

COMMUNITY MEETING REPORT
Petitioner: Housing Authority of the City of Charlotte, N.C.
Rezoning Petition No. 2019-058

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on May 23, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, June 4, 2019 at 6:30 PM at First Mount Calvary Baptist Church located at 209 West 28th Street in 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 B. The Petitioner's representatives at the Community Meeting were A. Fulton Meachem, Jr., Connie Staudinger and Twyla Taylor of the Petitioner, Jeff Orsborn of Osborn Engineering and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

A. Fulton Meachem, Jr. welcomed the attendees to the Community Meeting. Fulton Meachem stated that he is the CEO of the Housing Authority of the City of Charlotte, N.C., and this is the kick-off meeting for the renovation of a portion of Dillehay Apartments. Fulton Meachem thanked the Pastor for the use of the church facility for the meeting. Fulton Meachem stated that the Housing Authority is celebrating its 80th anniversary, and much has changed over the last 80 years.

When the Housing Authority was first created, it looked at housing people more than helping people move out of their current condition. The Housing Authority has moved to a model of not concentrating poverty. The Housing Authority is doing mixed-income housing now. The Housing Authority still supports those who we have historically helped, but we have mixed-income housing.

The redevelopment of Earl Village in First Ward is an example, as is the redevelopment of Boulevard Homes.

Everything will be mixed-income housing from this point forward, however, we will always serve families at thirty percent or below of the area median income. Those folks are our core group and they always will be. However, mixed-income housing makes our projects sustainable.

Connie Staudinger then addressed the meeting and introduced the rezoning team.

Connie Staudinger said that Dillehay Apartments were built in the early 1970s, and as we sit here tonight, Dillehay Apartments is outdated in appearance and in functionality. For example, the current floorplans do not allow for modern amenities such as dishwashers, washing machines and dryers and central air conditioning. The apartments are too small to remodel in an effective manner. The Housing Authority has a strong desire to provide updated facilities at this location. The Housing Authority has limited capital funds to modernize the existing apartments.

In the City's 2020 vision plan, Dillehay Apartments is located in an innovation corridor. The City intends to put economic development dollars into this area. We need to add apartments for workforce housing for people in this area.

There are currently thirty-six apartments in Dillehay Apartments on the east side of West 30th Street. We are calling Dillehay Apartments located on the east side West 30th Street Phase One. Thirty-three of these apartment units are currently vacant. We desire to build 140 new residential units in one four-story building in Phase 1. The current occupants in Phase 1 will be transferred to existing vacant units in Phase 2, which is located on the west side of West 30th Street. Families will have the opportunity to move back into Phase 1 once the new building is constructed.

Fulton Meachem stated that we need increased density at Dillehay Apartments in order to continue to make the apartments affordable. These apartments cannot be affordable without an increase in density.

An attendee stated that adding more rooftops in the area increases the chances of securing a grocery store for this area. Fulton Meachem stated that retail stores look for rooftops and disposable income.

Jeff Orsborn stated that he has a client that is a retail developer, and his client is pursuing a site in this area.

In response to a question, Fulton Meachem stated that they will not move families into an apartment that is not safe and sanitary. If the apartment has an issue, they need to talk about it. You need to make us aware of an issue and we will get back with you.

John Carmichael then addressed the meeting. He shared a slide that depicts the location of this 4.27 acre site that is the subject of this Rezoning Petition. He also shared aerial photographs of the site.

John Carmichael shared a slide that depicts the current zoning of the site and the surrounding parcels of land. John Carmichael stated that the site is currently zoned R-22MF which is a multi-family zoning district. The number 22 means that 22 units per acre can be developed on the site. Therefore, ninety-four apartment units could be developed on this site under its existing zoning. John Carmichael noted that multi-family zoning is located to west of the site, industrial zoning is located to the south and east of the site, and single-family residential zoning is located to the north of the site.

John Carmichael stated that pursuant to this Rezoning Petition, the Housing Authority is requesting that the site be rezoned from the R-22 MF zoning district to the UR-3 (CD) zoning district to accommodate the development of a single building on the site that would contain up to 140 multi-family dwelling units. One hundred percent of these dwelling units would be affordable to households that earn 30% to 80% of the area median income.

John Carmichael then shared the rezoning plan for the site. He stated that the site would be developed with one maximum four-story building that would contain up to 140 multi-family dwelling units. The building would have to be located in the gray building envelope, and parking could be located in the building envelope as well. Additionally, parking would be located around the building as well. A 16 foot wide landscape area would be located along the northern boundary line of the site adjacent to the existing single-family homes.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is scheduled to be held on Monday, July 15, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Public Hearing is held before City Council and the Zoning Committee. The Zoning Committee is essentially our planning board.

The Zoning Committee Work Session will be held on Tuesday, July 30, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. That meeting is a public meeting, but not a Public Hearing. Therefore, the public is welcome to attend this meeting, however, neither the public nor the Petitioner typically speak at this meeting. At this meeting, the Zoning Committee makes a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, September 16, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

It is possible that the Petitioner could ask City Council to render a decision on this rezoning request at a business meeting in August. At this time, we do not know whether that will occur.

Utilizing a slide, Connie Staudinger provided a schedule of events relating to the tax credit, funding and construction process. She stated that the Housing Authority hopes to have this new building fully occupied in December of 2022. The ability to develop this project is subject to the Housing Authority's receipt of all project funding. Connie Staudinger said that the four-story building would have an internal courtyard. At this point, they are studying the potential design of the building. She stated that it will be a large building and they want it to be attractive in terms of its design and to have attractive exterior building materials. The primary exterior building materials would be brick and hardi-plank.

Connie Staudinger stated that after they vacate the remaining three units on the site and transfer the families to other portions of Dillehay Apartments, they hope to demolish the existing buildings on the site so that the site will be in a safe condition. Connie Staudinger stated that they will start the process for Phase 2 while Phase 1 is being constructed.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as their comments and concerns that were expressed in the meeting.

- An individual asked if the name of the development would be changed, and Fulton Meachem stated that the name of the development would be changed. He stated that he would love to have community input on a new name.
- Connie Staudinger stated that if you advise her when community meetings in this area are being held, she would be happy to come to those meetings and provide updates on this project. Fulton Meachem stated that they will schedule additional meetings with the residents of Dillehay Apartments regarding this project.

- In response to a question, Fulton Meachem stated that the remaining families located on Phase 1 will be relocated to Phase 2, and they will have an opportunity to move back to the new Phase 1 building when construction has been completed. They need to figure out the exact process for doing so. After the Phase 1 units have been completed, the Housing Authority hopes to move forward on the redevelopment of Phase 2. Fulton Meachem stated that they would do their best not to relocate families off-site. We will work with every family.

- In response to a question, Fulton Meachem stated that senior citizens will live in the new building on Phase 1. This will be not only a mixed-income building, but also a mixed-generation building. The building will not be specifically designated as a senior building, however. Connie Staudinger stated that the new building would be served by an elevator, and there would be accessible units.

- An area resident stated that the brick is caving in at her apartment, which is located in Phase 2. Fulton Meachem stated that we will need to fix and repair that item. Fulton Meachem stated that the apartment units in Phase 2 are over fifty years old, and these units will need some tender loving care.

Fulton Meachem stated that since it is exceedingly costly to make repairs to a Phase 2 apartment, we may ask you to relocate off-site with an option to come back. We have to make sure that our apartment units are safe and that you have a place to live. If an apartment unit is beyond repair, once again, we may get you to relocate off-site and you can move back at a later date.

- An attendee expressed other concerns regarding the condition of her apartment unit in Phase 2. Fulton Meachem stated that the issues being raised regarding apartments in Phase 2 are why we will be demolishing the apartment units in Phase 1 and building new units. At one time, we considered renovating the existing apartments in Dillehay, but such renovations simply cannot be done.

- A discussion ensued regarding the potential relocation of families and the potential of those families moving back to the site at a later date.

- In response to a question as to how far the Housing Authority is in the design phase for the new building in Phase 1, Connie Staudinger stated that they are still working on the design. As we progress further into the design phase, we will come back and meet with the community. Fulton Meachem reiterated that density must be increased to preserve the affordability of the apartment units.

- A question was raised about the voucher process, and a discussion then ensued regarding the voucher process.

- A discussion took place regarding whether a tenant in Phase 1 or Phase 2 of Dillehay Apartments must be working in order to reside in Phase 1 or Phase 2. In connection with this discussion, Fulton Meachem stated that the goal of the Housing Authority is to help its tenants move forward and to progress. The desire is to help people be able to move out into the community. The Housing Authority wants to work to help its tenants become financially stable.

- An attendee who owns property located off of 32nd Street stated that this looks like a wonderful program and that the Housing Authority has done a fine job. He stated that he is pleased with what he has heard tonight.

- Fulton Meachem stated that the mandatory work requirement is already in place at Dillehay Apartments.

- A discussion took place regarding improvements to North Tryon Street.
- In response to a question regarding amenities in Phase 1, Connie Staudinger stated that there would be a laundry room, a leasing office, community meeting spaces, a fitness room, a playground and tot lot, covered outdoor seating areas and a security camera system.
- In response to a question, Fulton Meachem stated that Phase 2 has not been designed. However, there will be more verticality and more density so that the apartments can remain affordable. Connie Staudinger added that the design of Phase 2 will be driven by the market.
- Fulton Meachem stated that he would like to see people at the Public Hearing supporting this rezoning.

Fulton Meachem thanked the attendees for attending the meeting, and the meeting was adjourned.

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 10th day of June, 2019.

Housing Authority of the City of Charlotte, N.C., Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-058	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-058	07907601	CAROLINA BLUE SKY PROPERTY LLC				2017 THOMAS AVE		CHARLOTTE	NC	28205
2019-058	07907602	PHARR	JEFFREY			419 NORRIS AVE		CHARLOTTE	NC	28206
2019-058	07908101	CITY OF CHARLOTTE HOUSING AUTHORITY				PO BOX 36795		CHARLOTTE	NC	28202
2019-058	07908102	BROWN	CHARLES EDWARD	LINDA C	BROWN	401 NORRIS AVE		CHARLOTTE	NC	28206
2019-058	07908103	COOPER	RUBY C			317 SYLVANIA AVE		CHARLOTTE	NC	28206
2019-058	07908104	DOMICILIUM WAREHOUSING LLC				PO BOX 49422		CHARLOTTE	NC	28277
2019-058	07908611	EL-ASMIR	JAMAL		FUAD EL-ASMIR	5205 BIRCHSTONE		BELMONT	NC	28012
2019-058	07908612	BEDWAN	ZUHAIR	YASMIN	BEDWAN	217 W 30TH ST		CHARLOTTE	NC	28206
2019-058	07908613	CITY OF CHARLOTTE HOUSING AUTHORITY				PO BOX 36795		CHARLOTTE	NC	28202
2019-058	08501401	CITY OF CHARLOTTE HOUSING AUTHORITY				PO BOX 36795		CHARLOTTE	NC	28202
2019-058	08501402	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2019-058	08501404	SARLES	ROBIN J			PO BOX 681390		CHARLOTTE	NC	28216
2019-058	08501405	PACE	JERRY L		BARBARA ANNETTE	7215 CANTERWAY DR		CHARLOTTE	NC	28227
2019-058	08501425	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-058	08501426	KELLY	MICHAEL L	SYLVIA S	KELLY	6411 DALE AVE		CHARLOTTE	NC	28212
2019-058	08501433	KAM&L HOLDINGS LLC				207 W 31ST ST		CHARLOTTE	NC	28206
2019-058	08501606	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2019-058	08504517	SOK	PETER ITH	KIM SOENG NGEAR	SOK	2734 CATALINA AV		CHARLOTTE	NC	28206
2019-058	08504518	OPES LLC				1610 JAMESTON DR		CHARLOTTE	NC	28209
2019-058	08504519	MUELLER	STEVEN ANTHONY			2726 CATALINA AVE		CHARLOTTE	NC	28206
2019-058	08504520	HETRICK	RANDAL A	MARCELLA A	HETRICK	105 PIRATES COVE		MARATHON	FL	33050
2019-058	08504521	ZEBANE	FIREHIWOT	NEGUSSIE	DEBELA	2718 CATALINA AVE		CHARLOTTE	NC	28206
2019-058	08504522	UKLANSKI	FELIX VON	CANDIEE	LANGSTON	2712 CATALINA AVE		CHARLOTTE	NC	28206
2019-058	08504523	KLF LLC				415 CHURCH ST APT 211D		NASHVILLE	TN	37219
2019-058	08504524	TOBOLA	WAYNE	CHRISTOPHER	ISAACSON	3800 40TH WAY		SOUTH ST PETERSBURG	FL	33711
2019-058	08504610	WILLIAMS	RICHARD EARL			1401 WINSTON DR		CHARLOTTE	NC	28205
2019-058	08504611	DOMICILIUM WAREHOUSING LLC				PO BOX 49422		CHARLOTTE	NC	28277
2019-058	08504612	TARRY	CHALMES A JR	TONYA L	TARRY	832 DALE AVE		CHARLOTTE	NC	28216
2019-058	08504613	MANSA MUSA LLC				1101 SUNSET RD UNIT 680913		CHARLOTTE	NC	28216
2019-058	08504614	MARK WATSON REAL ESTATE INVESTMENTS LLC				9644 ALMA BLOUNT BLVD		CHARLOTTE	NC	28277
2019-058	08504615	MARK WATSON REAL ESTATE INVESTMENTS LLC				2731 CATALINA AVE		CHARLOTTE	NC	28206

EXHIBIT

tabbles

A-1

	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-058 ORGANIZATI	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2019-058 Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
			2313 Edison St				
2019-058 Druid Hills Neighborhood	Darryl R.	Gaston			Charlotte	NC	28206
2019-058 Druid Hills Neighborhood	Tammie	Gaston	825 McArthur Av		Charlotte	NC	28206
2019-058 Eastover Resident's Association	James	Hardy	825 McArthur Av		Charlotte	NC	28206
			2313 Edison St				
2019-058 Edison Street Block Association	Darryl R.	Gaston			Charlotte	NC	28206
2019-058 Eleanore Heights Community Association	Lois D.	Moore	2313 Edison St		Charlotte	NC	28206
2019-058 Ellington Park Home Owners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
2019-058 Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2019-058 Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2019-058 Highland Mill Montessori Parent-Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2019-058 Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2019-058 Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2019-058 NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2019-058 NoDa Neighborhood and Business Association	Jacob	Horr	3401 Benard Avenue		Charlotte	NC	28206
2019-058 NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2019-058 NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2019-058 NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2019-058 Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2019-058 Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2019-058 University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2019-058 Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2019-058 Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2019-058 Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2019-058** filed by Housing Authority of the City of Charlotte, N.C. to request the rezoning of an approximately 4.270 acre site located at the intersection of West 30th Street and Bellefonte Drive from the R-22 MF zoning district to the UR-3 (CD) zoning district

**Date and Time
of Meeting:** Tuesday, June 4, 2019 at 6:30 p.m.

Place of Meeting: First Mount Calvary Baptist Church
209 West 28th Street
Charlotte, NC 28206

We are assisting Housing Authority of the City of Charlotte, N.C. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 4.270 acre site located at the intersection of West 30th Street and Bellefonte Drive from the R-22 MF zoning district to the UR-3 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a single building on the site that would contain multi-family dwelling units, 100% of which would be affordable to households that earn 30% to 80% of the area median income.

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 Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

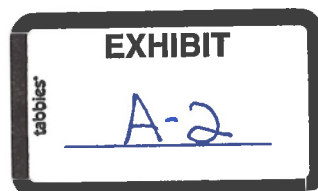
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, June 4, 2019 at 6:30 p.m. at First Mount Calvary Baptist Church located at 209 West 28th Street in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Larken Egleston, Charlotte City Council District 1 (via email)
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 23, 2019





Community Meeting Sign-in-Sheet

Housing Authority of the City of Charlotte, N.C., Petitioner -- Rezoning Petition No. 2019-058

First Mount Calvary Baptist Church
209 West 28th Street, Charlotte, NC 28206

Tuesday, June 4, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Jerry & Annette Pace	7215 Canterbury Dr. Charlotte 28227	204-545-8040	bapace@usa.net
2.	Virginia Page	1412 Oaklawn Ave	704 421-0132	page.vh56@gmail.com
3.	Joanta Bethoe	238 Keswick Ave Charlotte NC 28205	704-384-5177	BethoeJoanta@hotmail.com
4.	Melissa Gaston	1833 STROUD PARK CT	(704) 890-5017	Melkue3@yahoo.com
5.	Betty Alexander	908 Monet Ave	(704) 712-5318	betty5grands@yahoo
6.	Earl Chamblee	300 Red Roan Place Charlotte NC 28215	704-566-9324	echamb_28215@yahoo.com
7.	James Moore	2538 Cedarwild Rd, Charlotte, N.C. 28212	704-893-3111	Jmoore866@yahoo.com
8.	Samuel Moore Jr	204 Halton Crossing Dr SW Concord	704-836-8938	
9.	LaFarran Durman	4943 Park Road Charlotte, NC	980-999-3055	lafarrandurman@yahoo.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Rev. Kevin Griffin	16298 Lemmon Ave. Concord, NC 28027	706-836-4191	Kevinjgriffin77@yahoo.com
11.	John Mayfield	236A West 28th St. Charlotte, NC 28206	704-376-6965	jmayfield330@gmail.com
12.	Vivian Mayfield	236A West 28th St. Charlotte, NC 28206	704-376-6965	
13.	Jennifer Cromwell	2506-D N. Pine St. Charlotte, NC 28206	(252)820-5109	Nastasia200142@gmail.com
14.	Marge Lockhart	5436 Windy Valley Dr Charlotte, NC 28208	704 930-9371	
15.	Patricia Rigg	520 W 28th St Charlotte NC 28206	919-426-4276	patricia.rigg@gmail.com
16.	Shirley Carter	4100 Zipperapple. Char. NC 28215	704-537-4613	henrycarter430@yahoo.com
17.	Henry Carter	" "	" "	" "
18.	Karen Robinson	236 W 28th St Apt A		
19.	Crystal Alexander	242-C W. 28th Street	980-465-3087	
20.	Shaketha Wingate	236 W 28th St. Apt. B	980-273-5740	
21.	Mary Chambers	238 W. 28th St Apt C	704 957-4494	Tonidumbers812012@gmail.com
22.	Sylvia C. McManis	1006 Yuma Street	704 597-8165	georgemmanis@bellsouth.net

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
23.	Lucille Taylor	2710 Dogwood Ave. 28206	704-376-3439	Punch16t1@gmail.com
24.	Christie Howie	2320 Heather Glen Lane	980-427-7426	Kristin010905@hotmail.com
25.	Clara Whitener	6807 Wandering Creek	704-904-4048	Kees9520@yahoo.com
26.	Bonnie Loyd	Char. NC 28269 4721 Victory Ln	704-347-1180	BonnieLoyd65@gmail.com
27.	Turner Moore	1801 Copperplate Rd Charlotte, NC 28262	704-763-8503	mooretu40@yahoo.com
28.	Mary Ann Yount	28th St.	704/277-4752	MARYA Yount7642@gmail.com
29.	Jeff Pharr	419 Norris Ave	704-453-7451	Pharrman2@gmail.com
30.	Barbara Queen	2721 Dogwood Ave.	704-502-7058	Barbieque2721@yahoo.com
31.	Gwendolyn Leake	2820 Bancroft St	704-375-8073	
32.	Elaine McClurkin	2816 Bancroft St.	704-342-1345	
33.	Joyceelyn Burke	2815 Dogwood Ave	704-315-3231	burkejoyceelyn2@gmail.com
34.	Annie Bealger	2909 Spruce St	980-272-6667	Annieb945@hotmail.com
35.	Darryl R. Gaston	2313 Edison St CLT NC 28206	704-299-7352	DRGastonConsulting@gmail.com

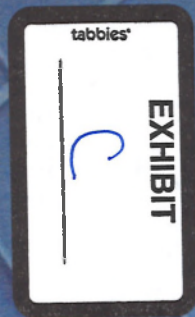
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
36.	Cheryl Campbell	CHA		
37.	Angela Ambrose	1933 Pegrum St	(704) 713-1975	angela@currentstateadvisors.com
38.	India Solomon	233 Sylvania Ave., A	803-553-2179	india.d.solomon@gmail.com
39.	Vincent Durman II		980-3496992	v.durman@kw.com
40.	Daniel Lee	1115 White Plain Rd	704-806-2990	DANIELLEE12321@GTT.NET
41.	MARY ERVIN	523 W. 28th St Char NC 28206	704-641 2823	dupree.MONICA@ymail.com
42.	Monica Dupree	3514 Fern Moss Ct Char NC 28269	704-6415184	dupree.Monica@ymail.com
43.	Crystal Davis	2601 Bellefonte Dr Apt B	980-267- 7705	davisetecor davis64eleanor@gmail.com
44.				
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47.				
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Rezoning Petition No. 2019-058

Housing Authority of the City of Charlotte, NC,
Petitioner

Community Meeting

June 4, 2019



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Welcome and Introduction of Team Members, A. Fulton Meachem, Jr., CHA/HDP President and CEO
- II. Why are we here/The New Vision/Phasing Plan
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Site Plan and Proposed Buildings
- V. Current Schedule
- VI. Question, Answer and Comment Session

Introduction of Team Members

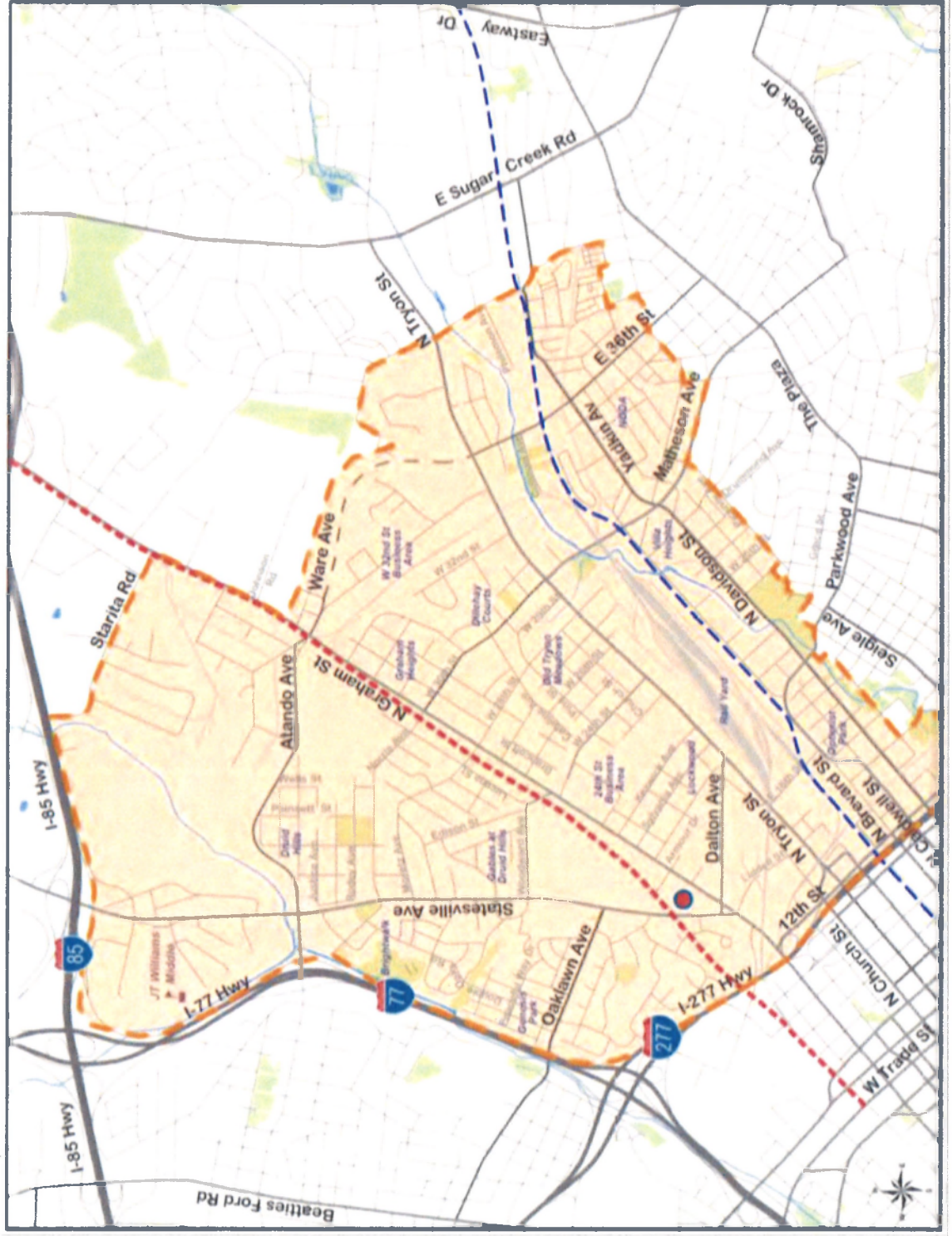
- A. Fulton Meachem, Jr., Charlotte Housing Authority
- Connie Staudinger, Horizon Development Properties
- Twyla Taylor, Horizon Development Properties
- Jeff Orsborn, Orsborn Engineering
- John Carmichael, Robinson, Bradshaw & Hinson

Why are we here?

- Built in the early-1970s
- Outdated in appearance and functionality
- Current floor plans do not allow for modern amenities (i.e., dishwashers, washer/dryers, central HVAC)
- Limited capital funds to modernize



Why are we here?



THE NEW VISION

- To develop in multiple separate and distinct phases
- Add workforce units for workers coming into new jobs created
- Phase 1: 36 units on a 4.34-acre parcel
- 140 new residential units in one 4-story building
- Occupants to transfer to vacant units on Phase 2
- Future Phases: To be based on absorption of Phase 1

PHASING PLAN



Site – 4.270 Acres



Site – 4.270 Acres



Site – 4.270 Acres



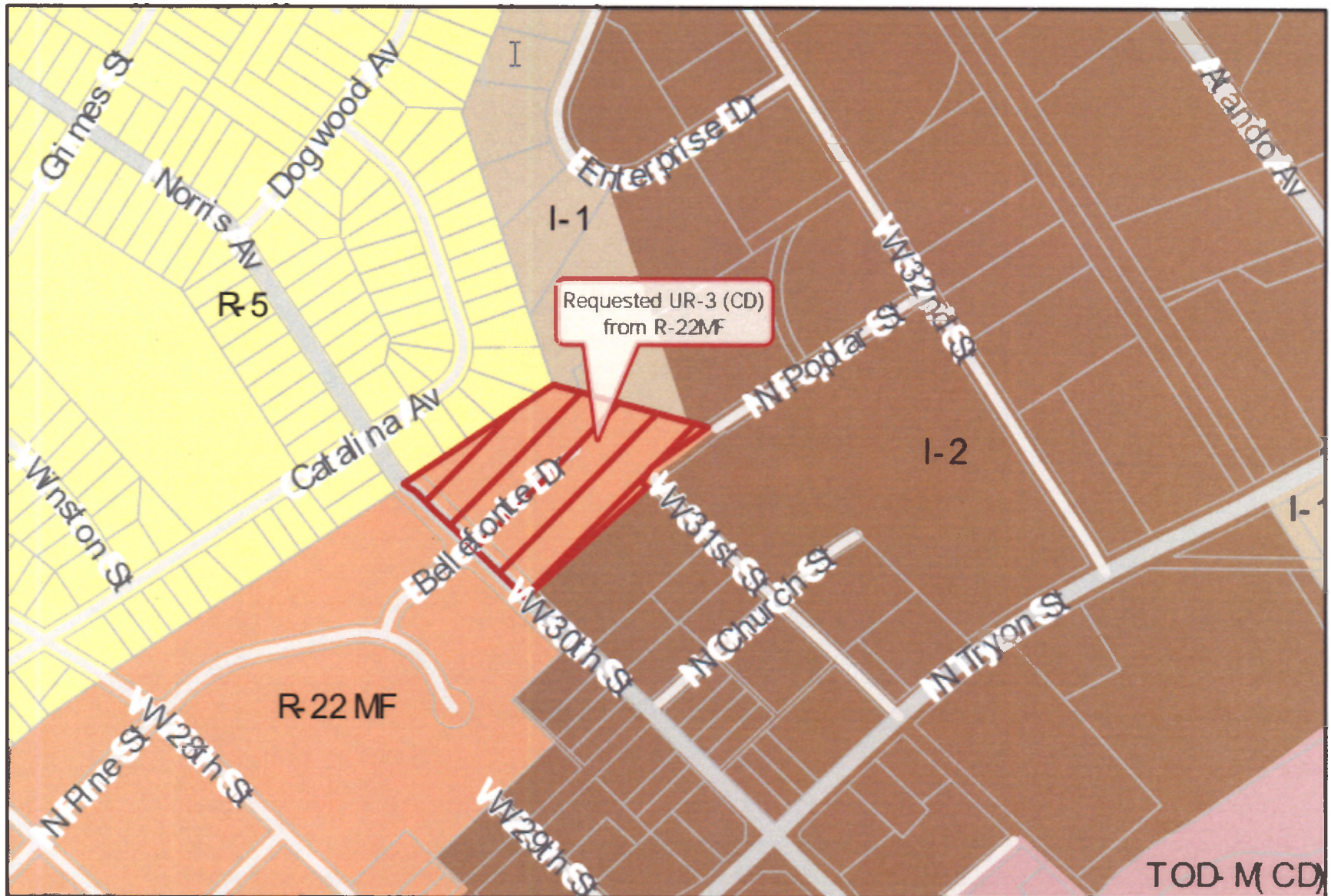
Site – 4.270 Acres



Site – 4.270 Acres



Current Zoning of the Site



Rezoning Request

Requesting that the site be rezoned from the R-22 MF zoning district to the UR-3 (CD) zoning district to accommodate the development of a single building on the site that would contain up to 140 multi-family dwelling units, one-hundred percent of which would be affordable to households that earn 30% to 80% of the area median income.



Current Schedule

- Public Hearing: Monday, July 15, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, July 30, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, September 16, 2019 at 5:30
PM at the Charlotte-Mecklenburg
Government Center

Current Schedule

- Preliminary TC App: January 2020 NCHFA
- Final TC App : May 2020 NCHFA
- Funding Notification: August 2020 NCHFA
- Financial Closing*: December 2020
- Construction Start: January 2021
- Fully Occupied: December 2022

* Subject to receipt of all project funding.