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Incentive Based
INCLUSIONARY HOUSING

Citizen Advisory Group Meeting 4

December 13, 2011

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- Welcome / Introductions
- **Follow-up on “Who’s Missing?”**
- Finalize proposed Single Family Density Bonus Program
 - Development Scenario Concerns
 - Locational Criteria Legal Concerns
 - Program Administration Concerns
- **Review draft recommendation to allow duplexes on any lot**
- Review draft recommendation to allow non-relatives to occupy ADUs
- **Next Steps / Adjourn**



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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



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CAG Representation Who's Missing?

- Financial Institutions

Wells Fargo participated in November 3rd CAG Meeting

- Charlotte Mecklenburg Schools

Participated in November 3rd CAG Meeting

- South Charlotte Representation

Email blast sent to South District Neighborhood Leaders

Madison Park Homeowners Association responded





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Development Scenario Concerns

Designer R-3 Example

Incentive Based
Housing Example
DRAFT - 11.30.11

Density Bonus: 3 DUA with Mixed Units

Area: 56 acres

COS: 8.7 ac (5.7 ac Tree Save & 3 ac BMPs)

Density:

- Base = 3 DUA (168 sf lots)
- Bonus Achieved = 2.9 DUA (257 lots & 74 mixed units)
- Total = 5.9 DUA (331 units)

Lot Sizes:

- Exterior Lots (R-3 Cluster) – 8,000 sq. ft.
- Interior Lots (R-5 Cluster) – 4,500 sq. ft.
- Interior Duplex Lots – 6,500 sq. ft.
- Interior Triplex Lots – 9,500 sq. ft.
- Interior Quadraplex Lots – 11,500 sq. ft.

Housing Types:

- Single Family – 257 units
- Mixed Housing – 74 units (81 units allowed)
 - Duplex – 28 units
 - Triplex – 6 units
 - Quadraplex – 40 units

Total Development:
Single Family Housing: 257 Units
Duplex: 28 Total Units
Triplex: 6 Total Units
Quadraplex: 40 Total Units
Total Units: 331
Total Density: 5.9 Units/Acre
Open Space/Tree Save: 8.7 Acres

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Development Scenario Concerns

Staff R-3 Example



Density Bonus: 3 DUA with Mixed Units

Area: 56 acres

COS: 8.8 ac (5.8 ac Tree Save & 3 ac BMPs)

Density:

- Base = 3 DUA (168 sf lots)
- Bonus Achieved = 2.88 DUA (248 lots & 80 mixed units)
- Total = 5.86 DUA (328 units)

Lot Sizes:

- Exterior Lots (R-3 Cluster) – 8,000 sq. ft.
- Interior Lots (R-5 Cluster) – 4,500 sq. ft.
- Interior Duplex Lots – 6,500 sq. ft.
- Interior Triplex Lots – 9,500 sq. ft.
- Interior Quadraplex Lots – 11,500 sq. ft.

Housing Types:

- Single Family – 248 units
- Mixed Housing – 80 units (80 units allowed)
 - Duplex – 30 units
 - Triplex – 30 units
 - Quadraplex – 20 units

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Legal Concerns Locational Criteria

Locational Criteria

The City's Legal Department researched the approach and concluded they had no concerns based on the following:

- The voluntary nature of the program
- The approach has a rational relationship to the City's interest in promoting and dispersing affordable housing



Program Administration

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

Next Steps:

- Staff working to establish best practices that can be applied to all of the recommended strategies/programs
- Staff is scheduled to meet with Davidson's Program Administrator in early January to discuss their administrative practices and what they have learned from other communities like Chapel Hill
- Staff will be forming a CAG work group to discuss



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Questions?



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Draft Recommendation to allow Duplexes on any lot

Current Zoning Regulations

- Duplex dwellings are allowed in R-3, R-4, R-5, and R-6 provided they are located on a corner lot and meet design criteria.
- Duplex dwellings are allowed on any lot within R-8.



Proposed Program

Applicability

Allow duplex dwellings on lots City-wide, other than corner lots within the R-3, R-4, R-5, and R-6 single family zoning districts per prescribed conditions under design guidelines.

The Set-Aside

Minimum 50% (1 unit) of the duplex must be affordable.

Draft Recommendation to allow Duplexes on any lot

Income Targeting

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

** AMI is updated annually by the US Department of Housing and Urban Development.*

Design Guidelines & Prescribed Conditions

- Lots must meet the minimum lot size requirement for duplex lots of the underlying zoning district.

Zoning District	Minimum Lot Area for Duplex Dwellings
R-3	16,000 SF
R-4	13,000 SF
R-5	10,000 SF
R-6	8,000 SF



Draft Recommendation to allow Duplexes on any lot

Design Guidelines & Prescribed Conditions (continued)

- Duplex dwellings must not exceed the maximum building coverage required for detached dwellings.

Duplex Dwelling Lot Size	Maximum Building Coverage
6,501 SF to 8,500 SF	40%
8,501 SF to 15,000 SF	35%
15,001 SF or greater	30%

- Limit of two (2) abutting duplex lots which front along the same street.
- Duplex units must be served by a shared driveway.
- Both units must externally blend in architecturally to include materials and style (such as roof pitches, foundations, window treatment).



Draft Recommendation to allow Duplexes on any lot

Program Administration

- Affordable unit must be registered with N&BS.
- This section is incomplete and yet to be determined, but will involve a higher level of staff review to address multiple administrative aspects such as:
 - assurances affordable housing units are built and sustained
 - architectural consistency



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Questions?



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Draft Recommendation to allow non-relatives to occupy ADUs

Current Zoning Regulations

Accessory dwelling units (ADUs) are allowed for elderly and disabled housing and for guest houses and employee quarters per prescribed conditions found in Section 12.407 and 12.412 of the Zoning Ordinance.



Proposed Program

Applicability

Allow affordable housing units within accessory dwelling units (ADUs) per the following prescribed conditions under design guidelines.

The Set-Aside

The ADU must be affordable.



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Draft Recommendation to allow non-relatives to occupy ADUs

Income Targeting

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

** AMI is updated annually by the US Department of Housing and Urban Development.*

Design Guidelines & Prescribed Conditions

- The ADU shall be clearly subordinate to the principal structure.
- No more than one ADU shall be located on a lot.
- The ADU and the principal dwelling shall be owned by the same person.
- The ADU shall not be served by a driveway separate from that serving the principal dwelling.
- The ADU shall have a floor area no greater than 50% of the principal structure and under no circumstances cover more than 30% of the rear yard.
- The structure shall be no taller than the principal dwelling.



Draft Recommendation to allow non-relatives to occupy ADUs

Design Guidelines & Prescribed Conditions (continued)

- The ADU shall be located in the rear yard and not be any closer than 15 feet to a rear property line or along any side property line within the required side yard dimension.
- The minimum lot size for a lot on which an ADU is located shall be 2 times the minimum for the district.
- Roof and exterior wall materials and finishes of the ADU must be comparable in composition and appearance to that of the principal dwelling on the lot.

Program Administration

- Affordable unit must be registered with N&BS.
- This section is incomplete and yet to be determined, but will involve a higher level of staff review to address multiple administrative aspects such as:
 - assurances affordable housing units are built and sustained
 - architectural consistency

Next Steps

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

- January 5, 2012 (6pm, CMGC Room 280)
- January 19, 2012 (6pm, CMGC Room 280)
- February 9, 2012 (6pm, CMGC Room 280)
- February 23, 2012 (6pm, CMGC Room 280)

Process Benchmarks

- Citizen Input process September 2011-February 2012
- Committee Action March 2012
- Council Action May/June 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?



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