



CHA MISSION:

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

Myths and Facts of Affordable Housing

Myth

Affordable housing is unattractive.

Truth

Affordable housing is designed to fit the community character in size and style. All over the country, the older public housing developments are being torn down and replaced by mixed-income communities through the HOPE IV program.

Myth

Affordable housing produces more traffic.

Truth

Building affordable housing near jobs supports the increased use of public transportation, shortens commutes and lessens congestion.

The National Personal Transportation Survey found that low-income households make 40% fewer trips than other households.

Who are the People in your Neighborhood: Putting a Face on Affordable Housing

With over 51 properties and over 18,000 residents, Charlotte Housing Authority places people in the community in quality, safe, and affordable housing. Do you know these people in your neighborhood? In this issue, we are focusing on the residents of Strawn Apartments. This is the elderly high rise apartment complex located in the heart of the Dilworth Community.

Ms. Dee Warren, Strawn Apartments

Ms. Dee Warren was born in Charlotte, NC. She grew up in First Ward and attended Second Ward High School. One of her first jobs was washing dishes at a small, local restaurant. Throughout her career she worked for PET Dairy, Phillip Morris, and Charter Pines. She moved into Strawn five years ago and was thankful to have a safe, decent affordable place to call home. Her favorite thing about living in Strawn is the amazing skyline view she has from her apartment. One of her proudest accomplishments while living at Strawn is getting the #21 South Boulevard Bus Stop in front of the Strawn Building re-instated by bringing together Strawn residents and CATS. Her hobbies include writing poetry and composing. One of the things she says people probably do not know about her is that she wrote, recorded, and produced her own song in 1991 titled "Just the Price You Pay for Love".



Ms. Dee Warren

Historical Fact—Did You Know?

The U.S. Department of Housing and Urban Development (HUD) is responsible for administering and managing a range of programs authorized and funded by Congress under the basic provisions of the U.S. Housing Act of 1937. The Act created the Public and Indian housing program, which now provides affordable housing to over 1.3 million households nationwide. The aim of the Office of Public and Indian Housing (PIH) is to ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants. Local housing agencies were incorporated to manage the housing for low-income residents at rents they could afford.

In December 1938, the Charlotte City Council declared a need for a housing authority in Charlotte. The Council believed that sanitary and safe inhabited dwelling accommodations at rents, which persons of low income could afford, did not exist in the City of Charlotte or its surrounding areas. Mayor Ben E. Douglas appointed a group of five citizens to complete the application for incorporation of the Housing Authority of the City of Charlotte. The North Carolina Secretary of State incorporated the agency in June 1939.



Joel Ford
Board Chairman



Will Miller
Vice Chairman



Rodney Moore



Lucille Puckett



Geraldine Sumter



Benjamin Hill



David Jones

Mr. Jim Rogers, Strawn Apartments

Mr. Jim Rogers was born in York, South Carolina and moved to Charlotte when he was a mere three days old. He grew up on the West Side of Charlotte off of Beatties Ford Road where he attended West Charlotte High School. Upon graduating from high school, he joined the Air Force where he served in the military for four years. After returning from the Air Force, he started college and joined the Charlotte Mecklenburg Police Department (CMPD). He worked at CMPD for 21 years on patrol and then in crime scenes investigations. He has also worked for Charlotte-Mecklenburg Schools as an Assistant Teacher for the handicapped as well as in security for the Charlotte Convention Center. He is the proud father of three children and goes to church regularly. He currently serves as the President of the Strawn Resident Association. His favorite thing about living at Strawn is its location. He says the reason is because it is close to the bus stop and light rail and within walking distance to many amenities. Some of his hobbies include fishing, bowling, traveling, and playing cards. He even has a group of people who meet regularly at Strawn to play. He is proud to have served on the Charlotte Police force and be the President of the Strawn Resident Association because he likes being able to help and serve others in the community. One thing people might not know about him is that he monitors the parking lots around his building to make sure people get in and out of their cars safely.



Mr. Jim Rogers



Ms. Atwood "Peggy" Siffron, Strawn Apartments

Atwood "Miss Peggy" Siffron was born on June 26, 1928 in Charlotte, NC. She lived on the West Side of Charlotte and went to Plato Price High School. After graduating high school, Ms. Siffron married and lived on a farm where she raised vegetables in her garden. She also cooked in the elementary school cafeteria for 16 years. She is the proud mother of 6, grandmother of 12, and great-grandmother of 19. She moved to New York City for 18 years before returning to Charlotte to be closer to her family. She moved into Strawn in 1990 and says she has always felt safe living there. She commends the CMPD for a quickly responding to any issues that may arise in the building. She is also thankful for the many neighbors who look out for one another. Every Sunday when she is able to travel, Miss Peggy attends church near the Charlotte Douglas International Airport. But before she heads to church, she cooks a hot breakfast for herself and her 90 year old neighbor. Before her knee surgeries, she used to volunteer serving lunch to the residents at Strawn in conjunction with the Mecklenburg County's Nutrition program. She loves to travel, shop, and cook. One of her favorite memories about living at Strawn was the recent trip the property manager, Ms. Cureton and residents took to Atlantic City. One thing she said people might be surprised to know about her is that she loves Tyler Perry movies and could sit for hours in front of the television watching them.

Good things are happening in our community with affordable housing!

Housing in Charlotte—Then and Now



From Earle Village to...
First Ward



With housing, *there's a way*
to leave the shelter.

Moving Forward
A Charlotte Housing Authority Initiative



Strawn Redevelopment



Strawn Master Plan Rendering

including appropriate conditions on this rezoning request”

The Charlotte Housing Authority (CHA) submitted a rezoning application to the City of Charlotte requesting approval to rezone parcels off of South Boulevard where the Strawn High Rise and Cottages as well as the CHA’s administrative offices are located.

“This is an opportunity for us to build additional affordable housing by creating resources to be reinvested in future development,” commented Charles Woodyard, CEO of the Charlotte Housing Authority.

The Charlotte Housing Authority Master Plan includes the redevelopment of the Strawn Apartments with the ultimate goal to create a mixed-income and mixed-use, transportation oriented neighborhood in close proximity to South End and Uptown along the edge of the Dilworth Community.

“CHA is committed to working with the community to provide safe, affordable, quality housing, and ensuring our impact through this redevelopment effort is minimal, by incorporating open, green space and including appropriate conditions on this rezoning request”

The CHA Master plan anticipates adding up to 800 units. CHA is suggesting an increase in the setbacks adjacent to the single family homes next to the site and increased open, green space.

“Working closely with the neighbors in Dilworth, we have increased the green space and limited the size of buildings allowed. We are considering increased setbacks next to the houses adjacent to the site to include a fifteen foot area that will leave all the existing trees. Our main goal is to maintain our partnership with our neighbors and in turn continue to be a good neighbor,” commented Jeff Meadows, CHA Senior Real Estate Development Officer. CHA has suggested six times the required open space as well. The City of Charlotte Planning Department supports the proposed plans.

To help the development blend in with the Dilworth Neighborhood character, height restrictions and design restrictions along Euclid Avenue are included in the plan.

“Our goal is to continue to serve the elderly residents residing at Strawn with updated, quality housing. This type of development increases the financial return to CHA. There is so much need in the community due to the economy and recession that we must continue to look at all avenues of providing housing,” remarked Charles Woodyard, Charlotte Housing Authority CEO.

A representative group of community stakeholders in which CHA Real Estate has met with multiple times over the past year include the City of Charlotte Planning Department, CDOT, YMCA, Pritchard Baptist Church, Dilworth Community Development Association, Adjacent Home Owners, Arlington Home Owners Association, and the South End Business Association.

CHA incorporated the feedback of the stakeholders and made revisions to the initial plan.

For more information, please visit the agency’s web site: www.cha-nc.org. Go to the Real Estate Development page and click on *Developments in Process*.

Address: Central Office, 1301 South Boulevard, Charlotte, NC 28203
Phone: (704) 336-5183 - Main line
Website: www.cha-nc.org

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