



CHARLOTTESM



Incentive Based
INCLUSIONARY HOUSING

Citizen Advisory Group Meeting 8

March 15, 2012

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- Welcome / Introductions
- **Proposed Adoption Process**
- Finalize ADU Recommendation
- **Finalize Duplex Recommendation**
- **Single Family Density Bonus**
 - Program Administration Overview
 - Housing Plan Discussion Recap
 - Program Research
 - Program Administration Preliminary Recommendations
- **Next Steps / Adjourn**





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Proposed Adoption Process



Accessory Dwelling Units (ADUs)

- H&ND Committee Action: **March/April**
- Council Briefing: **April**
- Council Decision: **July**



Duplexes

- H&ND Committee Action: **March/April**
- Council Briefing: **April**
- Council Decision: **July**



Expedited Review / Fee Waivers

- Council Briefing: **April**
- H&ND Committee Action: **April/May**
- Council Action: **July**



SF & MF Density Bonus

- Council Briefing: **April**
- H&ND Committee Action: **June/July**
- Council Decision: **December**



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Draft Recommendation to allow ADUs

Applicability

Allow Accessory Dwelling Units (ADUs) as a permitted accessory use to any single family detached dwelling unit per the following prescribed conditions under design guidelines.

Define Accessory Dwelling Unit (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.

The Set-Aside

None

Income Targeting

None





Draft Recommendation to allow ADUs

Design Guidelines & Prescribed Conditions

Standard ADU Requirements within a Principal or Accessory Structure:

- The ADU shall be clearly subordinate to the principal single family detached 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

ADU Within a Principal Structure:

- An ADU located within the principal single family detached structure shall be limited to 35% of the total floor area of the principle structure. However in no case shall the ADU exceed 800 **heated** square feet
- **The ADU shall not be internally accessible from the principal dwelling**
- **The pedestrian entrance to the ADU shall be located to the side or rear of the structure**

Draft Recommendation to allow ADUs

Design Guidelines & Prescribed Conditions (continued)

ADU within an accessory structure:

- 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. However, in no case shall the ADU exceed 800 **heated** square feet.
- The structure shall be no taller than the principal dwelling.
- 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.
If the ADU is located within a garage structure and the parcel abuts an alley, the structure may be located up to 5 feet from the rear property line if the garage is accessed from the alley.
- The minimum lot size for a lot on which an ADU is **located within the R-3 and R-4 zoning districts** 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

Obtain a building permit from LUESA



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Questions?



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Draft Recommendation to allow Duplexes on any lot

Applicability

Allow duplex dwellings on all 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

None

Income Targeting

None

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%

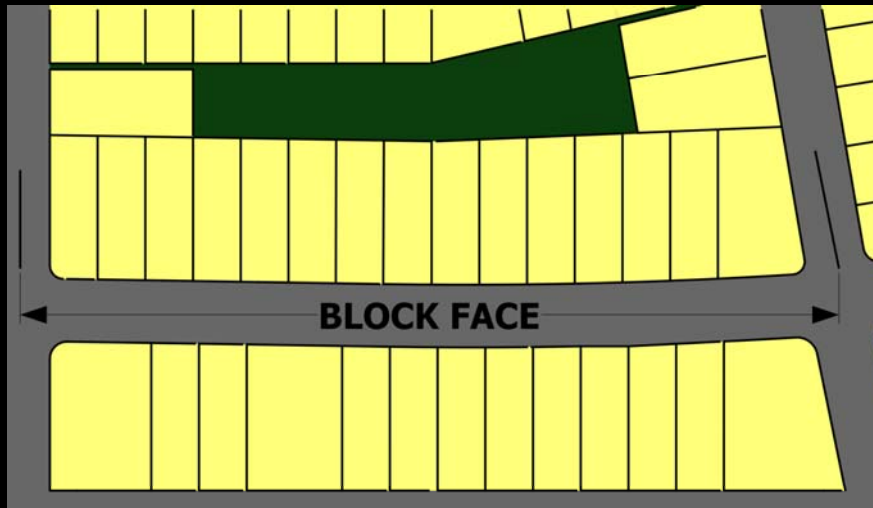
- A duplex corner lot must provide the minimum setback requirement to each of the two different streets.



Draft Recommendation to allow Duplexes on any lot

Design Guidelines & Prescribed Conditions (continued)

- Limit of two (2) abutting duplex lots within a block face. **Block face is defined as the distance along a block between two adjacent intersections, measured from centerline to centerline.**

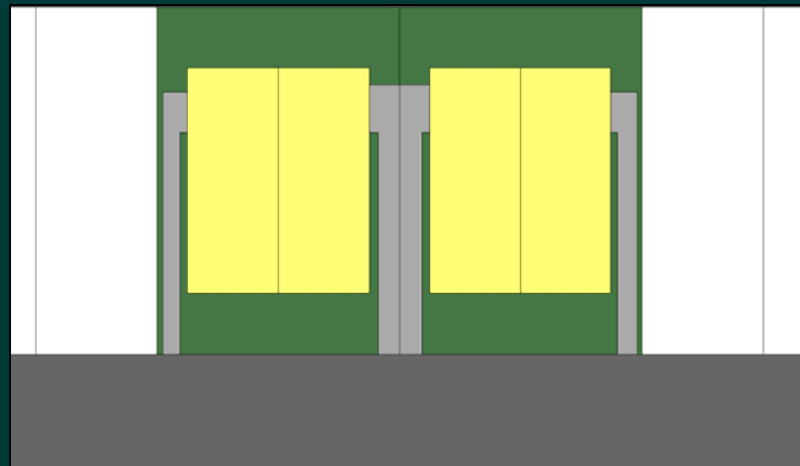




Draft Recommendation to allow Duplexes on any lot

Design Guidelines & Prescribed Conditions (continued)

- Duplex units must be served by a shared driveway. However, where two duplex lots abut, a total of three driveways may be allowed. The ~~two end units which~~ **that** share a common lot line shall have a shared driveway and the opposite end units may have individual driveways.



Program Administration

Obtain a building permit from LUESA.



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Questions?



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Single Family Density Bonus Program Goals

Density Bonus Goals

- Creation of affordable units
- Dispersal of affordable units geographically

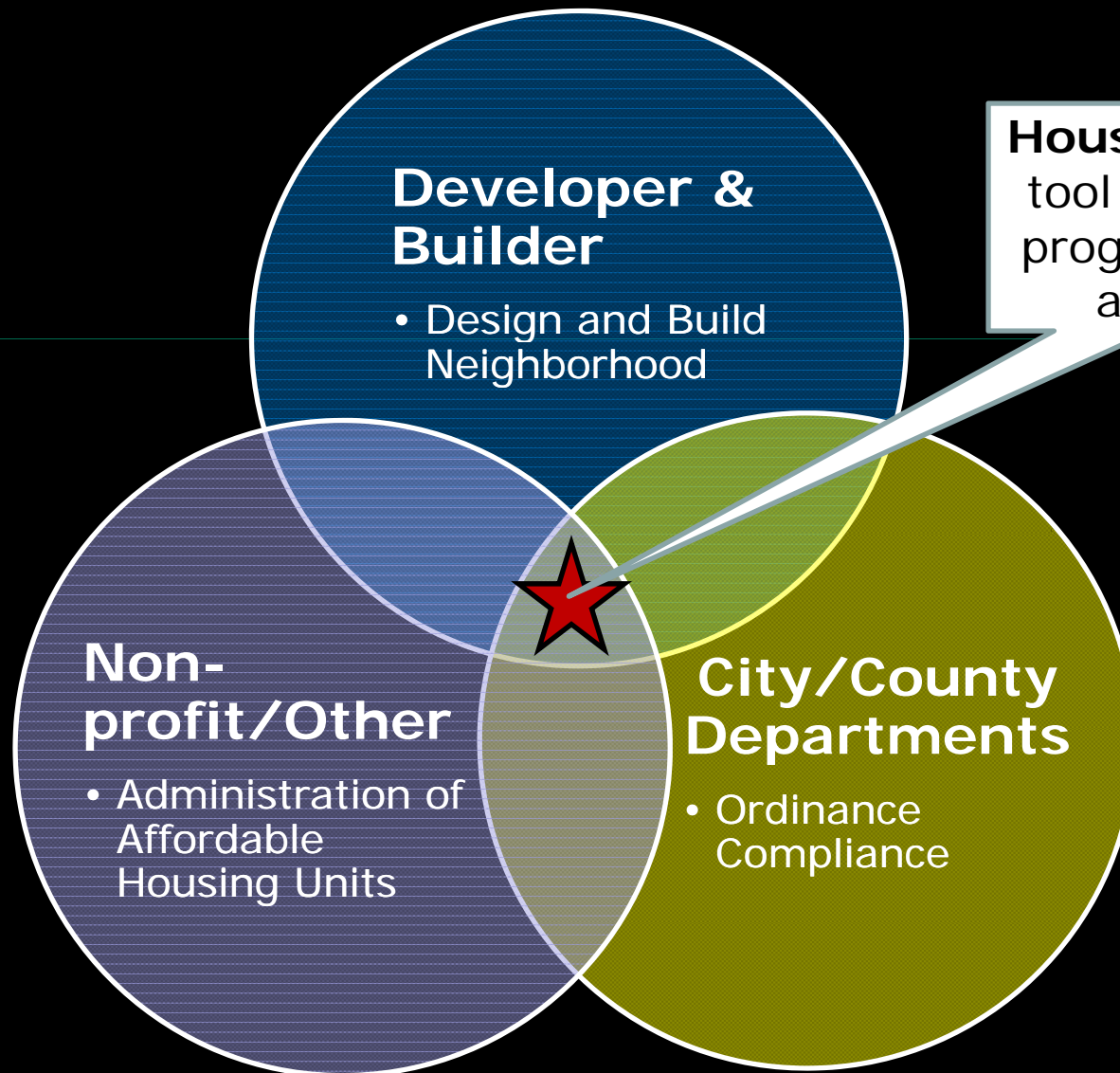
Development Review Goals (Ordinance Compliance)

- Architectural consistency
- Dispersal of affordable housing units within development
- Mitigation of traffic impacts

Program Administration Goals

- Qualifying buyers
- Tracking and monitoring of affordable units
- Enforcement of agreements

Program Administration Roles & Responsibilities



Housing Plan:
tool to ensure
program goals
are met

Housing Plan Recap

General Components

Development Review

- **General Description:** Description of the development proposal
- **Unit Totals:** Total number of market rate units and affordable units
- **Unit Locations:** Identify location of affordable units within the subdivision
- **Phasing:** Phasing and construction schedule for each market rate and affordable unit
- **Architectural Consistency:** Description of how the affordable housing will be designed to be complimentary to the neighborhood

Program Administration

- **Pricing:** Pricing schedule for each affordable unit
- **Marketing:** Description of how the applicant proposes to promote the sale of the affordable units
- **Deed Restrictions:** Articulate control period to ensure availability and sustainability of the affordable units
- **Restrictive Covenants:** To ensure affordability

Housing Plan Recap

February 25th Group Exercise

Discussion Questions

1. Do you generally agree with the components of the Housing Plan?
2. What should the control period and conditions be for the affordable units?

Discussion Summary

- Both groups generally agreed with the components of the Housing Plan
- Both groups were split on having control period, but there was strong sentiment to have accountability embedded in the program
- Some felt like all controls should end at the point of sale, others suggested a range of 1 to 99 years after sale
- Both groups generally agreed to no Restrictive Covenants
- Advisory Group requested information on period of affordability and control measures for other voluntary programs

Summary of Single Family Inclusionary Zoning Research

- Few Voluntary Inclusionary Zoning Programs exist in major cities
- Voluntary programs vary relative to policy goals, target populations, controls and enforcement
- Most voluntary programs have some type of control period, i.e. 7 to 30+ years
- Most voluntary programs are enforced by **Development Agreements**, **Contracts** and/or **Deed Restrictions** addressing target populations, control periods and other program-related requirements



Comparison Between Mandatory and Voluntary Programs

	Mandatory	Voluntary	Observations
Control Period	15 to 99 years; Many are in Perpetuity	7 to 30 Years	Major cities in N.C. Voluntary Programs have 15 year affordability periods (<i>Asheville, Durham and Winston-Salem</i>).
Enforcement	<ul style="list-style-type: none">■ Development Agreements; Contracts; and/or Deed Restrictions	<ul style="list-style-type: none">■ Development Agreements; Contracts; and/or Deed Restrictions	No difference between enforcement tools used in mandatory and voluntary programs. The tools ensure accountability.
	<ul style="list-style-type: none">■ Right of First Refusal	<ul style="list-style-type: none">■ Right of First Refusal	Maintains affordability during the control period.

Program Administration

Preliminary Recommendations

Phasing

- Can initially build all market rate units allowed by base zoning district
- For bonus units, one affordable unit must be built for every market rate unit constructed (1:1 ratio)

Deed Restrictions/Control Period

- 15 year period of affordability
- For units with no City funding, Right of First Refusal on purchase
- For units with City funding, defer to associated program guidelines

Restrictive Covenants

- None shall apply

Outstanding Issue

- Should the affordable units be required to be owner occupied or available for rent?

Next Steps

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - March 15, 2012 (6pm, CMGC Room 280)
 - March 29, 2012 (6pm, CMGC Room 280)
 - April 26, 2012 (6pm, CMGC Room 280) TBD
 - May 10, 2012 (6pm, CMGC Room 280) TBD
- **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

