

Purpose

- The purpose of this text amendment is to permit mixed income housing developments through a **voluntary**, incentive-based density bonus within the R-3, R-4, R-5, and R-6 single family zoning districts
- The goal of the amendment is to:
 - ① encourage private sector development of mixed income housing,
 - ② allow a variety of housing types, and
 - ③ provide the opportunity for individuals to age in place

Background

June 2011 – Council adopted an **Action Plan** requesting staff to pursue five regulatory and six financial strategies to **incent** private sector development of affordable housing.



Adopted Action Plan Regulatory Strategies

- Single & Multi-family density bonus
- ✓ Fee Waivers
- ✓ Expedited Review
- Duplexes on any lot (TBD)
- ✓ Accessory Dwelling Units to include non-relatives
- ❖ Other strategies



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Advisory Group Representation

- **16 Meetings for over a year**
- **Public Outreach efforts include:**
 - Ballantyne Breakfast Club
 - Chamber Land Use Committee
 - Charlotte-Mecklenburg Coalition for Housing
- ✧ Community Development Corporations
- ✧ Real Estate and Building Industry Coalition
- ✧ Charlotte-Mecklenburg Housing Partnership
- ✧ Greater Charlotte Apartment Association
- ✧ Mixed Income Housing Coalition
- ✧ Habitat for Humanity
- ✧ Neighborhood Organizations
- ✧ Charlotte Housing Authority
- ✧ Johnson C. Smith University
- ✧ 2008 Incentive Based Inclusionary Housing Policies Subcommittee Members
- ✧ Single Family & Multi-family Developers
- ✧ Housing Advocates
- ✧ Financial Institutions
- ✧ Charlotte Mecklenburg Schools
- ✧ South Charlotte Representation



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RZ Petition 2012-104 Text Amendment Summary

Purpose

The purpose of this text amendment is to permit mixed income housing developments through a **voluntary**, incentive-based density bonus within the R-3, R-4, R-5, and R-6 single family zoning districts

Mixed Income Housing Development

A planned, single development that has a percentage of the dwelling units targeted to income levels at or below 80% of Area Median Income (AMI) and developed according to an approved preliminary site plan.

Single Family Density Bonus Strategy

Mixed Income Housing Development

Participation – Voluntary, not required

Density Bonus – up to three units per acre above the base density in R-3, R-4, R-5 and R-6 zoning districts

Locational Criteria – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

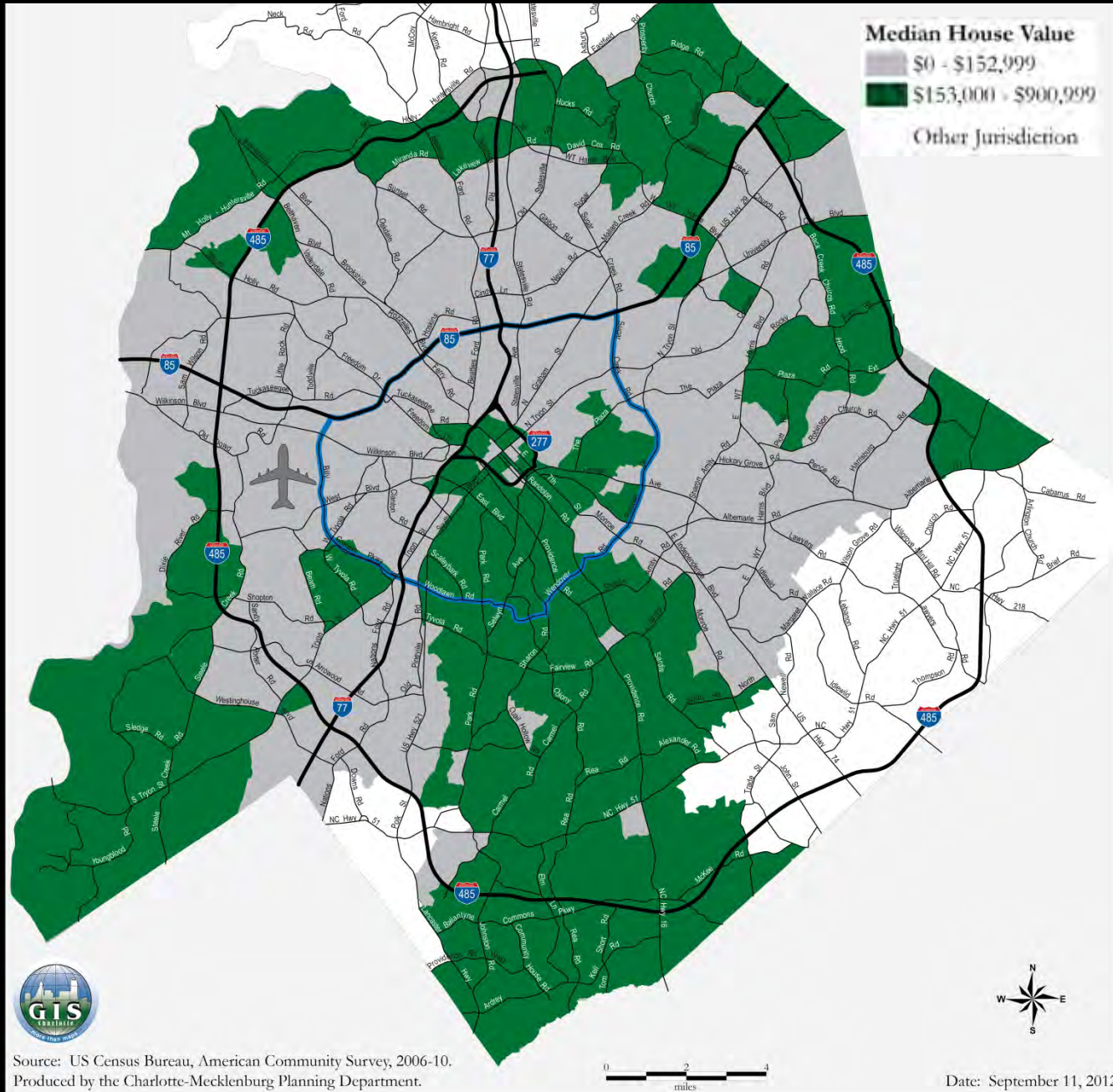
Other Incentives – reduced lot size requirements and mix of housing types up to a quadraplex

Design Guidelines – must be dispersed and blend in architecturally with other units

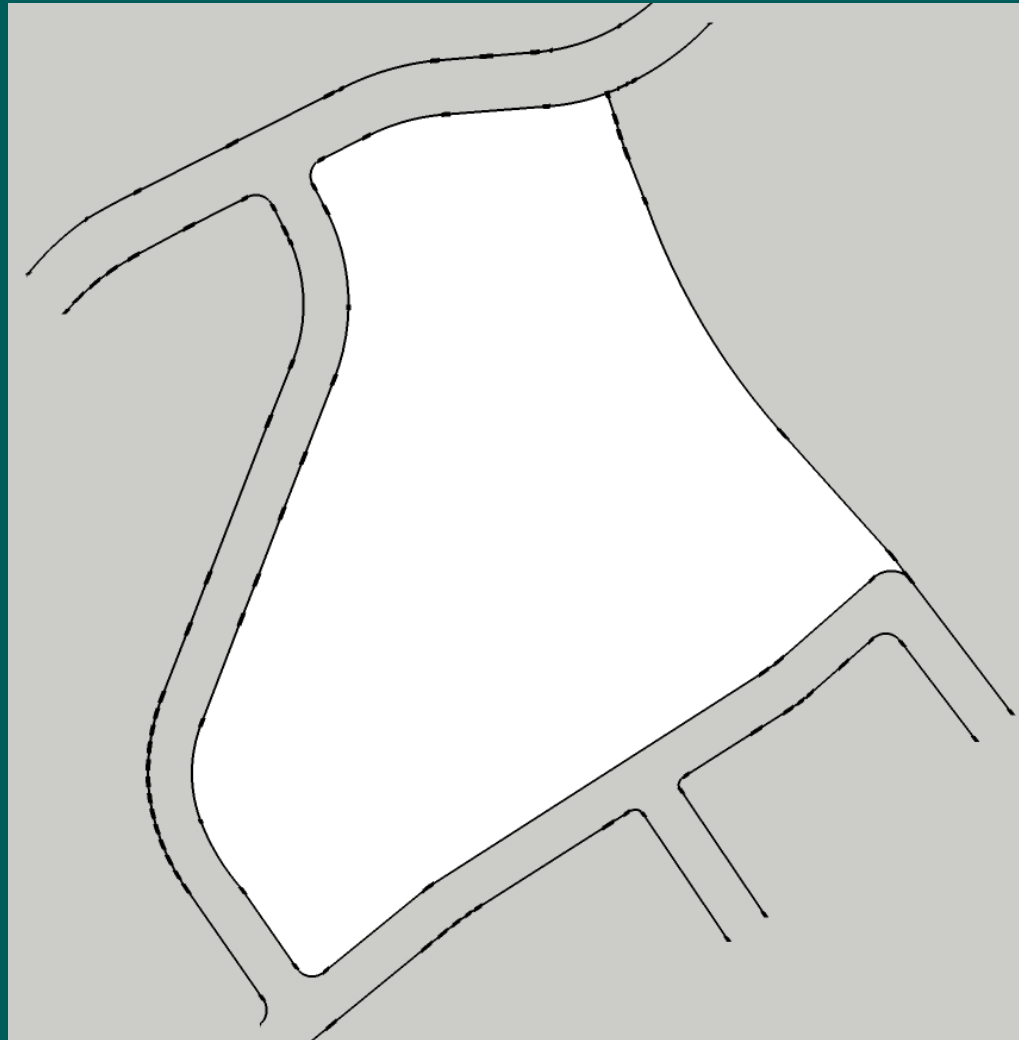


- Building material
- Roof pitch
- Window type
- Foundation

Locational Criteria: Census Block Groups at or above median home value



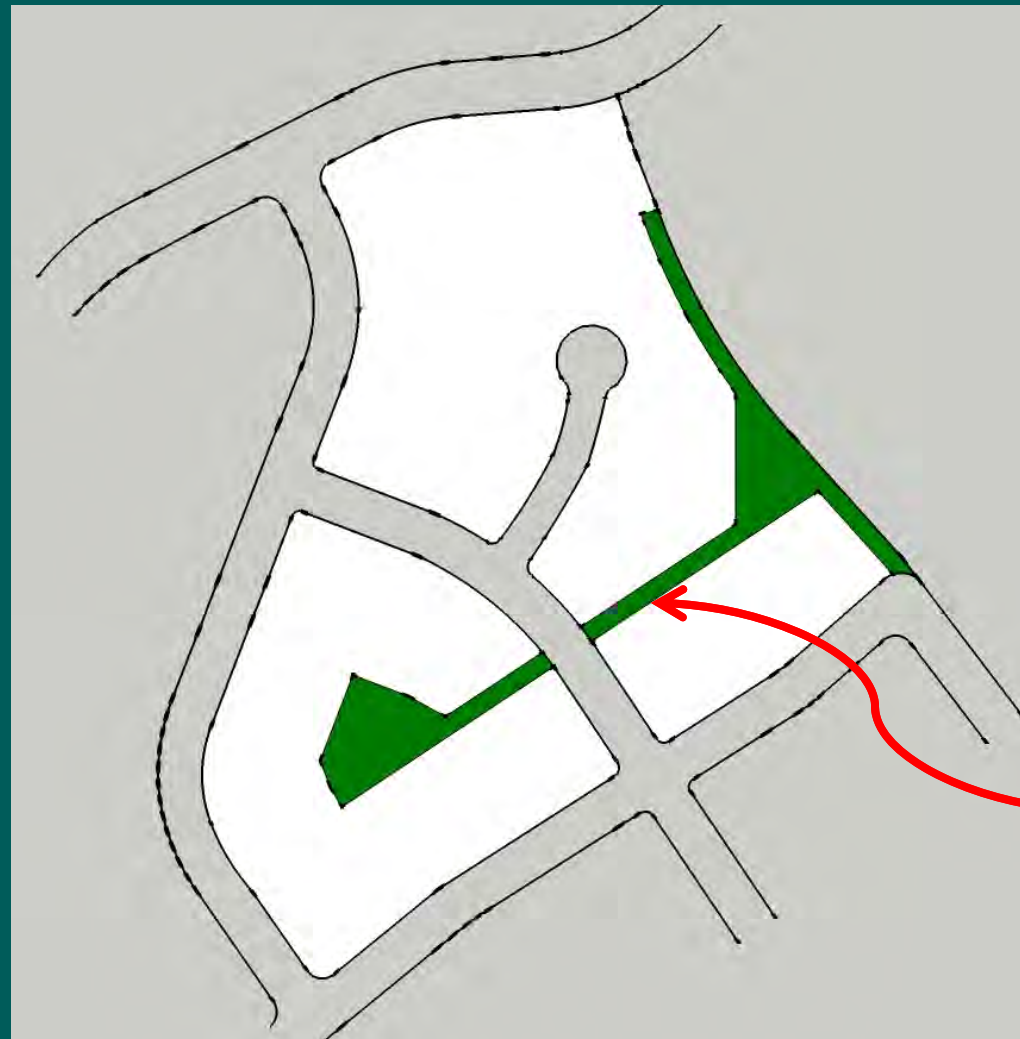
Vacant 9.4 acre parcel



RZ Petition 2012-104

R-3 Development Scenario

Must meet open space, PCCO, tree save and other requirements



10% Tree Save



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RZ Petition 2012-104 R-3 Development Scenario

All perimeter lots must be single family



Single Family
Lots



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R-3 Development Scenario RZ Petition 2012-104

The mixed housing types can only occur in the interior lots

Mixed Housing
Duplex/Triplex/
Quadraplex





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RZ Petition 2012-104 R-3 Development Scenario



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

Total Units – 50

Overall Density – 5.3 DUA

Open Space – 10%

Bonus Units – 11 SF & 11 Mixed

Conclusions

The proposed Text Amendment would:

- ① create a new tool to disperse housing for individuals with a range of incomes,
- ② encourage private sector development of mixed income housing,
- ③ allow a variety of housing types, and
- ④ provide the opportunity for individuals to age in place



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