

City Council

Housing and Neighborhood Development Committee

Wednesday, November 14, 2012

12:00 p.m.

Charlotte-Mecklenburg Government Center

Room – 280

Committee Members: Patsy Kinsey, Chair
LaWana Mayfield, Vice-Chair
John Autry
Michael Barnes
Warren Cooksey

Staff Resource: Julie Burch, Assistant City Manager

AGENDA

- I. **Incentive-Based Inclusionary Housing Policies: Action Plan Update**
 - a. **Single-Family Density Bonus Program**
 - b. **Multi-Family Density Bonus Program**

Next Committee Meeting: December 12, 2012

Distribution:

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City Leadership Team
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Incentive-Based Inclusionary Housing Policies: Action Plan Update
Housing and Neighborhood Development Committee Meeting
November 14, 2012

Committee Action:

- A. Receive an update on the proposed single family and multi-family mixed income housing development text amendments including responses to Committee questions concerning program administration, and
- B. Recommend forwarding the proposed text amendments to public hearing.

Policy:

- The City Council's Housing and Neighborhood Development FY2011 Focus Area Plan includes a comprehensive review of the City's Housing Policies.

Explanation:

- On March 28, 2011, City Council approved a revised Housing Locational Policy.
- On June 27, 2011, City Council approved the Housing & Neighborhood Development Committee's recommended Incentive-Based Inclusionary Housing Policies Action Plan.
- The approved Action Plan outlines both regulatory and financial strategies that encourage private sector development of affordable housing. These strategies include the following:
 - A. Single family and multi-family development density bonus
 - B. Fee waivers/reductions
 - C. Fast track permitting
 - D. Allowance of duplexes on any lot
 - E. Allowance of ADUs to include non-relatives
 - F. Create local Rent Subsidy program
 - G. Increase Housing Trust Fund commitments
 - H. Lobby the North Carolina Housing Finance Agency for changes to the State's Qualified Application Process
 - I. Make available government owned land at a reduced cost
 - J. Cash subsidies
- On September 15, 2011, staff convened an initial public meeting to introduce the Action Plan to the community and seek participants for the Citizen Advisory Group (CAG).
- Since that time, staff has engaged in a year-long Citizen Advisory group process which concluded on October 11, 2012.
- During those meetings, staff worked through recommendations for a single family and multi-family density bonus, allowance of duplexes on any lot, ADUs to include non-relatives, expedited review, and fee waivers. Over 50 citizens have participated in the process to date.
- On June 16, 2012, City Council approved a Text Amendment to the City's Zoning Ordinance to allow ADUs without tenant restrictions, but deferred proposed duplex changes so staff could continue to work with citizens to address outstanding concerns brought up at the June 27 public hearing.

- On September 26, 2012, staff provided an informational update to the Committee on the action plan focusing on the Single and Multi-Family Density bonus recommendations and the revised duplex recommendation.
- On November 14, 2012, staff will provide additional information on the single and multi-family recommendations and provide information on program administration. If the Committee recommends forwarding the proposed text amendments to a public hearing, the schedule is as follows:

Proposed Test Amendment	Public Hearing	Zoning Committee	Council Decision
SF Mixed Income Housing Development	12-17-12	01-09-13	01-22-13
MF Mixed Income Housing Development	01-22-13	01-30-13	02-18-13

- Staff will provide additional information on program administration in January 2013, if necessary.