



CHARLOTTE



Incentive Based
INCLUSIONARY HOUSING

Citizen Advisory Group Meeting 9

March 29, 2012

- **Welcome / Introductions**
- **H&ND Committee March 28 Meeting Recap**
 - **ADU & Duplex Discussion**
 - **Proposed Adoption Process**
- **Single Family Density Bonus**
 - **Program Administration Clarification**
 - **Results of Additional Program Research**
- **Expedited Review Discussion**
- **Next Steps / Adjourn**



ADU Discussion

- Concern that side and rear yard requirements exclude existing accessory structures in older neighborhoods that abut property lines from participating
- Want to ensure parking would not increase the impervious area
- Wanted to ensure there is strong justification for making these changes

Duplex Discussion

Would like to see examples of where this exists today and a comparison of lot sizes between existing examples and what is being recommended

Committee Action

Voted 5-0 to move both recommendations forward via the text amendment process

**Staff will provide requested information at the April 9 Council dinner briefing*

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**



Single Family Density Bonus Program Administration

Deed Restriction

Right of first refusal from point of first sale, and for all subsequent sales, for 15 years

Additional Research

Question: Are there Voluntary Inclusionary Housing Programs that have control periods and enforcement mechanisms without any public subsidy?

Answer: An examination of the Voluntary Inclusionary Housing Programs (Asheville, Denver, Durham, Long Beach, Nashville and Winston-Salem) found **five of the six** programs have control periods and enforcement, but do not require a public subsidy.

* *Research is posted at www.charlotteplanning.org*

Expedited Review Goal

To identify opportunities that expedite the development review process to incentivize **private** sector development of affordable housing.

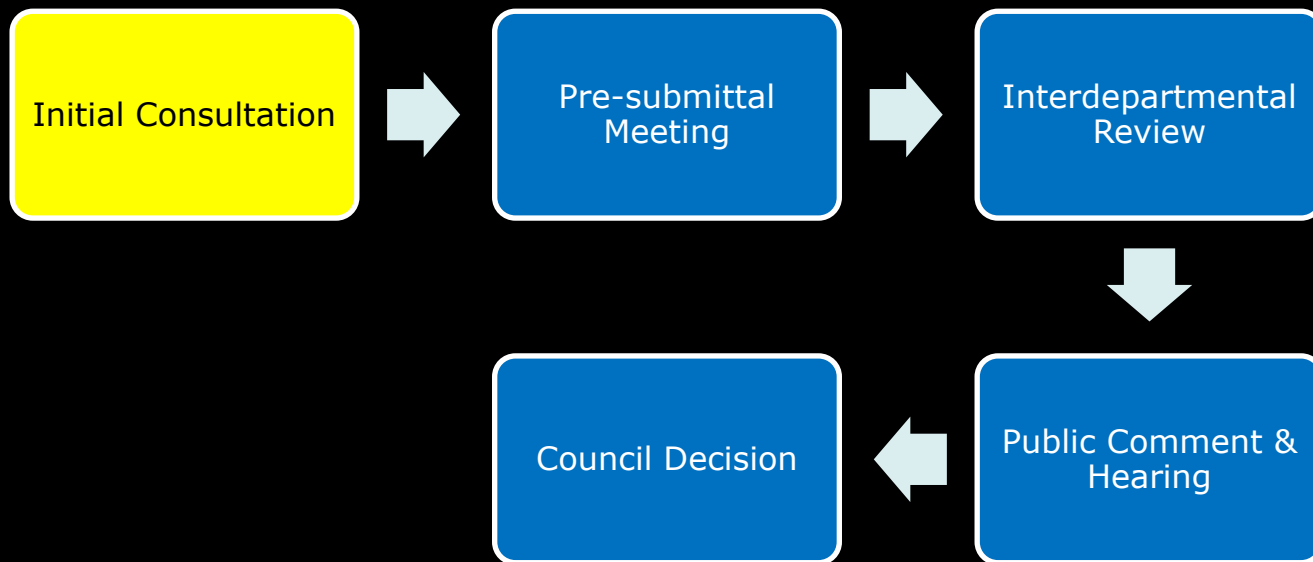


Observations

- Upon request, the City currently offers a “specialized” level of service for affordable housing projects, typically publicly assisted, that help to expedite the subdivision and rezoning review processes.
- Depending on the level of complexity, the County offers expedited review for building permitting for a fee.

“Specialized” Rezoning Review Process

Purpose: To expedite the rezoning process by providing guidance at the initial stages so as to reduce the number of review cycles and ensure higher quality development for affordable housing projects.



Subdivision Review Process Overview

PHASE I: Subdivision Plan Review & Approval

Looking at the horizontal elements required by ordinances (roads, sidewalks, stormwater, buffers, tree save, etc.)

PHASE II: Platting & Recordation

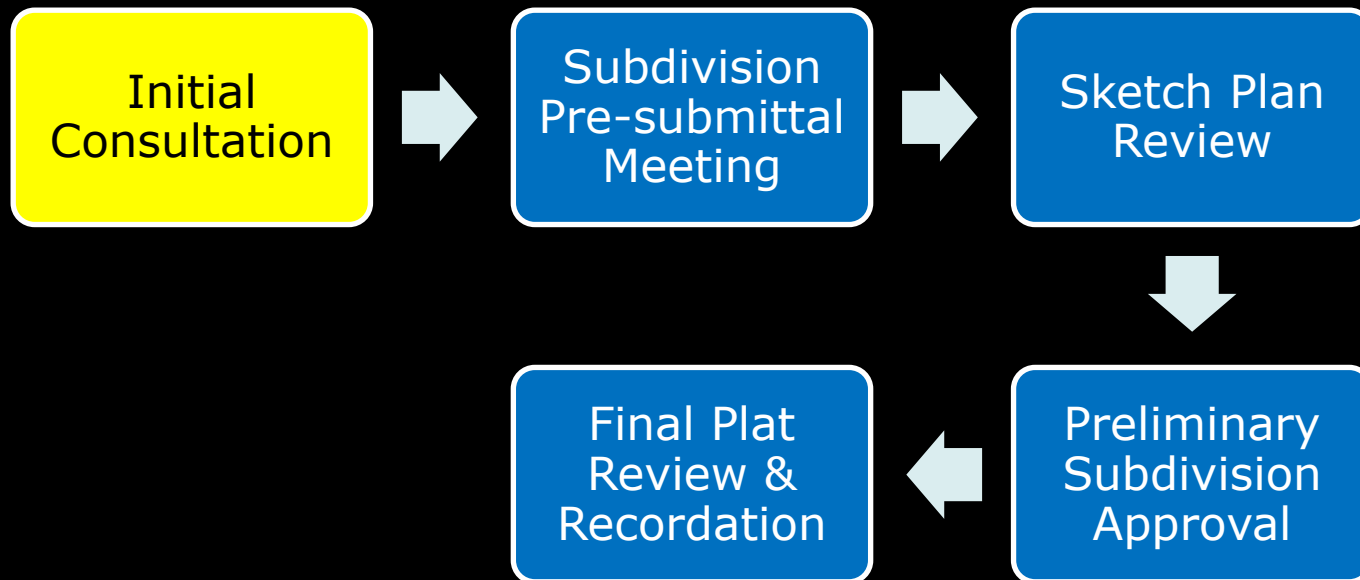
Platting of streets, lots, tree save, open space, etc. and posting of bonds (or construction of infrastructure)

PHASE III: Permitting & Certificates of Occupancy (COs)

Looking at the vertical elements required by building code and ordinances (review of construction documents and other specifics, issuance of building permits, inspections, and issuance of COs)

“Specialized” Subdivision Review Process

Purpose: To expedite the subdivision process by providing guidance at the initial stages so as to reduce the number of review cycles and ensure higher quality development for affordable housing projects.



“Specialized” Subdivision Review Process

Initial Consultation

- Currently available by request
- Includes relevant staff from various City/County Departments
- Confirm zoning consistency
- Explain ordinance requirements and review process
- Provide initial site design guidance

Other Services

- Provide higher level of site design services with expedited turnaround
- Can make special requests of agency reviewers if able and depending on complexity
- Troubleshooting
- Liaison with other departments

Discussion

What improvements to expedite the current development review process are needed to incentivize private sector development of affordable housing?



- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - April 26, 2012 (6pm, CMGC Room 280)
 - Additional Dates To Be Determined
- **Process Benchmarks**
 - Council Briefing – April 9, 2012 (deferred to April 16)
 - Citizen Input process – 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

