Transforming Open Data into Housing Opportunity
Innovating affordable housing investment

Learning Objectives

• Moving towards an open data culture
• What data can tell you about opportunity
• The importance of location in affordable housing
What is Your Data Culture?
City of Charlotte Data Hub

data.charlottenc.gov

Housing Location
Locational Policy

- In 2011, permissible and non-permissible areas were based upon NSA classifications (Stable, Transitioning, Challenged).
- Stable, Transitioning and Challenged labels were discontinued in 2012, and smaller NPAs were implemented.
- The Housing Locational Policy geographic applicability has not been updated since 2011.

Update the map!
Locational Policy

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Rescind the policy!
Score the projects?

Tacos!
What to Fund? Henry Homes

- 80 Unit Project, 20 units @ 30%, 60 units @ 60% AMI
- $12 Million – cost
- $1.5 Million – request

- 1025 Dooley Drive
- 8136 WT Harris Blvd
- 8110 Pence Drive

Site Scoring Components

**Proximity** – How close is the site of transit options and amenities most households need to frequently access.

**Diversity** – To what extent does the development contribute to creating vibrant mixed income communities.

**Access** – A measure of job centers easily accessed from the development site.

**Neighborhood Change** – The level displacement risk indicted by development activity in historically lower income neighborhoods.
### Site Scoring Components - Proximity

<table>
<thead>
<tr>
<th>Measure</th>
<th>The travel distance of the proposed site to transit options and amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site / NPA</td>
<td>• Site Specific</td>
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</table>
| Data Sources | • CATS Transit Stops  
  • Rail, street car, bus  
  • Can include proposed transit stations  
  • Quality of Life Explorer  
  • Amenity locations |

**Data Notes:**
- The Quality of Life Explorer aggregates data from many sources, such as NC Board of Pharmacy, National Credit Union Administration, etc. Variables are updated annually.
- Amenities are proposed to be consistent with the North Carolina Housing Finance Agency Qualified Allocation Plan.

### Site Scoring Components - Access

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**Data Notes:**
- Updated model will calculate by current and proposed transit routes.
### Site Scoring Components – Income Diversity

| Measure | The extent to which the development contributes to creating vibrant mixed-income communities  
|         | • AMI mix served by development, and overall poverty of NPA |
| Site / NPA | Site specific:  
|           | • AMI diversity of the specific development  
|           | NPA:  
|           | • Poverty at the NPA level |
| Data Sources | Income  
|             | • American Community Survey, 5-Year Estimates  
|             | • HUD Income Limits  
|             | • Quality of Life Explorer - Median Household Income  
|             | Food & Nutrition Services (FNS)  
|             | • Mecklenburg County / Quality of Life Explorer  
| Data Notes: | • Data sources update annually; lag 1-2 years |

### Site Scoring Components – Change

| Measure | Identifies neighborhoods with potential displacement risk due to increased real estate market activity  
|         | • Measure is weighted toward lower income communities |
| Site / NPA | Measured at NPA level by:  
|           | • Home sales prices  
|           | • Construction activity (new, rehab, demolition)  
|           | • NPA median income level |
| Data Sources | Sales Prices:  
|             | • Mecklenburg County real estate sales data  
|             | Construction Activity:  
|             | • Mecklenburg County Permit Data (new, rehab, demolition)  
|             | Income:  
|             | • American Community Survey, 5-year estimates  
|             | • Quality of Life Explorer – Median Household Income |
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WHAT NEXT:
Housing as Healthcare
Backoffice content management, workflow and datamining