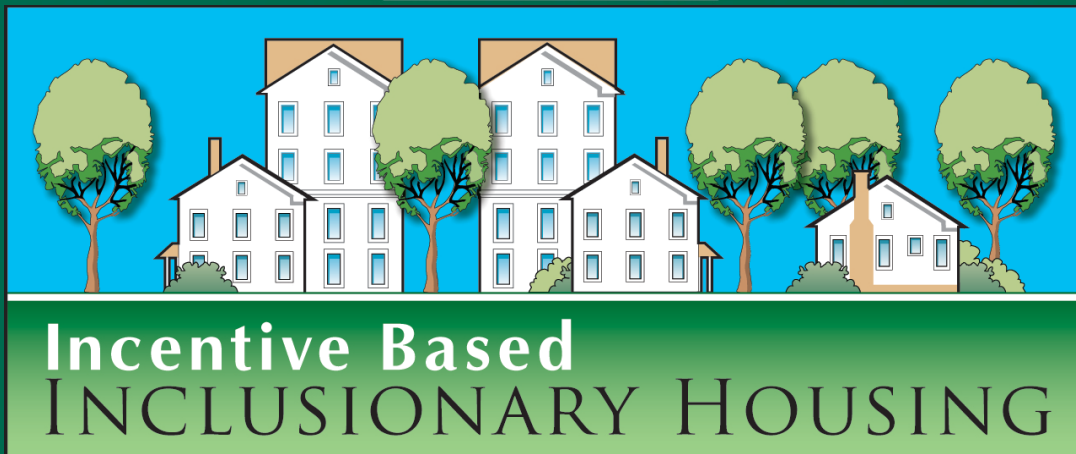




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# Citizen Advisory Group Meeting 6

February 9, 2012



- Welcome / Introductions
- **Program Administration Activities & Research**
- Program Administration Workshop Recap
- **Discuss Single Family Density Bonus Program Administration**
  - Review Process
  - Roles & Responsibilities
  - Housing Plan Components
- Next Steps / Adjourn



# Program Administration Activities & Research

- Researched other communities, both national and local, with inclusionary housing programs
- Held Program Administration Workshop on January 19, 2012 that included Robert Dowling from *Community Home Trust*, responsible for administering the inclusionary programs for Chapel Hill and Carrboro
- Discussed the regulatory review process for the Town of Chapel Hill with Loryn Clark, Housing & Neighborhood Services Manager
- Meet with Cindy Reid, Inclusionary Housing Program Manager, with the Town of Davidson

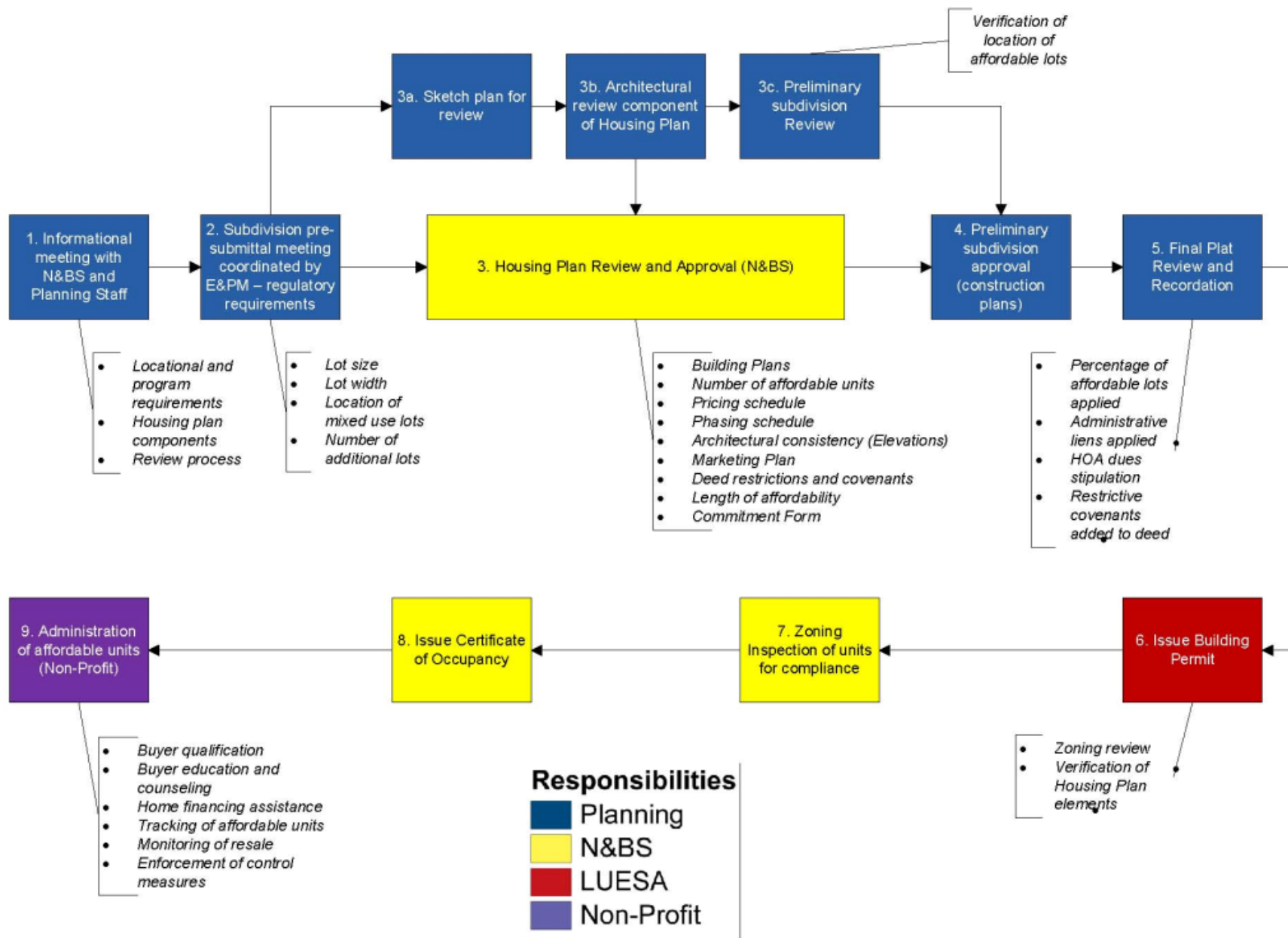
# Program Administration Workshop Recap

Guest Speaker **Robert Dowling** from *Community Home Trust* discussed the administration, successes and challenges of Inclusionary Housing Programs for Chapel Hill & Carrboro, NC

He also provided perspective on the following questions:

1. From both a voluntary and mandatory perspective, what mechanisms within the development review and approval process can be employed to ensure the following:
  - A. Affordable units are built;
  - B. Architectural consistency within a development; and
  - C. Affordable units are dispersed within a development?
2. Are there other administrative or programmatic factors to consider?
3. What are some lessons learned in achieving an effective program?

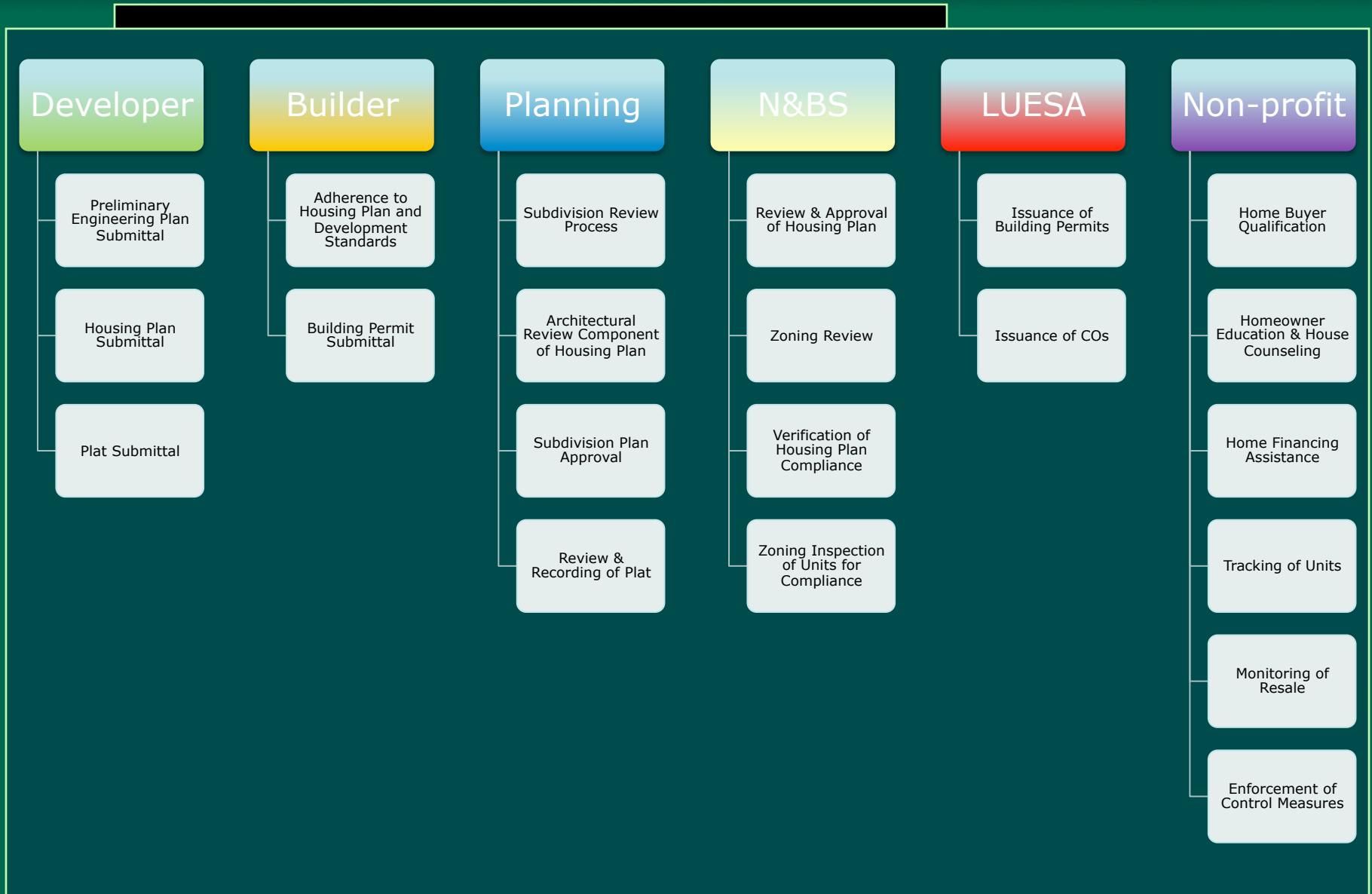
- Key to success is to make it easy for the developer and builder
- Ensuring the quality of the development is paramount to the success of the program
- Need mechanisms to ensure the long term maintenance of the affordable units
- The program allows for some equity-sharing
- Success of the program can be enhanced by the use of financial subsidies
- The Chapel Hill model buys the home, markets the units, qualifies and educates the buyers







# Roles & Responsibilities





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# Questions?







# Housing Plan Components

1. **General Description:** Description of the development proposal
2. **Unit Totals:** Total number of market rate units and affordable units
3. **Unit Locations:** Identify location of affordable units within the subdivision
4. **Pricing:** Pricing schedule for each affordable unit
5. **Phasing:** Phasing and construction schedule for each market rate and affordable unit
6. **Architectural Consistency:** Description of how the affordable housing will be designed to be complimentary to the neighborhood
7. **Marketing:** Description of how the applicant proposes to promote the sale of the affordable units
8. **Deed Restrictions:** Articulate control period to ensure availability and sustainability of the affordable unit
9. **Restrictive Covenants:** To ensure a reduction on HOA dues in order to sustain affordability during control period



# Housing Plan Components

**PHASING:** What should the phasing and construction schedule for each market rate and affordable unit be?

**Example:** Affordable units constructed concurrently with construction of the Market Rate Units.

**ARCHITECTUAL CONSISTENCY:** How will the affordable housing be designed to be complimentary to the neighborhood?

**Example:** Require building elevations (renderings) to include materials and square footage for both affordable and market rate units.



# Housing Plan Components

**DEED RESTRICTIONS:** How do you ensure the availability and sustainability of the affordable unit?

**Example:** Establish a 10 year control period with equity sharing.

**PRICING:** Should the pricing schedule for each affordable unit be based on the following?

**Example:** Calculated based on available fixed 30 year mortgage, 5% down payment, property taxes and insurance, and HOA fees.



# Next Steps

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
  - February 23, 2012 (6pm, CMGC Room 280)
  - March 15, 2012 (6pm, CMGC Room 280)
  - March 29, 2012 (6pm, CMGC Room 280)
  - April dates to be scheduled as needed
- **Questions or concerns should be directed to:**  
**Bryman Suttle**, *Charlotte-Mecklenburg Planning Department*  
**704-336-8325** [bsuttle@charlottenc.gov](mailto:bsuttle@charlottenc.gov)
- **Tonight's presentation, including summary minutes, will be posted at:**  
[www.charlotteplanning.org](http://www.charlotteplanning.org)





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# Questions?

