



CHARLOTTE



Incentive Based
INCLUSIONARY HOUSING

Citizen Advisory Group Meeting 3

November 3, 2011

- **Welcome / Introductions**
- **Advisory Group Process Update**
 - **Background**
 - **Follow-up on Who's Missing**
 - **October 24th Work Session**
- **Proposed Single Family Density Bonus Program**
 - Review of Draft 3 Recommendation
 - H&ND Committee Feedback
 - Group Discussion
- **Next Steps / Adjourn**

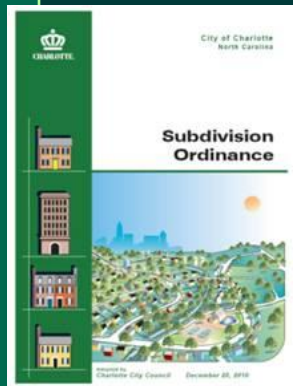
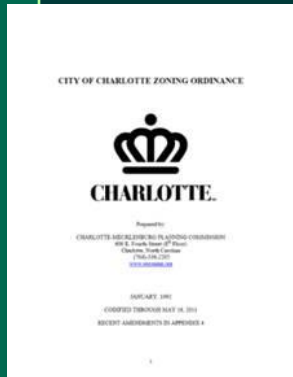


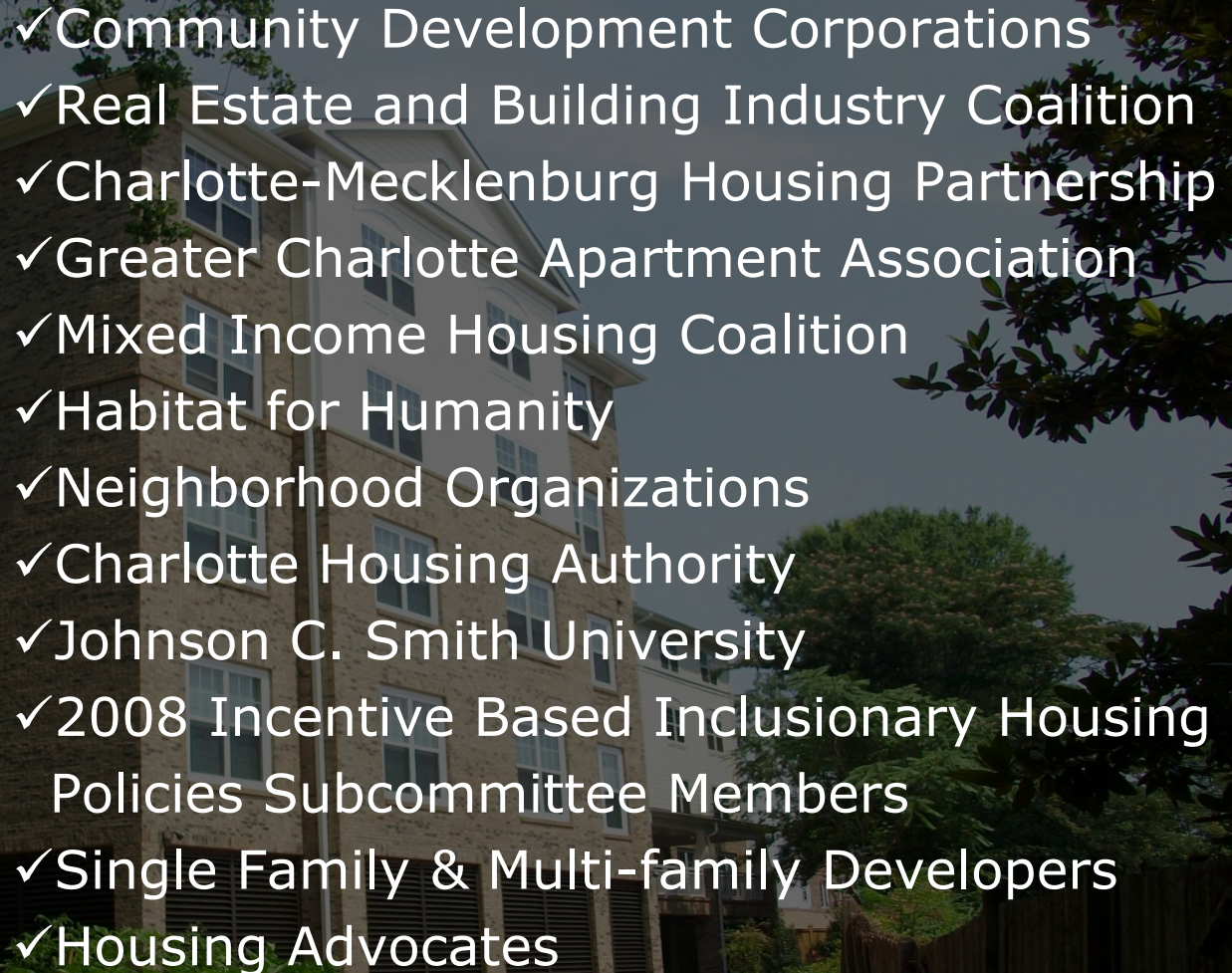


- On May 25, 2011, the Housing & Neighborhood Development (H&ND) Committee recommended to Council a list of regulatory and financial incentives to create affordable housing
- On June 27, 2011, Council approved a proposed action plan directing staff to pursue 11 regulatory and financial incentives that could work for Charlotte
- Of the 11 Action Plan recommendations, the 6 financial initiatives are ongoing and should be continued
- The remaining 5 regulatory initiatives needed further action through text amendments, user fee adjustments, or additional Committee discussion
- The Action Plan recommended the following decision making process for strategies needing additional action:
 - Citizen Input process September 2011-January 2012
 - Committee Action February 2012
 - Council Action April/May 2012

Proposed Regulatory Strategies

1. Single Family & Multi-family density bonus
 2. Fee waivers/reductions
 3. Expedited review
 4. Allowance of duplexes on any lot
 5. Allowance of Accessory Dwelling Units (ADUs) to include non-relatives
- ❖ Other considerations that could work for Charlotte



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- ✓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

CAG Representation Who's Missing?

- Financial Institutions
- Charlotte Mecklenburg Schools
- South Charlotte Representation



- **Initial Public Meeting - September 15th**
 - Provided overview of recommended action plan focusing on regulatory incentives to encourage private sector development of affordable housing
 - Recruited citizens to serve on an advisory group
- **CAG Meeting 1 – September 29th**
 - Discussed 1st draft staff recommendation for Single Family Density Bonus
- **CAG Meeting 2 – October 13th**
 - Discussed 2nd draft staff recommendation for Single Family Density Bonus
- **CAG Work Session – October 24th**
 - Discussed proposed changes to 2nd draft staff recommendation for Single Family Density Bonus
 - Reached consensus on proposed Single Family Density Bonus Program
- **H&ND Committee Meeting – November 2nd**
 - Updated Committee on proposed Single Family Density Bonus Program



Density Bonus Goals

- Increase number of affordable units
- Assurances affordable units are built
- Administration and tracking
- Architectural consistency
- Dispersal within development



Draft 1 Density Bonus Recommendations

- Allow one (1) unit above base density for all single family districts
- Min. 50% of additional units must be affordable
- Affordable units not to exceed 25% of total housing units in the development
- Reduced Yards
- Reduced Lot Sizes and Lot Widths
- Units must externally blend in architecturally with other units
- Affordable units must be dispersed within the development
- Perimeter of development must reflect the character of adjacent neighborhoods

Draft 2 Density Bonus Recommendations

- Within geographies that have a median home value of (\$153,000*) or greater:
 - Allow two (2) units above the base density for applicable single family districts serving 80% AMI (currently \$54,000)
 - Allow three (3) units above the base density for applicable single family districts serving 60% AMI (currently \$40,500)
 - Development and design guidelines generally the same as in Draft 1

** Median Home Value Source: American Community Survey, 2005-09*

General Themes

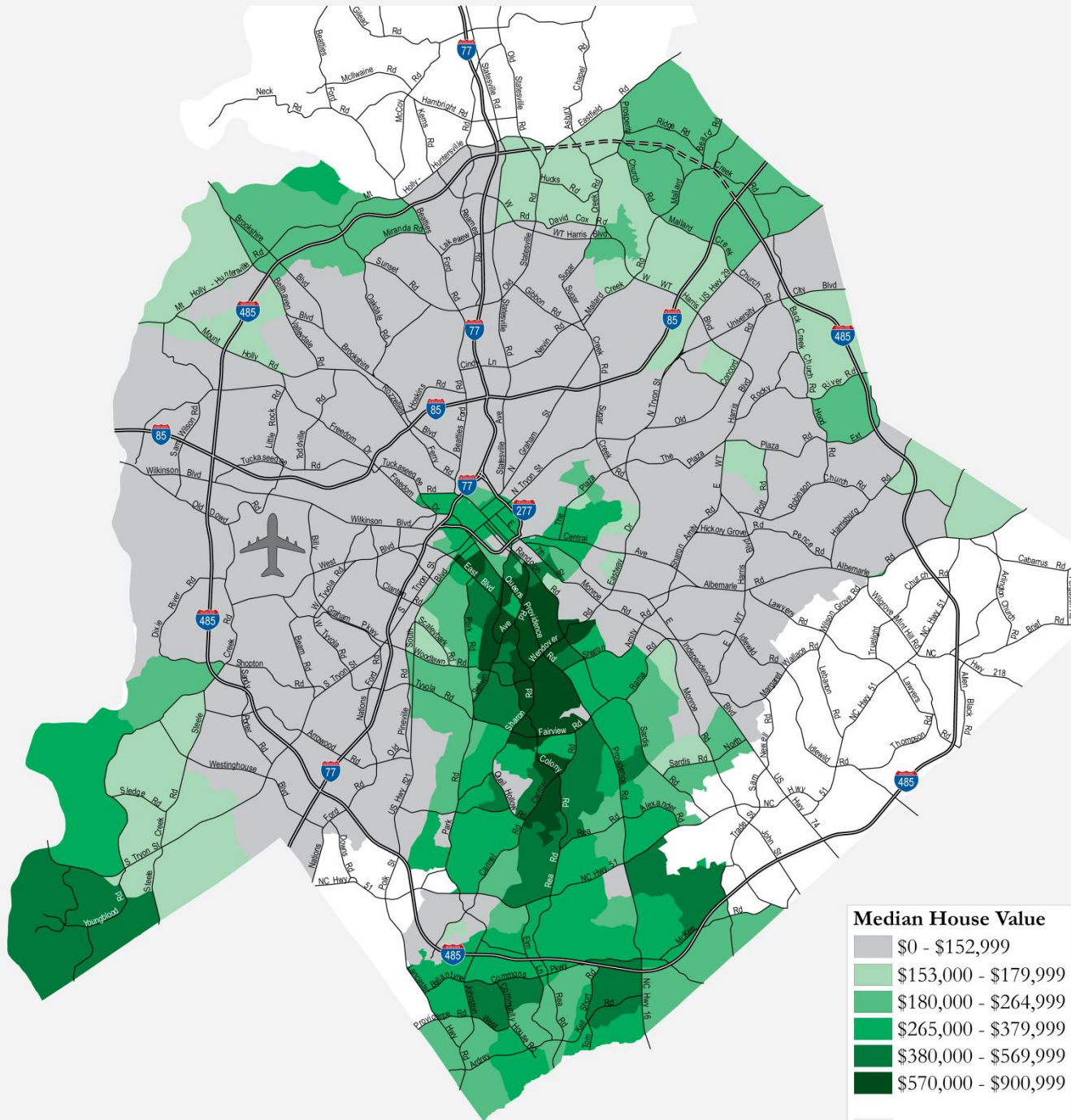
Concerns/Feedback from CAG

1. Density Increase not enough and Location needs to be targeted to areas with little or no affordable units
2. Program Eligibility too low at 60%
3. Development Standards can't achieve bonus when other development standards are applied
4. Mixed Housing Types needed to achieve bonus

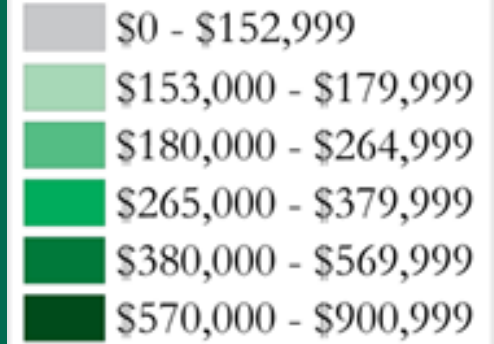
Proposed Single Family Density Bonus Program

Applicability

- R-3, R-4, R-5, and R-6 zoning districts within Census block groups in Charlotte's Sphere of Influence that have a median home value at or above \$153,000 (US Census Bureau's, American Community Survey 2005-2009)
- Median Home Value will be reassessed every five years and based upon the most recent US Census Bureau's, American Community Survey five year average estimates



Median House Value



Other Jurisdiction

Median House Value



Other Jurisdiction

Proposed Single Family Density Bonus Program

The Set-Aside

- Minimum 50% of additional units allowed by the density bonus must be affordable
- Number of affordable units not to exceed 25% of total housing units in the development

Threshold Level of Development

- Project size must be a minimum of one (1) acre

Income Targeting

- Income levels at or below 80% (currently \$54,000) of Area Median Income (AMI).

Proposed Single Family Density Bonus Program

Incentives/Offsets

Density Bonus

- Allow up to three (3) units above the base density for applicable single family districts.

Reduced Development Standards

- Front Setbacks: 20' for front loaded garages; 15' for all other lots
- Rear Yards: 30' for internal lots; rear yards along the outer boundary of a project must comply with the zoning district requirement

Proposed Single Family Density Bonus Program

Incentives/Offsets

Reduced Development Standards (continued)

- Apply the cluster provisions for lot size and lot width of the zoning category
- Apply the cluster provisions for lot size and lot width of the zoning category two districts higher if a minimum of 10% is applied to common open space. Perimeter lots that abut or are across a local residential street from other single family zoned properties shall meet the underlying zoning cluster provisions. A minimum 20' wide tree save area within common open space may be utilized to eliminate this requirement for perimeter lots that abut other single family zoned properties.

Zoning District	Cluster Min. Lot Area	Standard Min. Lot Area	Cluster Min. Lot Width	Standard Min. Lot Width
R-3	8,000 SF	10,000 SF	60 Feet	70 Feet
R-4	6,000 SF	8,000 SF	50 Feet	60 Feet
R-5	4,500 SF	6,000 SF	40 Feet	50 Feet
R-6	3,500 SF	4,500 SF	40 Feet	40 Feet

Density Bonus: 3 DUA With Mixed Units

Area: 56 acres

COS: 5.6 ac (10% Tree Save)

Density:

- Base = 3 DUA (168 sf lots)
- Bonus Achieved = 2.5 DUA (70 lots & 70 mixed units)
- Total = 5.5 DUA (308 units)

Lot Sizes:

- Exterior Lots (R-3 Cluster) – 8,000 sq. ft.
- Interior Lots (R-6 Cluster) – 3,500 sq. ft.
- Interior Duplex Lots – 6,500 sq. ft.
- Interior Triplex Lots – 9,500 sq. ft.
- Interior Quadraplex Lots – 11,500 sq. ft.



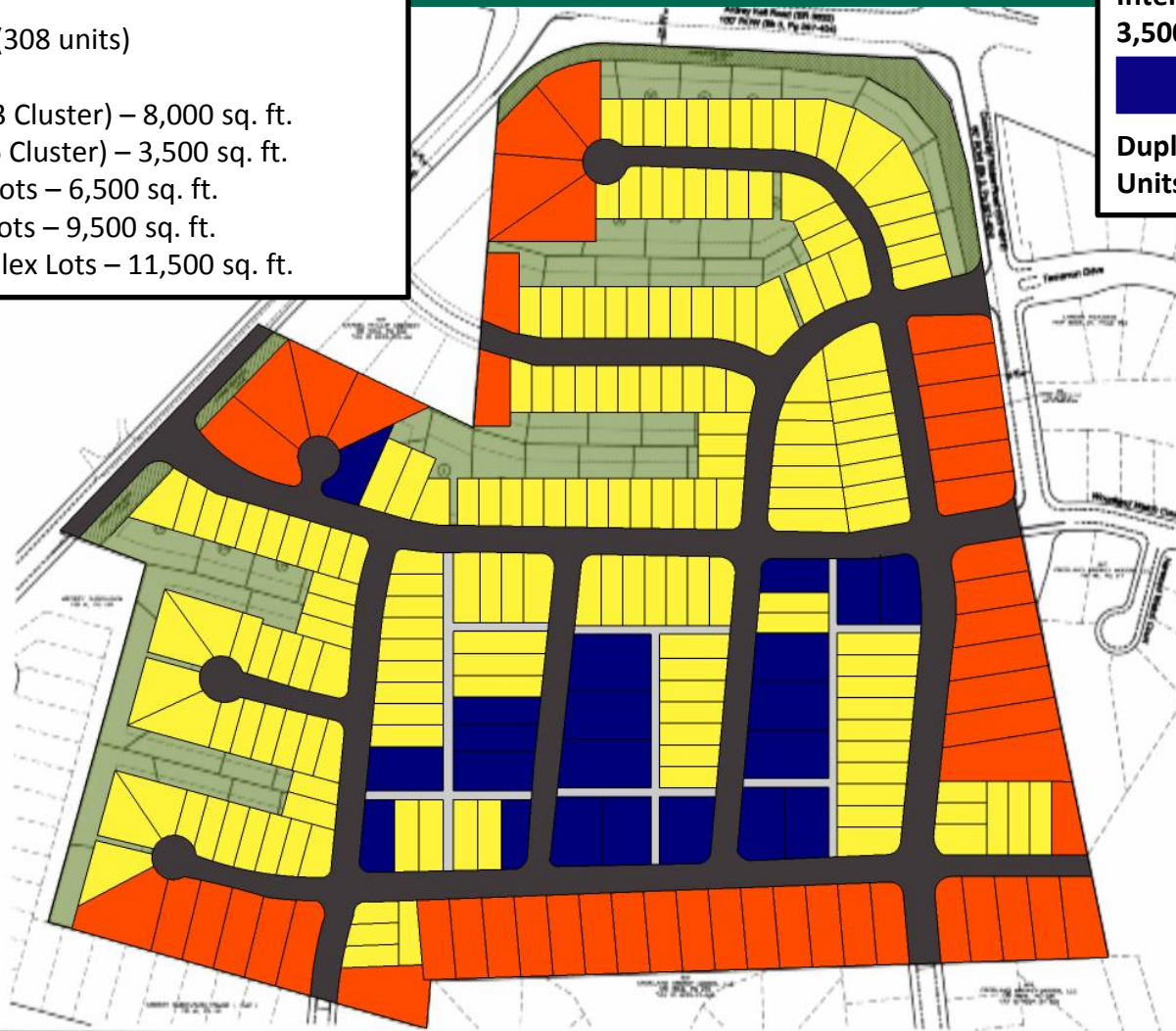
Exterior Lots (R-3 Cluster)
8,000 sq. ft. & 60' width



Interior Lots (R-6 Cluster)
3,500 sq. ft. lots & 40' lot width



Duplex, Triplex, Quadraplex
Units



COVER SHEET

Ballantray

APPROVED FOR CONSTRUCTION
CMPC
4/29/2008

1

Proposed Single Family Density Bonus Program

Incentives/Offsets

Mix of Dwelling Unit Types

Allow duplex, triplex, and quadraplex buildings to be integrated within a subdivision in accordance with the following standards:

- These unit types must be located internal to the subdivision
- Of the additional units achieved by the density bonus, up to 50% of the dwelling units may be duplex, triplex, and quadraplex units
- Minimum Lot Sizes and Lot Widths:

Dwelling Type	Minimum Lot Area	Minimum Lot Width
Duplex*	6,500 SF	50 Feet
Triplex*	9,500 SF	70 Feet
Quadraplex*	11,500 SF	90 Feet

- * If land is sold with an attached unit, the minimum subplot size must be sufficient to accommodate the dwelling unit and 400 square feet of private open space.

Mix of Dwelling Units



Proposed Single Family Density Bonus Program

Design Guidelines

- Units must externally blend in architecturally with other units to include materials and style (such as roof pitches, foundations, window types, building materials)
- Affordable units must be dispersed within the development
- Perimeter of development must reflect the character of adjacent neighborhoods based on zoning



Proposed Single Family Density Bonus Program

Architectural Design Standards



- Building material
- Roof pitch
- Window type
- Foundation

Proposed Single Family Density Bonus Program

Program Administration

This section is incomplete and yet to be determined, but will involve a higher level of staff review to address the following:

- affordable housing units are built
- architectural consistency
- dispersal of affordable housing units
- mitigation of traffic impacts

Proposed Single Family Density Bonus Program

H&ND Committee Feedback

- **Concern about a 3 DUA increase in density**
- **Concern about the impacts on transportation**
- **Concern about the quality and design of the development**
- **Question the legality of the locational component**
- **Questioned if this type of development is marketable**
- **Want to ensure affordable units are reserved for qualified persons**
- **Revised the locational map to reflect block groups below \$153,000 median home value are excluded**



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Group Discussion

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**

- November 29, 2011 (6pm, CMGC Room 280)
- December 13, 2011 (6pm, CMGC Room 280)
- January 5, 2012 (6pm, CMGC Room 280)
- January 19, 2012 (6pm, CMGC Room 280)

- **Process Benchmarks**

- Citizen Input process September 2011-January 2012
- Committee Action February 2012
- Council Action April/May 2012

- **Questions or concerns should be directed to:**

Bryman Suttle, *Charlotte-Mecklenburg Planning Department*

704-336-8325 bsuttle@charlottenc.gov

- **Tonight's presentation, including summary minutes, will be posted at:**

www.charlotteplanning.org





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Questions?

