

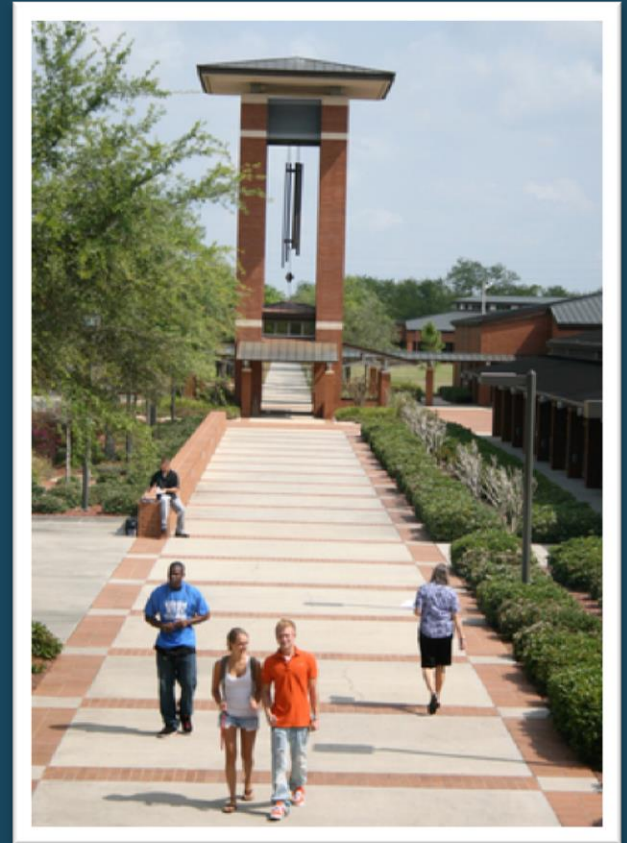


Parking and Housing Surrounding Colleges and Universities

Why are We Here?

1. **Provide** process update to the Citizen Advisory Group.
2. **Review** measures being taken to address the issues surrounding student housing and bedroom rentals.
3. **Wrap up** discussion related to rent-by-bedroom student housing developments.
4. Make **recommendations** for parking issues.

- **August 2012** – City Council Directives
- **October 2012** – Kicked off Citizen Advisory Group and study of rent-by-bedroom development
- **November – December** – Held series of CAG meetings to gather feedback
- **January 2013** – Process was put on hold to study legal issues brought forth by CAG
- **July/August 2013** – Staff met with area Colleges and Universities



Purpose Statement

Through a stakeholder process including interdepartmental staff, neighborhood leaders, University representatives, and the Police department, Planning staff will study the issues surrounding rent by the room development and work to develop regulations to minimize the impacts of student housing and parking.

GOAL: Allow housing choices while protecting the safety of student residents.



Zoning

- Rent-by- the room is a desirable use when properly managed
- Fair Housing Law may impact the ability to limit tenants
- Gentrification of older units and conversion to rent by bedroom are different from purpose-built student housing complexes
- Not all issues surrounding the use can be solved through zoning ordinance

Public Safety

- Students being housed with non-students
- Relationships between universities and property managers should be strengthened
- Concentration of crime in older developments because of building standards
- Further tightening of rental ordinance may help

Transportation and Public Safety

- Most students come to school with a vehicle
- Concerns over Blue Line park and ride lots being used as car storage by students
- Pedestrian and bike network in and around campuses is vital
- Transit timing and availability should be increased
- Distance from campus could determine parking ratios
- Concentration of crime in older developments
- Importance of relationships between property managers, police and the universities

- Prohibit rent-by-bedroom development in the zoning ordinance
- Limit developments renting by bedroom to students only
- Amend the dormitory definition in the zoning ordinance
- Create public/private partnerships between Universities and developers/management companies
- Limit development renting by bedroom to specific zoning districts
- Amend the building code to include increased safety measures
- Amend the City's Rental Registration Ordinance

- National Fair Housing Laws
- Regulation of Ownership through
Zoning
- Liability concerns

- Regulation of Ownership through Zoning

A municipality does not have the authority to control the manner in which property is owned, but may only regulate the “use” of property through zoning. Graham Court Associates v. Town Council of the Town of Chapel Hill, 53 N.C. App. 543, 281 S.E.2d 418 (1981). In the Graham Court case, the North Carolina Court of Appeals found that land use decisions must be based on the nature and use of a certain property without regard to the form of ownership.

- National Fair Housing Regulation

The Fair Housing Act, 42 U.S.C. 3601 et seq., prohibits discrimination by direct providers of housing, such as landlords and real estate companies as well as other entities, such as municipalities, banks or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of:

- race or color
- religion
- sex
- national origin
- **familial status**, or
- disability.

Recommendations

Planning Department – Will not proceed with a text amendment for rent by bedroom development but will provide strategies to deal with parking and transportation concerns.

CMPD – Working with UNCC and apartment managers to implement Niner Choice program for multifamily developments surrounding UNCC.

Niner Choice Program

Officer Ryan Botzenmayer



Niner Choice Program

- UNCC Dean of Students Office
 - Off Campus Outreach
 - Office of Student Conduct
- UNC Charlotte Police and Public Safety
- Charlotte Mecklenburg Police Department
 - University City Division



Goals

- To promote increased security measures in University Area off campus properties.
- To increase relationships and communication between off campus properties, the University and CMPD.
- To help students and their families make informed decisions regarding off campus living options by providing them with criteria to consider.



Program Overview

- Voluntary for single family and multi-family communities.
- Inspections will be completed each year by the taskforce.
- Requires set standards for the security features of the property and the business practices of the property managers.



Niner Choice Program

Standards

- The two levels for this program are the Green Standard and the Gold Standard.
- Green Standard- will indicate the property has met the minimum standard for safety and security.
- Gold Standard- will indicate the property has met an even higher standard for safety and security.



Green Standard

Business Practices

- Student only
- Attends quarterly meetings
- Can't exceed CMPD's Crime Threshold
- Drug & Crime Free Addendum
- Criminal History Screening
- Property manager will attend training

Security Features

- Landscaping
- Adequate lighting
- Three inch screws for strike plates
- Higher grade locks
- Secondary lock on sliding glass doors
- Bedrooms, units and buildings labeled

Gold Standard

Security Features

- Solid core doors
- Emergency phones
- Self closing & locking front doors
- On-site security
- Video surveillance
- Gated entry & fencing
- Reinforced strike plates
- Lock & door reinforcers



Questions?



Goal: Promote an environment surrounding UNCC that enhances pedestrian mobility and reduces the need for additional parking and automobile trips.

- Amend University City Area Plan to implement parking maximums for new multifamily development surrounding UNCC.
- CATS/UNCC consider extending shuttle service times/routes.
- Analyze Bike and Pedestrian network and assess need for new sidewalks and bike lanes.

- Assess need for bike share stations along proposed Blue Line Extension and surrounding UNCC.
- Explore the need for Zip Cars or other car sharing programs.
- Study the possibility of shared parking agreements with property owners.
- Assess areas where on-street parking could be provided.

- What is your reaction to these proposed strategies?
- Are there additional strategies that should be considered to reduce parking needs?

- Take parking and transportation strategies to Transportation & Planning Committee – Oct. 21st
- CAG Follow Up – Tentative Early Nov.