

**Chattanooga – Second Progress Report
Received by SGA 5/10/18**

1. Prioritize dense infill redevelopment to meet the city's expected population increase.

Mayor Berke continues to promote the Innovation District, which offers opportunities for high-density infill development and adaptive reuse of large, multi-story buildings. In areas such as South Broad, St. Elmo, and Highland Park, the market is already shifting toward smaller lot sizes, and the Regional Planning Agency has been successful at showing support for this scale of infill developments. A challenge remains for multi-family in neighborhoods, which continue to spark opposition by long-term residents who prefer single-family homes. However, the City continues to support the introduction of appropriately-scaled multi-family, such as [The Mai Bell](#) 50-unit apartment complex that opened this month in Highland Park. The City provided local dollars as well as federal HOME funds to ensure 20% of units were income-restricted. The complex opened in mid-July and is expected to fill quickly.

*Donna: I am not certain how the lease-up of the Mai Bell building is going overall. But, we track the lease-up of income-restricted units for which the City has provided federal funds. The eleven income-restricted units leased immediately and I have been told there is a waiting list for those units should one become available.

2. Create and expand incentive programs that encourage development of affordable housing.

a. Establish an affordable housing trust fund.

The Department of Economic and Community Development is currently hiring a new Affordable Housing Specialist and will evaluate this option before the 6-month memo.

*Donna: The Affordable Housing Specialist has been hired and is managing minor home repair projects for 200 + households via partnership with two faith-based organizations. The projects will take place in June and July 2018.

The Affordable Housing Trust will be established and capitalized with \$1M if approved in the FY19 budget by City Council

b. Continue to expand the PILOT program to fund affordable housing.

The Department of Economic and Community Development is evaluating the PILOT program's performance since the shift to require affordable housing units. The City's PILOT requests have significantly declined since this shift occurred.

*Donna: As anticipated, the City's PILOT applications for rental developments available only to tenants with incomes that fall within 60-80% AMI have increased. In May and June of 2018, the City anticipates receiving PILOT applications for the purchase and rehab of two existing apartment developments which contain a combined total of approximately 440 units.

3. Leverage the new Chattanooga Land Bank Authority to maintain affordability of housing.

The Land Bank Authority is still getting its legs, and organizational restructuring is underway to better leverage this resource.

***Donna**

No significant change has been taken with the LBA.

4. In the portions of the city where Chattanooga’s new form-based code is applicable, seek to leverage it to revitalize a model corridor.

The City and philanthropic partners are in various stages of planning and implementing improvements to the MLK Corridor, which is within the form-based code area. Improvements include a road right-sizing, renovation and activation of two public spaces (Miller Park and the Bessie Smith lawn). Additionally, the City is considering a corridor study for Broad Street, which begins within the form-based code area and extends south to the St. Elmo neighborhood.

5. Work with local resources to provide new resources and infrastructure in the Glass Street neighborhood in East Chattanooga.

The City has proposed “Glass Street Corridor Improvements” within the 5-year Capital Improvement Plan intended for streetscape improvements, and will work with the Trust for Public Land if it acquires additional parcels within East Chattanooga for the purposes of preservation or trail development.

a. Participate in an existing regional business accelerator or establish one within the neighborhood.

The City will work with private entities who establish such business accelerators. In the proposed FY 2018 capital budget, a new Building Neighborhood Business Districts program proposes \$1,000,000 for a competitive program designed to provide city direction and resources to projects aiming to reinforce neighborhood centers as places of economic and social opportunity. A new Deputy Director of Economic Development, and well as a staff member dedicated to neighborhood economic development, will lead this and other efforts to promote economic development at multiple scales. Additionally, the Chattanooga Design Studio is creating a pattern book for neighborhoods, which will help inform the program.

*Donna: The new Deputy Administrator of Economic Development, Workforce Development Director and Director of Economic Development Programs have been hired. Their team is reevaluating the current neighborhood incentive program.

The Design Studio has released its online pattern book.

b. Provide bike/pedestrian improvements on Wilcox Boulevard and Wilder Street to connect the neighborhood to the Tennessee Riverpark.

The City will evaluate this and other neighborhood connections to greenways-- both the Tennessee Riverwalk and the South Chickamauga Creek Greenway.

Request to change this to: Provide bike/pedestrian connections from neighborhoods to the Riverwalk and the South Chickamauga Creek Greenway.

The City’s priority for greenways are neighborhood access. The South Chickamauga Creek is our current priority greenway, although we have begun planning for additional Riverwalk connections as well as potential new greenway corridors (namely, the Chattanooga Creek near South Broad Street/Alton Park/St. Elmo).

In the upcoming FY 2018 capital budget, we are proposing (for City Council approval) the following neighborhood connections to greenways:

- Planning and design for a greenway connection to the Riverwalk from the Alton Park neighborhood: \$200,000
- Design and construction for the South Chickamauga Creek Greenway (2 segments to complete the project): \$1,740,001

This represents the largest single-year investment in City-led greenway projects.

6. Update zoning code to allow more types of residential housing to be developed.

An ordinance to update the zoning code to allow ADUs has been drafted and will go before City Council in the coming months. Gaining neighborhood and City Council buy-in for multi-family within neighborhoods remains a challenge.

***Donna:** City Council continues to favor more traditional R-1 zoning and single-family housing types.

7. Work with the Highland Park neighborhood to create events and establish a place entity.

Request to change to: Work with interested neighborhoods to create events and establish a place entity.

The Chattanooga Department of Transportation (CDOT) has developed a new [“Block & Roll” program](#) making it easier for neighborhoods to host block parties by simplifying the application process and reducing fees to close off streets for this purpose. Additionally, Bike Walk Tennessee is organizing a large-scale ciclovía running from downtown through Highland Park to Glass Street in East Chattanooga. The event is called the [Chattanooga City Celebration & Ciclovía](#) and will take place October 8, 2017.

***Donna:** The Ciclovía event took place.