

Redevelopment Think Tank: Meeting 1

Represented Partners & Their Current Initiatives Report-Outs

Cardinal Innovations: support individuals with Medicaid/state funding. Oversee insurance related to Medicaid/funding. Assist those who have a housing need – homelessness. Don't provide specific housing needs but work with the population who need housing.

Habitat for Humanity: Known as a home builder but have lots of other programs as well.

- Refurbish housing – have opportunities to buy homes that were in foreclosure. Work with city to acquire homes and renovate homes and sell to new homebuyers. Service similar demographics.
- Sell homes that they build and renovate at no interest rate.
- Critical home repair – clear need for owner occupant that can't afford their crumbling home – grant based program, get funding from the city and private funders. Charge for the work that they do to repair the home but the cost is highly subsidized because these families are at the lower end of the working poor. Preserving housing stock in charlotte and generational wealth.
- Deconstruction program: prevent items from making it to the landfill. Concept of restore - take donations of construction items and sell those, use profits for building homes.

Homeless Services Network: coalition of providers serving people that are homeless. Convene to work on policy issues related to homelessness.

Keep Charlotte Beautiful: beautification grant – allows people to apply for grants that beautify their area. I.e. neighborhood sign or community garden

Mecklenburg County Government: Meckfuse – help individuals that are battling substance abuse or disability find housing. Partnership with apartment complex – rent of these people are subsidized, 85 people in this program. Partner with agencies that help homeless people into housing. Identify specific people and work with their specific needs

Sustain charlotte: educating and advocating for better use of our urban land, and make sure that quality of life is preserved for people that live in those areas

Charlotte-Mecklenburg Housing Partnership (CMHP):

- Commercial side: buy properties and disinvested corridors in the city to create more investment opportunities in the city. Cleaning it up to allow a third party to come in or doing it themselves.
- Residential side – residential redevelopment – focus on single family homes. Affordable housing for certain population. Multifamily – do new construction. Want to do redevelopment work on aging property

City of Charlotte Storm Water:

- Post-Construction Storm Water Ordinance – every development/redevelopment over a certain size has to build a storm water control method – this was revised now redevelopment is pushed to have better methods.
- Tree Ordinance – required to plant trees when building on land.
- Cross Charlotte Trail – tying together lots of greenways (26 miles), lots of potential for existing properties to redevelop there.

REBIC: Post-Construction Storm Water Ordinance.

Community Link: Home ownership program – help first time homebuyers with buying homes and foreclosure prevention. Programs for homeless families and individuals. Help homeless veterans and prevent homeless veterans.

Mecklenburg County Park and Recreation: Romare Bearden park – redevelopment project. First ward park – redevelopment project. Property acquisition mode – turn them into parks and greenways. Now looking to put parks in developed areas – want to work with people who work with developed buildings. Look to provide recreational areas for people so that people don't have to drive to access a park. Public space includes parks and greenways, don't need membership to access.

Vision Ventures: New Camp Station partnership – Red Line redevelopment. Transit options. Cluster developments near commuter lines. Promote development near these areas. Applied innovation corridor as part of the 20/20 vision plan. North Statesville, North Tryon – lots of undeveloped areas.

Center City Partners: North Tryon vision master planning – leading with foundation for the Carolinas. 35-40 blocks in north Tryon area between Poplar and Caldwell. Development movement – coordinated redevelopment partnership. West side neighborhood along Beatties Ford – working with city neighborhood and business services. Commercial and business development along transit in that area. Mitigate effects of gentrification on those residents and make sure that the development that residents are looking for is happening

Town of Huntersville: brownfield site development downtown. Mixed use opportunities. Close to the rail line

Centralina Council of Governments: Connect program – region wide program – preferred growth scenario. Connect our future website has tools for development.

Gaps & Root Cause Discussion

What gaps exist?

- Lack of streets or connectivity of streets – not adequate connections between neighborhoods
- Infrastructure doesn't support re/development
- Lack of mass transit
- Mixed income housing in a variety of neighborhoods, not only in specific parts of the city
- Lack of outreach
 - To development organizations

- To general public

Why do these gaps exist?

- “Not in my back yard” issue for affordable housing
- Political influence
- Lack of understanding of area plan
- Use vs. Form
- No strong sponsored municipal programs to target it
- Overwhelmed planning department
- Lack of synergy amongst surrounding properties
- No policy that supports the vision that the community lays out – so when it comes time to implementation, it may be illegal to do or just can’t
- Make permitting easier to encourage more re/developers
- Political will and political stalling
- No community wide commitment to improve transit system. People just know that there aren’t funds to do that and conversation stops there
- People take for granted that roads are built, and don’t take into account the money that is needed to build the roads
- Taxes
- Market forces
- Code enforcement – land lords and conditions that don’t encourage re/development

Ideas for New Collaborative Initiatives

Initiative: Change zoning to encourage inclusion of mixed-income housing (+communication plan to market the zoning code and vision to developer)

Initiative: Reward/incentive program for developers that implement mixed-income housing into their projects

Initiative: Promote investment and engagement for Red Line

Initiative: Advocate for zoning that supports mixed-use development

Initiative: Develop inclusionary zoning practice/policy that would allow affordable housing organizations to the table earlier (versus focusing on infilling communities with affordable housing)

Initiative: Education and promotional campaign on the benefits of multi-modal transit from non-typical organizations (i.e. development and neighborhood organizations)

Initiative: A program that improves redevelopment opportunities by combining the efforts for alternative transportation, community beautification, and storm water improvements

Initiative: Expedited plan review for redevelopment

Initiative: Establish a More Aggressive Initiative for Public Street Connectivity (opportunity to partner with Mecklenburg County Park & Recreation for Infill Parkland—“Pocket Parks”)

Initiative: Update Zoning to Promote Middle-Income Housing

Initiative: Mower Brigade: Enforcement Mechanism for Uncut Grass

Ideas for Expanding Current Initiatives

Current Initiative: Cross Charlotte Trail

Current Initiative Owner: City of Charlotte and Mecklenburg County

Collaboration Opportunity: Partnership with Sustain Charlotte, City of Charlotte Storm Water, Keep Charlotte Beautiful, and Charlotte Mecklenburg Housing Partnership

Current Initiative: Revitalization along Red Line Corridor

Current Initiative Owner: Venture Vision

Collaboration Opportunity: Partnership with Sustain Charlotte

Current Initiative: Beautification Program

Current Initiative Owner: Keep Charlotte Beautiful

Collaboration Opportunity: Partnership with Sustain Charlotte

Current Initiative: Building Parks in Existing Communities

Current Initiative Owner: Mecklenburg County Park and Recreation

Collaboration Opportunity: Partnerships with Charlotte Mecklenburg Housing Partnership

Current Initiative: New Home Construction & Critical Home Repair for Homeowners in Need

Current Initiative Owner: Habitat for Humanity

Collaboration Opportunity: Partnerships with Community Link and Brightwalk Community

Current Initiative: Investment in Charlotte’s Historic West End

Current Initiative Owner: Charlotte Center City Partners

Collaboration Opportunity: Partnership with Charlotte Mecklenburg Housing Partnership

Current Initiative: Community Outreach on Transit Lines

Current Initiative Owner: City of Charlotte

Collaboration Opportunity: Partnership with Charlotte Mecklenburg Housing Partnership