, McAden Park and Seigle 60 with 60 units are within ½ mile

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 51 (Belmont)