WEST BLVD. & DONALD ROSS RD. PROPOSED DEVELOPMENT

October 25, 2018
Welcome
Rhonda Anderson, COO
YMCA of Greater Charlotte
YMCA

- Wellness-Centered Non-Profit
- 19 Locations
- 300,000 Members
- Serving the Charlotte Community for 140 Years
The Stratford Richardson YMCA opened in 2007 with goal of being a hub for the community.
YMCA HISTORY & STATS

Serves 1,695 Households
YMCA HISTORY & STATS

• 65% of members have a Household Income of <$20k

• Age of members
  • 20% are 25-34
  • 24% are 35-44
  • 23% are 45-54
  • 13% are 55-64
  • 18% are 65+
WHY STRATFORD RICHARDSON YMCA
ABOUT THE SITE
West Blvd. & Donald Ross Rd.
Mariposa Denver,

"The Green End," by Denver Housing

"Fremont Row," by Mosaic Homes

Lonsdale Street," by Mosaic Homes

"Warrior Gardens," by Colin Philip

"Blooming City," by Bureau B+B

"Tianjin Oiaoyuan Park" by Turenscape Landscape Arch.
Explore how this proposed development could provide or support the economic opportunity and mobility of the residents and the broader community.
Explore how this proposed development could provide or support the housing needs of the residents and the broader community.
Explore how this proposed development could provide or support the improved health and well-being of the residents and the broader community.
ECONOMIC OPPORTUNITY

Mark Stewart & Jamila Davis, Mecklenburg County Office of Economic Development
ECONOMIC OPPORTUNITY

Business

• Assisting potential & existing business owners navigating which support providers are most appropriate for their business needs
• Business services with neighborhood-based locations with weekend and evening hours
• Entrepreneurial Academy (High/Community)

Financial

• Credit Coaching
• Business funding and development
**Economic Opportunity**

**Re-Entry**
- Specialized Entrepreneurship Academy
- Understanding finances/Credit

**Workforce**
- Re-entry
- Youth
- Community
- Welfare to work
Who is a Small Business Owner?
BUSINESS CONCIERGE PROGRAM

Entrepreneurship & Small Business
MINORITY, WOMEN, SMALL BUSINESS ENTERPRISE PROGRAM

Doing Business With...

(vendor registration)

- Local Government
- State Government
- Federal Government

Certifications...

- City of Charlotte – Charlotte Business Inclusion (CBI)
- NC Office of Historically Underutilized Businesses (HUB)
- NC Department of Transportation (NCDOT)
- Small Business Administration (SBA)
Some Products & Services Routinely Purchased

Office Supplies / Furniture
Office Equipment
Printing / Copying Services
Transportation
Rubber Gloves
First Aid / Safety Equipment
Sporting Goods
Automobiles
Auto Tires / Painting / Parts / Supplies
Glass Replacement
Transmission/Exhaust Repair
Dry Cleaning
Fuel/Oil
Janitorial / Supplies Services
Electrical / Supplies Services
Roofing
Landscaping / Lawn Maintenance
Fencing
HVAC Services & Supplies
Uniforms
Appliances
Carpet & Rug Cleaning / Replacement

Play Ground Equipment
Security Systems
Construction Equipment
Building Materials
Horticultural Supplies
Stone, Gravel and Sand
Fire Protection Equipment
Painting Services & Supplies
Concrete Services
Architect Services
Blue Print Service
Building / Window Cleaning (Exterior)
Floor Products
Hardware
Tiling Services
Door & Windows
Ceiling & Dry Wall Repair
Sign Making
Firearms / Ammo
Audio/Video Equipment
Computer Hardware/Software
THINGS TO THINK ABOUT
THINGS TO THINK ABOUT

What would you like to see in this development for each of the following topic areas?

• Workforce
• Youth Development
• Entrepreneurial (Retail, Shopping)

• Financial Management
• Vocational
• Incarceration Re-entry
• Other
MECKLENBURG COUNTY

Office of Economic Development

MARK A. STEWART
Business Concierge Program
Mark.Stewart@MeckNC.gov
980.314.2987

JAMILA R. DAVIS
Minority, Women, Small Business Enterprise Program
Jamila.Davis@MeckNC.gov
980.314.2940
MIXED-INCOME HOUSING

Ashley Clark, UNC Charlotte Urban Institute
UNC CHARLOTTE URBAN INSTITUTE

Applied research and community outreach center at UNC Charlotte since 1969
PARTNERSHIP

[Mecklenburg County Logo]

[UNC Charlotte Urban Institute Logo]
THE CONTINUUM

HOUSING INSECURE
- Evicted
- Housing cost burdened
- Doubled up with family or friends
- CALL 2-1-1 AND COORDINATED ENTRY

HOUSING INSTABILITY
- Hotels / motels
- Homeownership

STABLY HOUSED
- Unsubsidized rental housing
- Subsidized rental housing
  - Short term rental subsidies
  - Medium term rental subsidies
  - Public housing
  - Housing Choice Voucher
  - Permanent supportive housing

HOUSED
- Institutions
  - Substance use
    - Behavioral
    - Jail
    - Hospitals
- Sheltered
  - Emergency shelter
  - Transitional housing

UNSHelterED
- Unsheltered

PREVENTION
- PREVENTION

DIVERSION
- DIVERSION
MIXED-INCOME HOUSING

- Diverse types of housing units
- Units affordable for people with a range of income levels
RENTAL HOUSING COSTS OUTPACE INCOME

Source: UNC Charlotte Urban Institute tabulations of U.S. Census Bureau American Communities Survey 1-Year Estimates.
COST-BURDENED RENTER HOUSEHOLDS (2012-2016)

57% West Blvd.
45% Meck. County

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-year Estimates.
ATTEMPTS TO EVICT 2015

824 households
ATTEMPTS TO EVICT 2015

Summary Ejectments per 100 Renter Households:
- 0 - 5
- 5.1 - 10
- 10.1 - 25
- 25.1 - 51
- 51.1 - 150
- NA (<20 renter households)
MINIMUM WAGE

At $7.25/ hour at 40 hours...

a household could afford rent of $377
## FY18 Fair Market Rent in Charlotte-Mecklenburg

<table>
<thead>
<tr>
<th>Efficiency</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms</th>
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<tbody>
<tr>
<td>$777</td>
<td>$838</td>
<td>$967</td>
<td>$1,310</td>
<td>$1,681</td>
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</table>
RENTAL COSTS

Median gross rent of renter-occupied housing units

SELECTED
$764

COUNTY
$977
RENTAL HOUSES

Percentage of detached single-family dwellings that are rentals

<table>
<thead>
<tr>
<th>SELECTED</th>
<th>COUNTY</th>
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<tbody>
<tr>
<td>53%</td>
<td>21%</td>
</tr>
<tr>
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<td>or</td>
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<tr>
<td>1,303</td>
<td>54,329</td>
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<tr>
<td>units</td>
<td>units</td>
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</table>
RESIDENTIAL DEMOLITIONS

Concentration of residential demolitions

<table>
<thead>
<tr>
<th>SELECTED</th>
<th>COUNTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.5 demos per 1,000 units</td>
<td>1.8 demos per 1,000 units</td>
</tr>
<tr>
<td>or</td>
<td>or</td>
</tr>
<tr>
<td>11 demolitions</td>
<td>457 demolitions</td>
</tr>
</tbody>
</table>

Map showing the concentration of residential demolitions with a graph illustrating the trend from 2011 to 2017.
Residential renovations

Concentration of residential units permitted for renovation

Selected: 2.5 units per 100 acres
County: 1.9 units per 100 acres

88 units
6,518 units
THINGS TO THINK ABOUT
THINGS TO THINK ABOUT

What types of housing make up a neighborhood/healthy community?

What are things you think are important for a community to have?
THINGS TO THINK ABOUT

What are key components of this development that would help drive towards that vision of the community?

What types of residences would you want to incorporate?
What concerns and neighborhood context do you want the county to take into consideration?
COMMUNITY BUILDING & WELLNESS

LaKishia Brown, Mecklenburg County

Sue Dissinger & Victor Nicholson, YMCA Greater Charlotte
THINGS TO THINK ABOUT
What does healthy living mean to you?

What's most critical for you and your family's wellness?

What are your biggest barriers to optimum health?

What concerns do you have? What other services do you think this community needs?
NEXT STEPS
NEXT STEPS

Stratford Richardson YMCA

THURSDAY, NOVEMBER 15

6pm

Community Conversations
What we've heard