

Follow-Up Information from April 27, 2010 SRO Meeting

1. Define Multi-Family Dwelling Unit.

The City of Charlotte Zoning Ordinance provides the following definitions:

Dwelling, multi-family More than four dwelling units, including modular homes, placed one on top of another or side by side and sharing common walls or common floors and ceilings.

Dwelling Unit- A room or combination of rooms designed for year-round habitation, containing a bathroom and kitchen facilities, and designed for or used as a permanent residence by at least one family.

The Charlotte Minimum Housing Code applies to detached one- and two-family dwellings and multiple single family dwellings (townhouses).

2. Why aren't SROs considered multi-family residences?

SROs contain rooming units. Rooming units are defined as follows:

The City of Charlotte Zoning Ordinance provides the following definition:

Rooming Unit – A room designed, occupied, or intended for occupancy as separate living quarters with sleeping, but not necessarily cooking and sanitary facilities provided therein.

3. Provide parking regulations for multi-family residences.

The parking requirement for multi-family dwellings in the R-8MF, R-12MF, R-17MF, R-22MF and R-43MF districts is 1.5 spaces per unit. The parking requirement for elderly or disabled multi-family units can be reduced to 0.25 spaces per unit.

Parking for multi-family dwellings in other districts can vary based on the intent of the district and the type of unit.

4. Provide the HUD definition for SROs.

There is a link provided that can be used to access the document where the definitions were found. Please hold down the Control (Ctrl) button and click on the link to activate the link.

Single room occupancy (SRO) housing means a unit for occupancy by one person, which need not but may contain food preparation or sanitary facilities, or both.

Found here: http://www.hudhre.info/documents/get_cfr582_5.pdf

A residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both. from: Understanding SRO Found here: <http://www.hudhre.info/index.cfm?do=viewUnderstandingSroTerms>

Efficiency or studio units, ranging in size from 200 to 400 square feet, which provide affordable housing options to very-low- and low-income single adults. Residents may share common areas and, in some cases, kitchen and bathroom facilities. *From Regulatory Barriers Clearinghouse: Breakthroughs* Found here: http://www.huduser.org/rbc/newsletter/vol7iss6_2.html

5. Provide SRO definitions and regulations for other cities.

See Attachment 1 (SRO Definitions).

6. Research Permanent Supportive Housing and similar types of affordable housing beyond SROs.

There is a link provided that can be used to access the document where the definitions were found. Please hold down the Control (Ctrl) button and click on the link to activate the link.

Permanent Supportive Housing: (HUD definition): is long-term, community-based housing that has supportive services for homeless individuals with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites. Found here: <http://www.communitycouncil.org/homelessplan/glossary.html>

7. Provide information on the services provided at Charlotte Town Manor and specify how the land use is classified.

Charlotte Town Manor - located at 3501 E. Independence Boulevard.

Independent living center. Cares for people with multiple disabilities (mental, physically challenged).

125 rooms

No elderly component.

No term on the length of stay

Combination of independent and shared rooms

One bathroom provided per room

Community dining

Weekly housekeeping services with towels and linens

Laundry services available and on-site coin machines

No counseling provided on site

Transportation services provided to medical, social service or counseling appointments

One registered nurse on site

24-hour on-site management

Different programs run from this facility include:

Family Forum - Serves homeless veterans. Provides housing for up to 32 veterans.

Mecklenburg Open Door - Friendship Flight - Transitional living program for adult citizens with mental illness.

Mecklenburg Open Door - Recovery Solutions- Jail diversion program.

The property is zoned B-2, general business. Additional research would be required in order to make a definitive determination of use.

8. *Should the Zoning Ordinance address client to staff ratios for SROs?*

Zoning ordinances segregate land uses into specified geographic districts and dimensional standards stipulating limitations on development activity within each type of district, i.e. standards regarding height, density, the space the use may occupy on a lot, parking, buffers/landscaping, etc.

State regulations provide minimum qualifications for care standards, staffing, training, client/staff ratios, etc.

9. *Review impact analyses from other cities (i.e. New York and Seattle).*

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http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

<http://www.shnny.org/documents/weareneighbours.pdf>

<http://www.shnny.org/documents/ProjectHOMEstudyonpropertyvalues.pdf>

10. *Specify which uses permitted in the I-1 zoning district require public notification when locating.*

Per the City of Charlotte Zoning Ordinance:

Radio, telephone, cellular telephone and television masts, towers, antennae and similar structures are required to provide notification to adjacent property owners and neighborhood leaders. Notification of adjoining properties, which are zoned for nonresidential purposes, is not required. Section 12.108

