



CHARLOTTE



Incentive Based
INCLUSIONARY HOUSING

CAG Workshop – Process Update

January 19, 2012

- Background
- **Recommended Action Plan**
- CAG Representation
- **Accomplishments**
- Overview of CAG Discussion
 - Single Family Density Bonus
 - Allowance of duplexes on any lot
 - Allowance of Accessory Dwelling Units
- **Program Administration**
- Next Steps



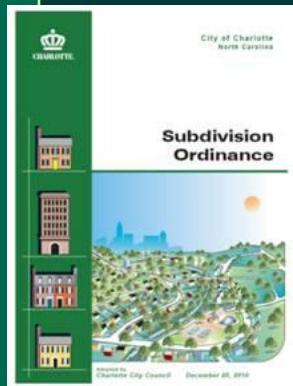
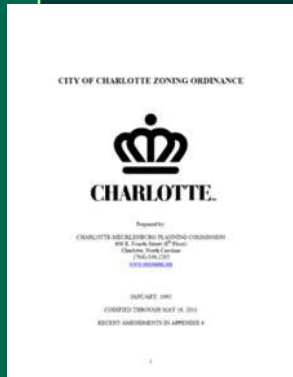


- On May 25, 2011, the Housing & Neighborhood Development (H&ND) Committee recommended to Council a list of regulatory and financial incentives to create affordable housing
- On June 27, 2011, Council approved a proposed action plan directing staff to pursue 11 regulatory and financial incentives that 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
- Council also asked staff to work with a citizen advisory group throughout this process



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



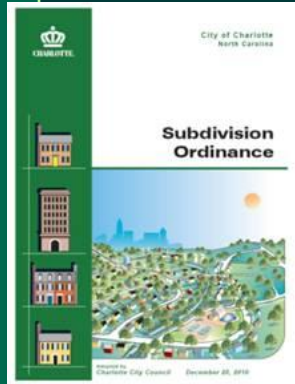
Financial Incentives

6. Create local rent subsidy program
7. Increase Housing Trust Fund commitments for federal low income housing tax credits
8. Lobby NCHFA for changes to its Qualified Application process to allow urban projects to score higher
9. Develop a program to make available government owned land at a reduced cost in exchange for affordable housing
10. Establish aggressive acquisition program for existing apartments currently in financial difficulty or underutilized
11. Cash subsidies

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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
 - ✓**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
- **Hosted (5) CAG Meetings between September-January**
 - Single Family density bonus
 - Allowance of duplexes on any lot
 - Allowance of Accessory Dwelling Units (ADUs) to include non-relatives
- **H&ND Council Committee Updates**
- **Planning Commission Update**





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Draft Recommendation Single Family Density Bonus

Density Bonus Goals

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



Draft Recommendation Single Family Density Bonus

Initial Staff Recommendations

- Allow one (1) unit above base density for all single family districts
- Min. 50% of additional units must be affordable (60% AMI, currently \$40,500)
- 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 Recommendation Single Family Density Bonus

General Themes/Concerns from CAG

- Density Increase of one (1) not enough and Location needs to be targeted to areas with little or no affordable units
- Assurances affordable units blend in with other units
- Program Eligibility too low at 60% AMI
- Development Standards can't achieve bonus when other development standards are applied
- Mixed Housing Types needed to achieve bonus

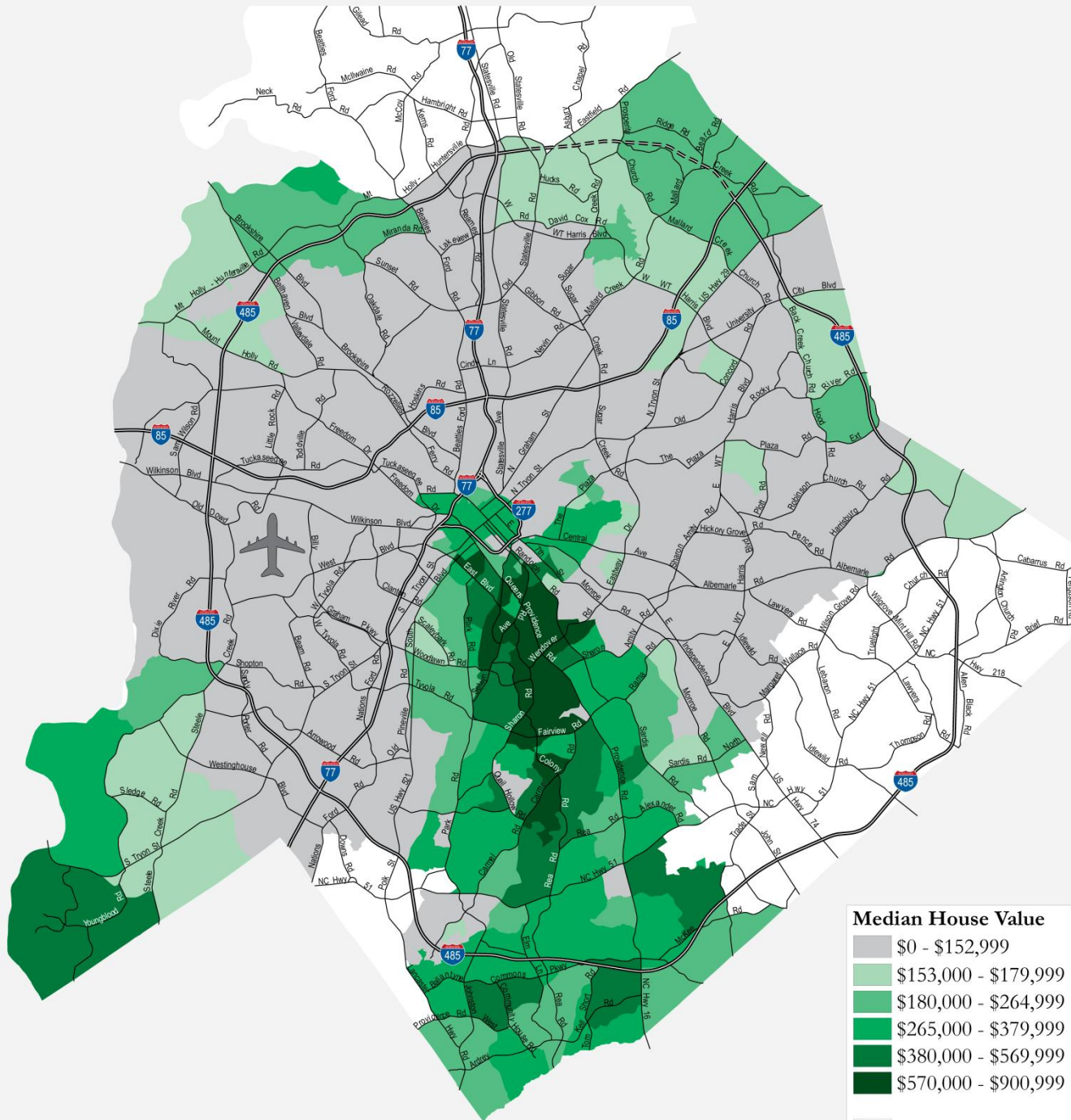
Recommendation

- Within geographies that have a median home value of (\$153,000*) or greater, allow three (3) units above base density for applicable single family districts
- Min. 50% of additional units must be affordable (defined as 90% AMI \$
- Affordable units not to exceed 25% of total housing units in the development
- Reduced yards, 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
- Allow mixed housing up to a quad internal to the development

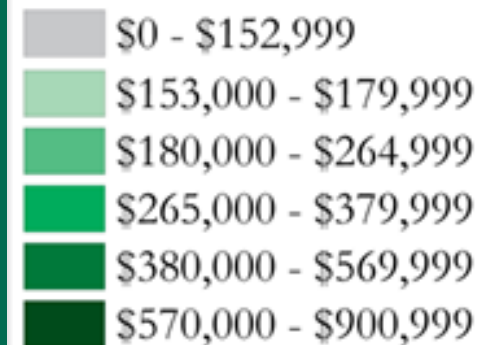
** Median Home Value Source: American Community Survey, 2005-09*

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
- Question if this type of development is marketable
- Want to ensure affordable units are reserved for qualified persons



Median House Value



Other Jurisdiction

Median House Value



Other Jurisdiction

Draft Recommendation Single Family Density Bonus

Architectural Design Standards



- Building material
- Roof pitch
- Window type
- Foundation

Draft Recommendation Single Family Density Bonus

Mix of Dwelling Units

Allow duplex, triplex, and quadraplex buildings to be integrated and located internal to the subdivision



Draft Recommendation to allow Duplexes on any lot

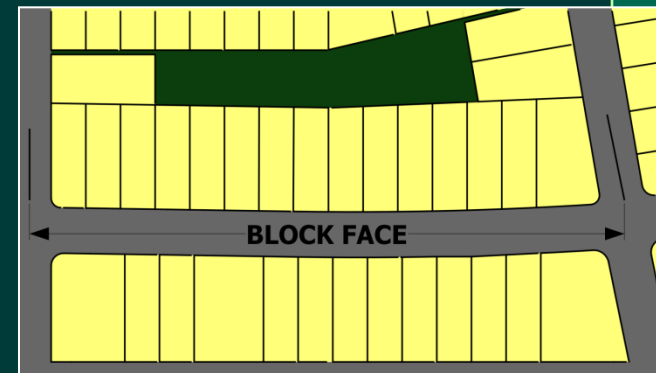
Current Zoning Regulations

- 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



Recommendation

- Allow duplex dwellings on all lots within the R-3, R-4, R-5, and R-6 single family zoning districts per prescribed conditions
- No affordability requirement
- Limit of two (2) abutting duplex units within a block face



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.



Recommendation

- Allow accessory dwelling units (ADUs) per prescribed conditions
- Define ADU as a smaller second dwelling unit created on a lot with a single family detached dwelling unit and may either be located within the principal detached dwelling or within a separate accessory structure.
- No affordability requirement
- Limit size to 800 square feet of heated space

Will involve a higher level of staff review to address, but not limited to 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 met with Davidson's Program Administrator to discuss their administrative practices and what they have learned from other communities like Chapel Hill
- Staff will be reaching out to UNC School of Government for additional insight
- January 19 CAG work session to discuss program administration

- **H&ND Committee Update – January 11th**
- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - February 9, 2012 (6pm, CMGC Room 280)
 - February 23, 2012 (6pm, CMGC Room 280)
 - March 15, 2012 (6pm, CMGC Room 280)
 - March 29, 2012 (6pm, CMGC Room 280)
- **Process Benchmarks**
 - Citizen Input process September 2011-March 2012
 - Committee Action April 2012
 - Council Action June 2012

Follows the text amendment process
- **Follow the process at:**
www.charlotteplanning.org





CITY OF CHARLOTTE

Questions?

