COMMUNITY MEETING REPORT
Petitioner: Mosaic Development Group, Inc.
Rezoning Petition No. 2017-024

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on Friday, December 30, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, January 10, 2017 at 6:30pm at The Johnston YMCA, The Hut, The Hut, 3025 N Davidson St, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by:
Mosaic Development Group, Inc.:
Kathy Stilwell, Executive Director
Jimmy Royster, Project Manager
Draper Carlile, Development Associate
Cole, Jenest & Stone, P.A.:
Jacob Bachman

SUMMARY OF PRESENTATION/DISCUSSION:

Introduction and Welcome:
Kathy Stilwell introduced herself and welcomed everyone to the meeting and thanked them for coming. Purpose of the meeting is to open a dialogue with the neighborhood in regard to the rezoning of vacant land on Bingham Drive, rezoning petition 2017-024. We are here to answer your questions and to give the community an opportunity to express your thoughts and to make suggestions. We ask that you give us an opportunity to share our information with you, and we will give you an opportunity to ask questions and offer comments at specified times during the presentation.

The information we are sharing with you today is preliminary and may change slightly as we respond to the Charlotte plan review comments and the community comments this evening. A one page Factsheet was provided to all attendees and is attached hereto as Exhibit D.

Kathy provided an overview of Mosaic Development Group:

- Mosaic is a Charlotte-based nonprofit providing affordable housing and housing related services since 1966. We work statewide but Charlotte is home. We are committed to create

strong vibrant communities for 50 years. Current portfolio of North Carolina properties developed and operated by Mosaic includes about 1000 units on the ground or in development. We are currently preparing to start construction in the spring on 82 senior units at Beatties Ford Road and Sunset.

- Willow Pond in Mocksville was shown as an example of a recent property that will be very similar in scope/design. This project was awarded project of the year by NCHFA.
- Cherry Gardens is a Charlotte property of ours located at 506 Avant Street which includes 42 senior units in a three story building. Attendees were encouraged to drive by the property
- Attendees were also encouraged to visit our website to see our other services, existing properties and to view a video about our 50 Years of Service.
- Introduced Jimmy Royster – Project Manager who will be the primary point of contact for residents who have questions about the proposed project. Draper Carlile – Development Associate works closely with Jimmy.

Kathy gave a brief explanation of our relationship with Habitat who is the current owner of the property. We share a common mission and belief with Habitat for Humanity that providing high quality housing at a fair price can positively change lives and improve communities. Habitat originally intended to build townhomes on this site but infrastructure costs of the site made it financially unfeasible for them to proceed. We are cooperating with Habitat to find a way to complete the goal of providing high quality housing options at this site. Charlotte has a significant need for senior independent living apartments. The site plan shows 5 townhomes which could be a future development phase by Habitat or Mosaic– but there are no immediate plans to develop the townhome units.

Kathy turned the presentation over to Jimmy and Draper for more in-depth information about the site, design, schedule, resident requirements. We will give folks the opportunity to ask questions during certain times in the presentation.

Jimmy provided general info on the property and proposed project:

- 120 Bingham Drive located near the corner of Bingham and Tryon. The property is a 3.6 acre site owned by Habitat for Humanity of Charlotte. Sugar Creek, Tryon, Eastway, and the rail line create a boundary. The area was originally platted many years ago as Bingham Park and that is the proposed name for the property. The area has attractive mix of well-maintained single family homes with commercial properties along Tryon and Eastway. Located less than a mile from the Sugar Creek and Old Concord light rail stations.

- *Bingham Park*: 60 high-quality affordable apartments for independent seniors 55+ years (1 and 2 bedroom units) – mix likely to be 43 one-bed and 17 two-bedroom units. It is a single congregate apartment building, three stories (height of the building less than 50 feet). Over $8 million dollar investment in the community. The site will have professional On-site management and maintenance. Amenities will include elevator, multipurpose room, library, exercise room, computer center, laundry, covered drop-off, etc.

- Bingham Park is NOT assisted living, and is NOT public housing – all residents live independently and pay set rent. We are NOT an out of state developer/owner that you will never see again. Mosaic is committed to the community and the surrounding neighborhood for the long term. We do not develop and then sell our properties – we stay in for the long term. It is in our best interest to make sure that the property is well designed, well built, well maintained and the residents take pride and care of their homes.

- Proposed future phase may include 5 townhome-style residences for sale at north end of site (not age restricted). No immediate plans or timeline. Design would mirror the apartments. If Habitat should decide not to pursue the townhomes Mosaic would retain the right to build them. Anticipate the target market would likely be young professionals or active adults. Again, no immediate plans for when the townhomes might start.

- Mosaic selected this location for senior housing as it provides excellent proximity to shopping, amenities and services utilized by seniors – particularly transit options. It is important for seniors to remain connected so they remain active community members. Close proximity to the light rail ¾ of mile to the Old Concord station and 1 mile to the Sugar Creek station. Route 11 bus stop along North Tryon is less than a quarter mile from the site and provides quick access to the rail stations.

- Mosaic retains control during development and retains controlling ownership interest after construction – we are local. We are not going to build it and then disappear. Our lenders/investors maintain high level of oversight for 15-30 years (public/private partnership) including the North Carolina Housing Finance Agency, a private investor (usually a major bank such as BB&T, Bank of America, or Wells Fargo), and private lenders. We hire top notch professionals including Tise-Kiester Architects and engineering services by ColeJenest & Stone with Jacob Bachman in attendance today. Professional third- party property management, Excel Property Management.

Jimmy used a series of display boards to present the site plan, building elevations and project details:

- Site plan: 3.6 acres
- Apartments/Townhome/road/parking orientation was discussed.
- As many of the existing trees as possible will be kept as a tree preserve including along the creek which will not be cleared. Also landscape buffers shown on the site plan were highlighted.
- The homes south of the proposed building on Curtiswood are screened from the building by the tree preserve/stream area.
- A cross section of the relationship of the building to neighboring properties on Curtiswood was shown: The building has significant setback from the homes on Curtiswood approximately 190 feet to 250 from the homes. The building is approximately 120 feet from the rear property line that touches the Phil Jackson's Used Cars and Garages, Inc. property and the plans submitted with the rezoning application call for a 15 foot planted landscape buffer in this area.

- Driveway and the 5 townhomes orientated similarly as what previous rezoning
- Storm water management – this is a sand filter (designed to hold water for no more than 72 hours)
- Planning Departments often like to see multifamily buildings like ours act as a buffer between commercial uses like what we have on North Tryon and single family neighborhoods. Provide a visual and sound break from the commercial corridor
- This project will be a $8 million dollar investment in the community
- Mosaic develops and owns each project, so it important to us that the building is properly maintained and contributes to the appeal of the neighborhood
- Exterior finishes (highlight renderings/elevations): 3 Story building - Attractive mix of brick and cementitious siding, the main view folks will see from Bingham Drive will be an attractive octogan-esque shaped seating area, variety of materials and colors – going for natural look to complement the wooded character of the neighborhood, landscaping will be a variety of trees, shrubs and planting beds
- Interior features: 1 bedroom units around 715 sqft, 2-bedroom units around 900 sqft. They are apartments so each unit has its own kitchen, bedroom, and bathroom; all units include grab bars, emergency call systems along with the building having 6 fully handicap units so seniors can age in place.
- Community space amenities include multipurpose room, library, exercise room, computer center, laundry room, covered drop-off, key-pad entry for security

Draper provided an overview of who would be living at the property and overall management procedures:

- Statistically speaking based upon a recent survey of our residents from our portfolio of 12 senior properties with 524 units:
    - Average age of our residents is 71
    - 80% women and 20% men
    - 54% of our residents live alone
    - 61% of our residents have a vehicle
- Age restrictions overview per federal regulations for senior housing
    - The note on the rezoning plans that specifies the particulars of the age requirements was pointed out to attendees and discussed
- Tenants must meet age and income restrictions
- Our residents pay fixed rent.
- Max income for residents capped at 60% of AMI, which currently in Mecklenburg County is $32,160 for a two person household and just over $28,140 for a single resident
- Proposed rent ranges (subject to minor changes based on market demand and final financing requirements): 1 Bedroom: $314 - $625/month, 2 Bedroom: $378 - $710/month
- Thorough background and credit checks on all applicants. Every effort is made to select program-qualified residents of the highest caliber to promote a harmonious community, i.e.: Pay rent timely, take care and pride in their property/unit, and are good neighbors. Every applicant is screened for criminal history; we screen our prospective residents on a *case by*

case basis to the strictest standards allowed by law. Likewise, credit check is run on every applicant and poor credit can keep applicants out on a case by case basis

- Prior evictions are reviewed seriously and can preclude an applicant from acceptance
- Prior Landlords are consulted about the timeliness of an applicant's rent payments, care of unit/property, and the quality of neighbors they were
- Applicant income/assets are confirmed as part of the vetting process. Current residences must recertify each year that they remain income eligible to live in the property
- Residents will be evicted for good cause, i.e.: Breach of contract/lease or rent related default, Poor housekeeping/damages to premises, Unauthorized guests
- Summary of Occupancy Information:
    - In all instances, screening follows fair housing guidelines
    - Minimum age and 60% AMI Maximum Income restrictions are mandated by funding for 30 years
    - A small number of units will be set aside for persons with disabilities
    - Housing options for seniors are lacking; there is an even greater need as the baby boomers are retiring

Draper pointed out reasons why Bingham Park would make a good neighbor:

- The current owner has already zoned the site for residential use – only modifying current zoning CONDITIONS to allow for apartments/increase density. The current zoning is (UR-2 CD) and the rezoning classification we are pursuing is for UR-2 (CD) SPA, 5 year vested.
- Less Traffic: senior multifamily housing create significantly less car trips than family residential, commercial or industrial buildings
- The building provides a **buffer** for single family: multifamily uses often serve as the buffer between single family and commercial properties & seniors create a quieter environment
- The proposed rezoning is still a residential use and provides diversity of housing stock so seniors have a range of housing options in this part of Charlotte while being close to transit
- Open Space: the design of the building allows the site to retain significant amounts of open space, specifically tree buffers will be preserved between the neighborhood and the building on the south side of the site
- Experienced local developer with proven track record that will remain committed to the upkeep of the property
- Well-designed building that will remain well maintained and an attractive feature of the neighborhood
- Property will be overseen and leased by a professional 3rd party management company (Excel Property Management)
- Committed to creating local jobs and hiring local subcontractors

Draper reviewed the proposed development schedule:

- Very beginning of the planning process. First step is rezoning followed by securing financing. If able to secure financing we would expect to start construction around spring 2018 (next year). Construction typically takes about 12 months depending on weather. Anticipated opening date would be Spring/Summer 2019

- Rezoning hearings schedule to take place at the Charlotte Government Center - 600 E 4th St, Charlotte, NC 28202:
    - Public Hearing: Monday, February 20 (Jacob pointed out that the public hearing is the opportunity for residents to speak to Council about the project)
    - Zoning Committee: Wednesday, March 1
    - City Council: Monday, March 20

Attendee questions and responses:

1. **A representative for neighboring property owner Phil Jackson Used Cars and Garage asked, "What is the distance between the apartment building to the rear property line that touches their property and how wide is the planting buffer and will existing trees be saved?"** The building is approximately 134 feet from the property line. The plans submitted for rezoning shows a 10 foot buffer with 10 foot+ evergreens. Every reasonable effort will be made to retain existing trees – this is typically easier to do along the edges of the property. **The representative from Phil Jackson responded that the apartment building was significantly further from the Phil Jackson property line than what Habitat had previously proposed and thought that the additional distance was a positive improvement over the previous site plan. The representative expressed that the landscape buffer between the properties would be important and would like to see the old trees saved if possible.**

2. **Explain the storm water pond – is that a pond that will hold water and create a mosquito issue which is already a problem along the creek?** Jacob from Cole Jenest and Stone indicated that the storm water management system is a sand filter designed to clean the runoff not to retain. This system is likely to be designed to remain dry except during rain events – when it would retain water for no more than 72 hours.

3. **Are there any plans to include a Greenway along the creek?** This is not part of our plans, but we are amenable to providing an easement to the city/county if this location would serve for that purpose. We have done this at other projects.

4. **Would there be jobs for local businesses?** We take local and minority hiring very seriously and would make all reasonable efforts to hire local firms and residents. At our Cherry Gardens project in Charlotte we did very well at hiring local subcontractors and exceeded our target goals.

5. **Has this been presented to community leaders at sessions like the Tuesday Morning Breakfast meeting?** Jimmy indicated that we had been unsuccessful in identifying any active neighborhood organizations specific to this particular neighborhood or determining who would be a good contact to engage the neighborhood. Invites for tonight's event were sent to several surrounding neighborhood groups based on the information provided by The Planning Department. Information on potential individuals or groups that we should contact would be greatly appreciated. Jimmy provided his card to all attendees and asked that they share any information available. Jimmy offered to meet with attendees and other

neighborhood members that wished to have coffee or just talk about the proposed projects. We are open and available for dialogue and input.

6. **Will it stay affordable or will you just build it and then flip it to luxury later.** The senior restrictions and income restrictions are baked into the deal in the zoning and/or the financing. The financing for the project requires that it remain affordable for a minimum of 30 years. As a local non-profit it is our mission to provide affordable housing for the long term. We retain ownership of our properties with the intent to maintain affordability.

7. **The neighborhood currently lacks sidewalks and walking and biking connectivity to Tryon and the future rail stations. Can this project help get our community sidewalks or a greenway?** We will be adding sidewalk along our frontage to Bingham as shown in the rezoning plan. We would like to see sidewalks connect to N. Tryon but are unable demand sidewalk development on parcels we do not control. We will take the neighborhood's feedback regarding wanting to see the City provide additional sidewalks and a greenway and begin a dialogue to investigate opportunities for City/local investment in these types of improvements. As discussed earlier we are open to providing a greenway easement along our section of the creek if the City and neighborhood are interested in pursuing that option.

8. **It looks like a long way for seniors to walk from the parking lot to their front door?** For security, there is a primary entrance with covered drop off located in the parking lot area. Each unit gains access from the interior corridor – units do not have doors to the exterior. There will be a number of other entry/exit points but the primary entry is at the parking lot.

9. **Will there be a courtyard seating area like I saw on your website?** Yes a covered patio is on the backside of the building where the two building wings meet facing the creek.

10. **You will own the creek, how will you keep it clean?** It is a requirement of our zoning that we maintain the creek. Onsite maintenance and land scape crews will see to it. We would anticipate that any illegal dumping would be reduced once the facility is developed as there will be eyes on the creek. In our experience seniors will keep an eagle eye on the property and report any unusual activity. We also have a full time Asset Manager that oversees the management company. She is on site frequently and is hardnosed about ensuring that things are operating smoothly and that the property is being properly maintained.

11. **For any future meetings can you provide the graphics in the handouts so we can easily share with seniors who will not go online to view the information?** Yes we can do that.

12. **It looks like you are asking for the same zoning classification as what Habitat already has so I am unclear on why you have to rezone.** The classification is the same, but the original zoning was conditional so the only thing that could be built was the Habitat plan. Similarly if we are successful this project is the only thing that can be developed on the property without a similar rezoning process. Please refer to the notes on our rezoning

drawings which provide explicit details on what we are planning. For any rezoning you should always read what is on the plans.

13. **Do you own the property or what will happen if you don't get rezoned.** We don't own the property but we will have an option to purchase the property from Habitat conditional upon the rezoning. If we are unsuccessful then we could revamp our plan and try again or we would abandon the project.

14. **Do you think you have the votes you need for the rezoning?** I hesitate to speculate as it is truly up to council members to make their individual determinations. I will say that affordable housing is a hot topic for the city at this time with a goal of 5000 units in 3 years. We are an experienced developer with a good track record in the state and in the City.

15. **It seems like a good project but is there any way to reduce the number of units proposed? Or is this what you need to make it work financially?** This is an expensive property to develop due to the City desire for a public road. For multifamily developments this is very small – a typical market rate development would be 200-300 units. Our most recently funded project in Charlotte is 82 senior units on a similar sized parcel. We would like to have more units – but 60 will work. Any fewer and it becomes more difficult to properly maintain the property which is not good for the residents, the neighborhood or us as the owner. Many developers will present a highly objectionable plan with the intent to negotiate down to the what they really wanted all along. We are not doing that. This is what we want and need to do to be successful for the long term.

16. **You understand that the neighborhood fought Habitat pretty hard and if it was up to me I'd like for it to remain undeveloped trees?** Certainly we understand that, most people would prefer their neighbor to be trees. The reality is that the land is likely to be developed in some form or fashion. The question we ask is what do you want as your neighbor? Do you want senior housing or would you prefer high density market rate multifamily with increased traffic/parking? Do you want a local developer or an out of town/state developer? Do you want office or commercial use with increased traffic and noise? This project as senior housing provides a reasonable transition from the existing commercial to the existing single family residential. It provides an opportunity for seniors to be active and involved in the community with limited traffic and noise concerns. As a local developer we are here to oversee the property and respond to community concerns.

The Community Meeting then adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:

None at this time.

Respectfully submitted, this 17th day of January, 2017.

Mosaic Development Group, Inc., the Petitioner

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit A (page 1 of 2)
Rezoning Petion 2017-024

Salutation	Last Name Owner	First Name Owner	Coowner First	Coowner Last	Coowner s	Address	Apt/Suite	City	State	Zip
MR.	AKINS	JERRY LEWIS				3000 JAMES RD		CHARLOTTE	NC	28215
MR.	AVANT	RAYMOND	VELDA U	AVANT	Ms.	4924 CURTISWOOD DR		CHARLOTTE	NC	28213
MS.	AVANT	VELDA U	c/o MR. DON	AVANT		10721 ROBERT BOST RD		MIDLAND	NC	28107
MS.	AVANT	VELDA U	c/o MR. DON	AVANT		10721 ROBERT BOST RD		MIDLAND	NC	28107
MS.	CARSON	THOMAS B				4902 CURTISWOOD DR		CHARLOTTE	NC	28213
MS.	COLLINS	MAURICE D				4910 CURTISWOOD DR		CHARLOTTE	NC	28213
MS.	CRAIG	ERNEST H	SHIRLEY F	CRAIG	Ms.	5021 CURTISWOOD DR		CHARLOTTE	NC	28213
MS.	CRUMP	LARRY E	JANICE K	CRUMP	Ms.	5015 CURTISWOOD DR		CHARLOTTE	NC	28213
	ELITE HOSIERY MILLS INC					5005 EDWARD ST		CHARLOTTE	NC	28213
MS.	FURR	MARGARET W				5001 CURTISWOOD DR		CHARLOTTE	NC	28213
MS.	FURR	MARGARET W				5007 CURTISWOOD DR		CHARLOTTE	NC	28213
	HABITAT FOR HUMANITY OF	CHARLOTTE INC				PO BOX 220287		CHARLOTTE	NC	28222
	PHIL JACKSON'S	USED CARS & GARAGE INC				4826 N TRYON ST		CHARLOTTE	NC	28213
MR.	KIM	EUGENE				4428 GLEN HAVEN DR		CONCORD	NC	28027
MR.	MARTINEZ	RAUL	SANDRA	MARTINEZ	MS.	4925 CURTISWOOD DR		CHARLOTTE	NC	28213
MR.	MCAULAY	ERIC				10020 SPRING PARK DR		CHARLOTTE	NC	28269
MR.	MCCOWN	THEADO R JR	RHONDA O	MCCOWN	MS.	4930 CURTISWOOD DR		CHARLOTTE	NC	28213
	MNSF T2 SPE LLC					4064 COLONY RD STE 340		CHARLOTTE	NC	28211
	NATIONAL RETAIL PROPERTIES LP					450 SOUTH ORANGE AVE #900		ORLANDO	FL	32801
	PANDORIA	MANOJKUMAR C				14930 BALLANTYNE VILLAGE WAY		CHARLOTTE	NC	28277
	PEP BOYS CHARLOTTE			c/o R/E TAX SERVICES		3111 W ALLEGHENY AVE		PHILADELPHIA	PA	19132
	PS NC III LP					701 WESTERN AVE		GLENDALE	CA	91201
MR.	REA	JAMES G				1786 GREY ROCK DR		FT MILL	SC	29708
MR.	RMAH	YUL	LANG H	ROMAH	MS.	4927 CURTISWOOD DR		CHARLOTTE	NC	28213
MR.	ROBINSON	GEORGIE				5016 CURTISWOOD DR		CHARLOTTE	NC	28216
MS.	SCHEFFLER	SUSAN	THE	SCHEFFLER LIVING TRUST		7807 IRWIN RD		CHARLOTTE	NC	28215
MS.	STITT	BELINDA L				4906 CURTISWOOD DR		CHARLOTTE	NC	28213
	TAH HOLDING LP					PO BOX 480220		CHARLOTTE	NC	28269
	THE UNIVERSAL CHURCH INC			c/o REGINA DASILVA		247 WALNUT ST		NEWARK	NJ	07105
	THE UNIVERSAL CHURCH INC			c/o REGINA DASILVA		247 WALNUT ST		NEWARK	NJ	07105
	WINFIELD CO INC					9900 LAMPKIN WAY		CHARLOTTE	NC	28269
	WINFIELD CO INC					9900 LAMPKIN WAY		CHARLOTTE	NC	28269
MR.	AMMONS	KEVIN		COLEJENEST & STONE		200 SOUTH TRYON ST	SUITE 1400	CHARLOTTE	NC	28202
MR.	ROYSTER	JIMMY		MOSAIC DEVELOPMENT GROUP		4600 PARK RD	SUITE 390	CHARLOTTE	NC	28209

Exhibit A (page 2 of 2)

Rezoning Petition Number 2017-024

Pet_No	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip
2017-024	April	Benson	My Choice Planning	1845 Academy Street	Charlotte	NC	28205
2017-024	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
2017-024	Howard	Carmichael	Highland Trace Neighborhood	4829 Banfshire Road	Charlotte	NC	28215
2017-024	Jeff	Beacham	Citi Side HOA	4705 Eaves Lane	Charlotte	NC	28215
2017-024	Jeff	Hopkins	Hidden Valley CA	229 Austin Drive	Charlotte	NC	28213
2017-024	John	Wall	Hidden Valley CA	5017 Springview Road	Charlotte	NC	28213
2017-024	Linda	Butler	Hidden Valley HOA	5209 Springview Road	Charlotte	NC	28213
2017-024	Willie	Caldwell	Highland Trace Neighborhood	901 Highland Mist Lane	Charlotte	NC	28215

Exhibit B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Mosaic Development Group, Inc. to rezone approximately 3.68+/- acres located at 120 Bingham Drive, Charlotte, NC 28213 to allow the development of sixty (60) one and two bedroom apartments for senior citizens in a single congregate building and five (5) townhomes.

Date and Time of Meeting: Tuesday, January 10, 2017 at 6:30pm

Place of Meeting: Johnson YMCA, The Hut, 3025 N Davidson St, Charlotte, NC 28205 (The Hut is a separate, wooden building directly behind the YMCA on E 33rd Street. Parking is available in the main YMCA lot or in front of the Hut.)

Petitioner: Mosaic Development Group, Inc.

Petition No.: 2017-024

Mosaic Development Group, Inc. (the "Petitioner") has filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 3.68 acre site (please see the attached) from the UR-2 (CD) zoning district to the UR-2 (CD) S.P.A. zoning district. The purpose of the rezoning is to permit the development of 60 high-quality one and two bedroom apartments for seniors at or below 60% of area median income in addition to 5 townhomes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of a property that adjoins, is located across the street from, or is near the site.

Accordingly, the Petitioner hereby provides you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, January 10, 2017 at 6:00-7:30 pm at the Johnson YMCA. Light refreshments will be served. We look forward to sharing this rezoning proposal with you and answering any questions you may have with respect to our zoning petition.

In the meantime, should you have any questions or comments regarding this petition, please contact James Royster at (704) 342-3316.

cc: Ms. Patsy Kinsey, City Councilwoman District 1 (also via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 30, 2016

Exhibit C
Rezoning Petition 2017-024

NEIGHBORHOOD MEETING SIGN-IN SHEET
Bingham Drive Rezoning
Mosaic Development Group
Tuesday, January 10th, 2016 6:30-8:00pm

Please print clearly and fill out each box completely.

NAME	ADDRESS	PHONE NUMBER	EMAIL
Debbie Thomas	4826 N. Tryon St Charlotte	704-597-1323	jacksonautosales@carolina.rr.com
ZAC AVANT	4924 CURTISWOOD DR	704.574.3271	Zac@FATTMAGICWORKSHOP.com
April Berdsen	1845 Academy St.	704-605-8828	ajpartyplanning@yahoo.com

Exhibit D

MOSAIC
DEVELOPMENT GROUP

Mosaic Development Group –

- 50 year-old Charlotte-based non-profit housing developer with 1000 apartments in our current portfolio or in development

Community Needs -

- 1 in 3 households in Charlotte pay more than 30% of income on housing costs
- 34,000 affordable housing units needed in Charlotte
- Senior population anticipated to grow rapidly with about half expected to be below 60% AMI and in need of additional housing options

Proposed Bingham Park Senior Apartments -

- Sixty (60) units of high-quality affordable housing for seniors
- Federal Definition of Elderly for 55 years and older
- Current Resident income caps:
  - Single individuals – $28,140
  - Two-person household – $32,160
- Rents anticipated to range from:
  - $314 - $625 per month for a one-bedroom apartment
  - $378 - $710 per month for a two-bedroom apartment
- Thorough criminal background and credit checks are completed on all applicants
- Property to be professionally managed by Excel Property Management
- Site plan includes possible future phase of 5 townhomes (not age restricted)

Proposed Design -

- An investment of over $8 million in the community
- Exterior finishes comprised of natural colors to complement the wooded character of the neighborhood: brick and hardi-board cementitious siding
- As many trees as possible will be retained as a tree preserve

Mosaic is in the planning stages for these senior apartment homes; some elements of the proposed development may change based on funding requirements and the feedback provided in dialog with the City of Charlotte and the community.

4600 Park Rd, Suite 390 Charlotte, NC 28209
P 704/342-3316 admin@mosaicdevelopmentgroup.org
http://mosaicdevelopmentgroup.org/