

City Council Policy/Business/Consent Agenda Q&A's
November 28, 2022

Updated as of 2:00 pm

<u>Submitted By:</u>	<u>Agenda Item # and Questions</u>	<u>Answers/Considerations</u>
Policy Items		
CM Anderson	11. Amend Code of Ordinances Chapter 3 – Animals These violations read like a mix of actual violation enforcement and pet owner control. What's the origin of this ordinance?	For the animal ordinance the move to 30 days was recently requested by a public forum speaker, and shelter staff concur. The 30 days was to give the owner time to appeal to court. Issue is currently all seized animals must be held for 30 days prior to being put up for adoption (if adoptable), which is a long time for waiting in cases of abused animals that could be rehomed and for all cases takes up holding space in the facility that could be used for another animal. Staff have determined 10 days is sufficient and aligns with state law.
Business Items		
MPT Winston	12. Affordable Housing Development Support Requests Why wasn't the supportive housing project included?	The RCA for item 12 included seven projects recommended by staff as action A, and based on feedback from Council at the Nov 14 Action Review, the South Village Apartments was included as Action B. The Easter Home project was not recommended predominately due to the exceptionally high city cost per unit of \$122,280 (compared to the HTF award guidelines of \$32,000 per unit). At the November 14 Action Review, staff affirmed its intent to work with the developer for the Easter Home project to determine whether additional actions can be taken to create a stronger value proposition for the city, and then reevaluate the project in 2023. While the Easter Home is not in the RCA, the additional \$1,937,873 funding for that project would bring the total utilization of ARPA funds to \$13,243,118.
CM Mayfield	12. Affordable Housing Development Support Requests What is the process to ensure we don't give the developers more funding than they need, especially since the market is starting to correct itself? By the time the units are complete, the costs of developing the units are anticipated to be less.	The city has several safeguards in place to ensure developments are not over-subsidized. HTF-funded multi-family projects are required to complete a cost certification at the end of development. The cost certification is completed by a third-party advisor and verifies the actual cost of development. If the cost shows the development does not require all of the provided financing the funding is not drawn by the developer. This rarely happens because most multi-family costs are set at the time of loan closing. In single-family developments, a subsidy layering analysis is completed for each unit to ensure just enough subsidy is provided to make the unit affordable for the low AMI buyer.
CM Johnson	12. Affordable Housing Development Support Requests Please provide information on the Easter Homes project request.	Please see the following table for additional information regarding the Easter's Home project. For reference, the revised cost per unit of \$122,280 [i.e., when taking into consideration both the prior HTF award and the recent request for new funding] equates to a revised cost per unit that is almost four times higher than the historical HTF cost/unit guidelines of \$32,000 per unit [in Districts 1-5]. Per discussions at the November 14 Action Review Meeting, staff will continue discussions with the Easter Home project developer to reassess feasible opportunities for future consideration.

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Easter Homes:											
Type	District	Previous HTF Award	Additional Funding Request	Total	Revised Cost Per Unit	30% AMI Units	50% AMI Units	60% AMI Units	80% AMI Units	Total Units	Affordability Commitment
Supportive Housing	1	\$630,000	\$1,937,873	\$2,567,873	\$122,280	4	17	0	0	21	30 years
CM Anderson	14. Proposed 2023 City Council Meeting Schedule Why are the Zoning Meetings scheduled to start at 4pm?				Council voted at the October 24th Business Meeting to start zoning meetings at 4:00 to allow for time to consider rezoning requests. (This was one of the votes clarified after the fact by the Clerk and Attorney)						
Consent Items											
Please note Consent Item 44. Property Transactions - Elevated Storage Tanks, Parcel # 1 is being pulled by staff.											
CM Mayfield	Why are the CBI goals so low for these contracts? 29.Charlotte-Mecklenburg Animal Care & Control Facility Renovations, Phase II 32. Belmont Lift Station and Forcemain 33. Clarke Creek Pump Station and Forcemain Construction 34. Mallard Creek Wastewater Treatment Plant Improvements				Please see below for explanation for each contract. Utilizing the Phase II Goal Setting Formula is how staff arrived at the 3.0% MBE goal and 8.0% SBE goal. With this contract, the largest opportunity is on the mechanical scopes of work where there is little MSBE availability. This project is subject to the NC Clean Water State Revolving Fund (CWSRF) loan guidelines and DBE requirements. The contract is a Design Build where the city negotiates the CBI participation with the selected proposer after the scopes of work are defined. The proposer/contractor has the entire life of project to meet the 6.87% goal. In addition, relative to the scopes of work, it is highly specialized with little MSBE availability. This contract is a Construction Management At Risk (CMAR) project that is subject to Part G of the CBI Policy, in this instance, the city has negotiated CBI participation at 10% on the project and has the entire life of the project to meet the goals.						