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**CHARLOTTE PLANNING, DESIGN &
DEVELOPMENT**

Affordable Housing Strategies

Charlotte-Mecklenburg Planning Commission

February 4, 2019



Highlights of Planning Commission Statement on Affordable Housing • 04/09/18

- Planning Commission is committed to promoting affordability within our land use authority.
- Support Housing Trust Fund increase to \$50 million.
- Support work to **reduce barriers, provide incentives, and protect existing and future affordable housing.**



- Conversation about Department approach to support Affordable Housing
- Your feedback and support
 - Additional ideas
 - Prioritization
 - Resources

REDUCING BARRIERS

Reducing Barriers

- **“Prezone” City-owned sites for Affordable Housing permitting**
 - Underway
 - Staff resources
- **Reduce/eliminate fees for rezoning and permitting**
 - Proposal stage
 - Financial implications



Reducing Barriers

- **Shorten Rezoning timeline for Affordable Housing**
 - In process
 - Staff resources
 - Zoning Committee impact
- **Rezoning petitions that include Affordable Housing not subject to monthly cap on petitions (currently 16 per month)**
 - Proposal Stage
 - Staff Resources
- **Provide greater flexibility in development regulations for affordable housing**
- **Additional housing types and update of standards for ADUs**
 - Considered through Comp Plan and UDO

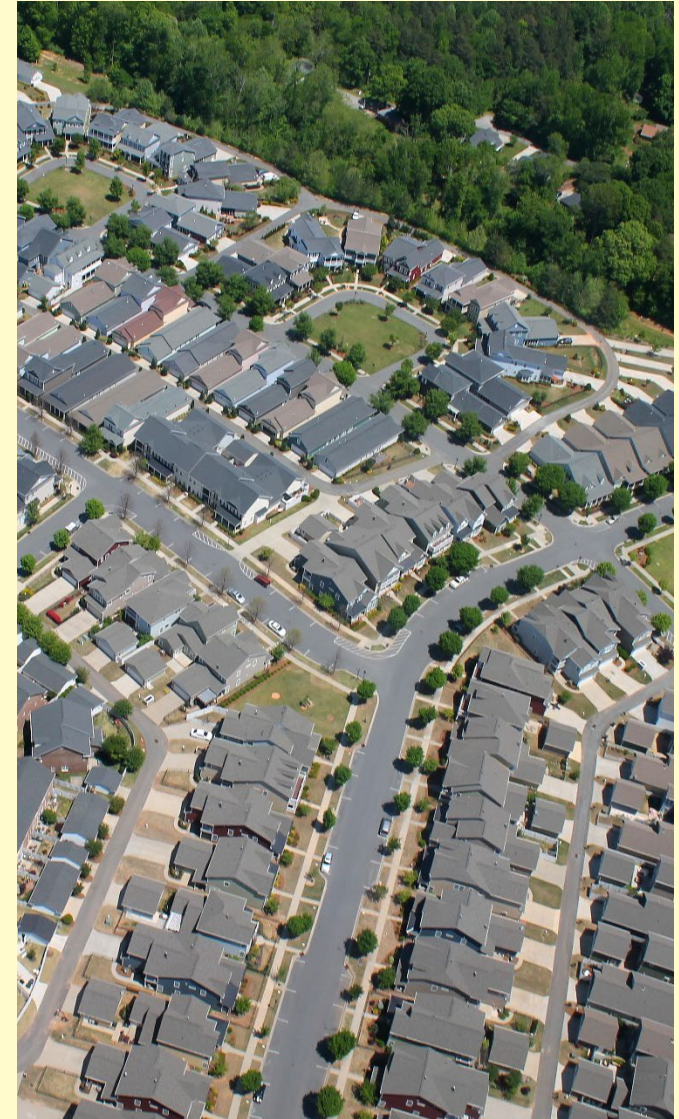
Reducing Barriers



- **Update sketch plan process for Housing Trust Fund projects**
 - Underway
- **Affordable Housing review process improvements**
 - Complete
- **Expand eligibility for Affordable Housing review process**
 - Proposal stage
 - Staff resources

Reducing Barriers

- **Designate a Concierge for Affordable Housing projects - Rezoning and Permitting**
 - Proposal stage
 - Staff resources
- **Prioritize Affordable Housing to be first in permitting queue**
 - Proposal Stage
 - Staff Resources



Reducing Barriers – CMPC Feedback



- How should affordable housing be defined to be eligible for new processes?
- Which of the actions would be most impactful?
- Other thoughts about reducing barriers to affordable housing?

PROVIDING INCENTIVES

Providing Incentives

- **Explore new regulatory incentives**
 - TOD Districts – to be adopted spring 2019
 - Revise existing incentives – 2019 (UDO Short-Term)
 - New Regulatory Incentives – Full UDO
- **Review approach to consideration of Affordable Housing during rezoning process**
 - Legal considerations/parameters



Providing Incentives CMPC Feedback



- Is a policy needed for the rezoning process to support increased density if affordable housing is provided?
- What specific regulatory incentives should be considered?
- Which regulatory incentives would be most impactful?

PRESERVATION OF AFFORDABLE HOUSING

- **Provide information about Naturally Occurring Affordable Housing (NOAH) for rezoning petitions**
 - Proposal stage



Protecting Existing and Future Affordable Housing – CMPC Feedback



- How should NOAH be defined?
- Should policy concerning preservation of NOAH be considered?
- Are there other Planning Department Actions to protect Affordable Housing?



Affordable Housing Strategies

**HOW CAN WE WORK
TOGETHER TO SUPPORT
AFFORDABLE HOUSING?**