

Chris Austin

From: Kathy Stilwell <KStilwell@affordablehousinggroup.org>
Sent: Tuesday, November 24, 2015 3:18 PM
To: Scott Farmer; Chris Austin
Cc: James Royster
Subject: QAP comments
Attachments: SENIOR SURVEY cars 11-15.pdf

Scott and Chris –

Please accept the following comments on the Appendix B.

Page 11, Section V.F.3. – I strongly urge NCHFA to reconsider the parking requirements and changes to the QAP language that restrict the ability of the local government, developers and NCHFA to allow for parking variations on a project by project basis.

1. Specifically related to senior projects, 1 space per unit frequently creates vast areas of pavement that are not needed or utilized by the residents. Please see the attached spreadsheet showing a poll of TAHG senior properties, and two additional senior properties in Charlotte, that demonstrates the reduced parking demand at senior properties – particularly those in metropolitan areas with adequate public transportation. We suggest a minimum of .75 parking space per unit for senior properties, and to allow .5 spaces per unit when appropriate for metropolitan sites with public transportation.
2. As good stewards of the limited funding available for affordable housing, it is counter-productive to spend money on unused parking.
3. Local planning and zoning departments recognize that less parking is needed for senior properties and NCHFA should not overrule local municipalities.
4. The current language requiring a “Mandate” from the local municipality at the preliminary application, when rezoning may not yet be finalized, is not generally feasible. At the preliminary application, the developer and local planning would be working together to determine site layout, storm water retention, tree save, set-backs, etc. that will result in the final zoning and related design criteria.
5. Many municipalities strongly encourage the reduction in impervious surface and hardscape as this condition increases storm water runoff. Limiting hardscape is an environmentally conscious design principle. While this may not be a local mandate it is preferred.

Your consideration of this request is appreciated.

Thanks,
Kathy

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Executive Director

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Survey of Senior Homes - November 2015

| APARTMENT COMPLEX | CITY/COUNTY | # UNITS | 1 BDRM | 2BDRM | EFFIC. | STUDIOS | TOTAL RESIDENTS | MALE | FEMALE | OLDEST | YOUNGEST | AVG AGE | RESIDENTS W/ CARS | # PARKING SPACES | % w/Cars |
|-----------------------------------|---------------------------|---------|--------|-------|--------|---------|-----------------|------|--------|--------|----------|---------|-------------------|------------------|----------|
| CAMELLIA COURT | Morehead City/Carteret | 44 | 36 | 8 | 0 | 0 | 45 | 7 | 38 | 90 | 57 | 75.1 | 32 | 56 | 57% |
| CHERRY GARDENS | Charlotte/Mecklenburg | 42 | 42 | 0 | 0 | 0 | 42 | 12 | 30 | 91 | 53 | 70 | 17 | 22 | 40% |
| CURLIN COMMONS | Mooreville/Iredell | 40 | 28 | 12 | 0 | 0 | 43 | 7 | 36 | 91 | 60 | 68 | 29 | 50 | 67% |
| FOREST HILLS | Burnsville/Yancey | 40 | 24 | 16 | 0 | 0 | 45 | 13 | 32 | 86 | 47 | 65 | 30 | 53 | 67% |
| GRANDVIEW RIDGE | No. Wilkesboro/Wilkes | 48 | 24 | 24 | 0 | 0 | 52 | 8 | 43 | 97 | 31 | 72 | 27 | 60 | 52% |
| KINGS MILL | Newport/Carteret | 44 | 36 | 8 | 0 | 0 | 48 | 6 | 42 | 90 | 57 | 69.5 | 36 | 61 | 59% |
| LASALLE AT LINCOLN HEIGHTS | Charlotte/Mecklenburg | 60 | 60 | 0 | 0 | 0 | 59 | 22 | 37 | 94 | 57 | 71 | 20 | 35 | 34% |
| RENAISSANCE COMMONS | Elizabeth City/Pasquotank | 48 | 36 | 12 | 0 | 0 | 49 | 10 | 39 | 97 | 58 | 77.5 | 24 | 77 | 49% |
| ST. ANDREWS HOMES | Charlotte/Mecklenburg | 34 | 32 | 2 | 0 | 0 | 35 | 9 | 26 | 89 | 38 | 65 | 12 | 29 | 34% |
| TIMBER RIDGE COTTAGES | Spindale/Rutherford | 50 | 26 | 24 | 0 | 0 | 47 | 9 | 41 | 86 | 53 | 65 | 33 | 86 | 70% |
| TROON APARTMENTS | Beaufort/Carteret | 44 | 32 | 12 | 0 | 0 | 46 | 12 | 34 | 91 | 56 | 70 | 32 | 85 | 70% |
| WEATHERSTONE | New Bern/Craven | 44 | 32 | 12 | 0 | 0 | 44 | 2 | 42 | 87 | 55 | 70.1 | 25 | 87 | 57% |
| WHITE ROCK GARDENS | Granite Quarry/Rowan | 30 | 30 | 0 | 0 | 0 | 31 | 11 | 20 | 89 | 59 | 75 | 13 | 38 | 42% |
| WILLOW POND | Mocksville/Davie | 50 | 32 | 18 | 0 | 0 | 48 | 6 | 42 | 50 | 94 | 68 | 31 | 75 | 65% |
| | AVERAGE TOTALS | 44 | 34 | 11 | 0 | 0 | 45 | 21% | 79% | 88 | 55 | 70 | 26 | 58 | 54% |
| | TOTALS | 618 | 470 | 148 | 0 | 0 | 634 | 134 | 502 | | | | 387 | 814 | 61% |