



## MEMORANDUM

**TO:** Michael Cataldo, Planning  
**FROM:** Zelleka Biermann, Housing Services Supervisor  
**DATE:** January 19, 2010  
**RE:** Rezoning Petition #2010-022

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**Date Filed:** 12-28-09

**Property Owner:** Housing Authority of the City of Charlotte

**Owner's Address:** 1301 South Boulevard, Charlotte, NC 28203

**Tax Parcel Number(s):** 123-021-02 and 123-021-03

**Location of Property:** 1301 South Boulevard, Charlotte, NC 28203

**Proposed Use:** TOD-MO & TOD-RO from TOD-M (CD) & R-22 MF

**Neighborhood & Business Services Housing Locational Policy Review:**

Re-development of Strawn Building and Special Needs Housing will be exempt from HLP. The remaining site for new residential development, based on Housing Locational Policy (HLP) parcels are located in Prohibited Area because:

- The Homeownership rate is lower than 50%;
- Transit Station area policy will also apply if housing is placed within the transit station area buffer. Parcel number 1202103 is in transit station area and parcel number 1202102 is partially in but more than 50% within the transit buffer. The transit policy could be applied to both properties as far as their centroids are within the ¼ mile buffer of transit stops.

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 66 (Dilworth)