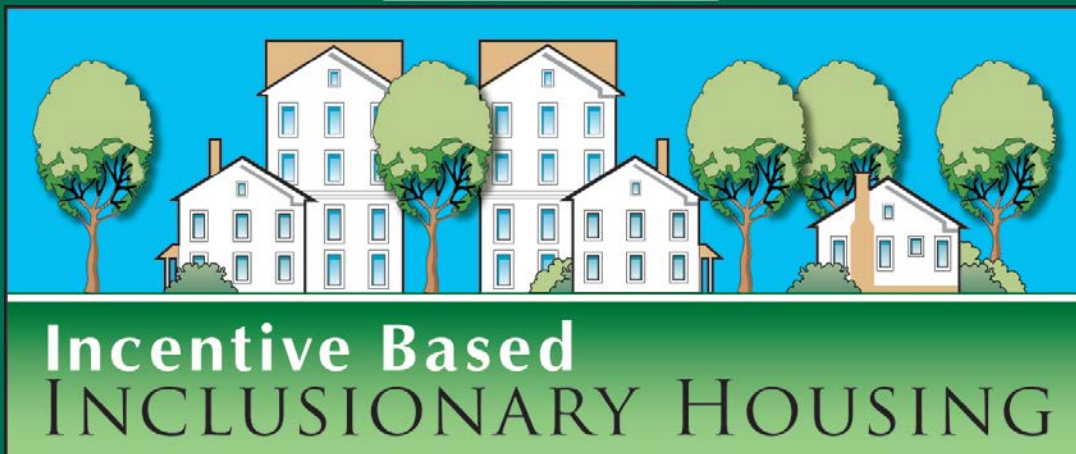




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Citizen Advisory Group Meeting 11

May 24, 2012



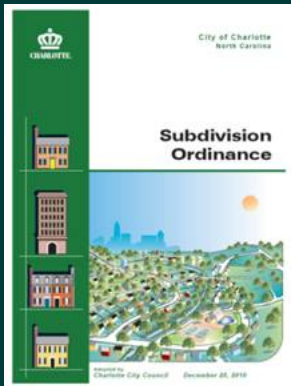
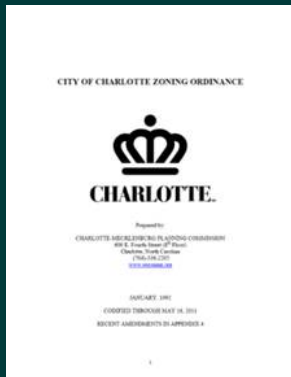
- **Welcome / Introductions**
- **Update on work completed to date**
 - ADU and Duplex
 - Expedited Review & Fee Waivers
- **Multi-family Density Bonus Discussion**
 - Background
 - Group Discussion
- **Next Steps / Adjourn**





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



ADU & Duplex Text Amendment Process

Public Hearing – June 18 (6pm Council Chambers)

Council Decision – July 16 (6pm Council Chambers)



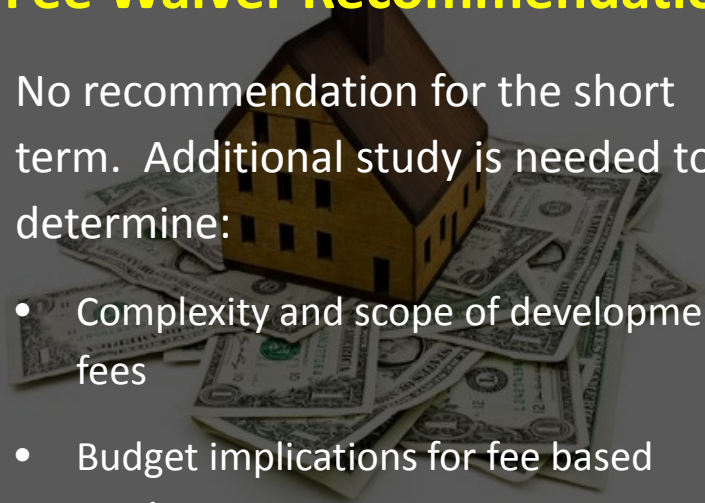
Expedited Review Recommendations

1. Continue to provide initial consultations and “Specialized Review”
2. Create a **Technical Review Committee (TRC)**
 - consist of City, County and State departments representatives
 - compliments the County’s recent Code Enforcement enhancements
 - could be expanded to include review of all residential, commercial and industrial development
3. Provide education and outreach

Fee Waiver Recommendation

No recommendation for the short term. Additional study is needed to determine:

- Complexity and scope of development fees
- Budget implications for fee based services



May 15 H&ND Committee Recap

Expedited Review

Believe the TRC recommendation could be applied to all development reviews irrespective of it's use as an incentive tool for affordable housing

Fee Waivers

No comments

Next Steps

- Council Briefing – June 25, 2012
- Council Action – July 23, 2012 (if needed)



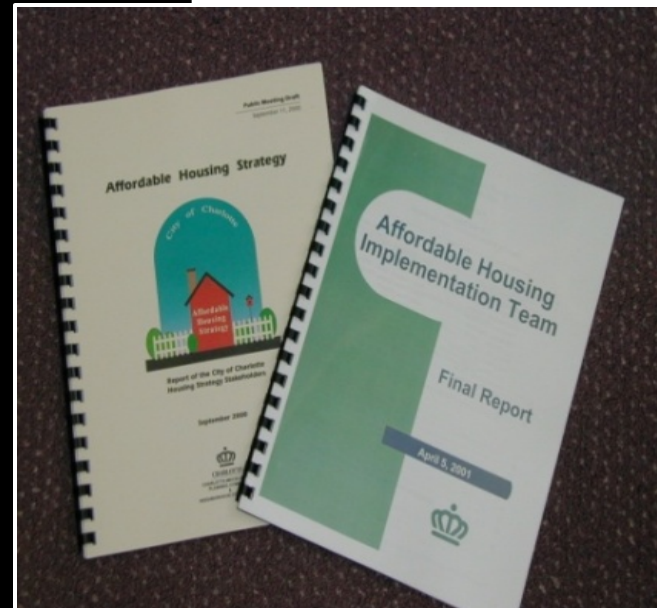
Density Bonus Goals

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



The City has convened a number of committees and advisory groups to address affordable housing:

- **1999 Affordable Housing Stakeholder Group**
 - Five major strategies and 15 recommendations
- **2000 Affordable Housing Implementation Team**
 - Housing Trust Fund
 - **Density Bonus (single family & multi-family)**
 - Assisted Multi-family at Transit Stations
 - Housing Locational Policies
 - City-County Cooperation
 - Increase Homeownership
 - Information Clearinghouse
 - Mixed Income Development
 - Section 8 Rental Incentives



Affordable Housing Implementation Team Final Report (2004)

Recommendations

Allow an increase of 2-6 dwelling units per acre in each multi-family zoning category up to and including R-12MF, under the following conditions:

- 50% of additional units must be affordable, not to exceed 20% of total development
- Affordable units must be dispersed and blend in architecturally with other units
- Must meet other appropriate location and design requirements to be developed later
- Ensure affordability with deed restrictions
- Register units with City



Multi-family Example

- An increase from 12 to 18 dwelling units per acre on a twenty acre site would allow an increase from 240 to 360 dwelling units.
- This allows for 120 additional units on a 20 acre site, 60 of which must be affordable.
- The total percent of affordable housing in the overall development is 16%.



Ashley Square



Multi-family Density Bonus Density Examples

Low Density (less than 8 dwelling units per acre)



Bradbury Hall
46 attached
dwelling units
5.37 Acres
~ 8 units/acre





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Multi-family Density Bonus Density Examples

Medium Density (8 to 14 units per acre)

*Clarkson Place
Townhomes
30 attached dwelling
units
3.026 Acres
~ 10 units/acre*





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Multi-family Density Bonus Density Examples

Medium Density (8 to 14 units per acre)



Lela Court
130 attached dwelling
units
11.3 acres
~ 12 units/acre



Multi-family Density Bonus Density Examples

Medium - High Density (15 to 30 units per acre)



*Oak Park-3rd Ward
38 dwellings units
2.482 acres
~ 15 units/acre*

Multi-family Density Bonus Density Examples

Medium - High Density (15 to 30 units per acre)



*Avondale Square
18 dwellings units
.955 acres
~ 19 units/acre*



Multi-family Density Bonus Background

○ **Housing Charlotte 2007**

- Community Forum on Affordable Housing

○ **Housing Charlotte 2007 Implementation**

○ **Subcommittee Recommendations**

Did not include a multi-family density bonus due to the following:

- no statistical evidence that voluntary density bonus programs have been effective
- counterproductive because the rents for the market rate units have to subsidize the affordable units raising the cost of housing for market rate renters
- an affordable unit's operating expenses are no less than a market rate unit's, but the rent – however - is less
- the best incentives are those which will promote lower costs to the apartment developer or higher rents paid by low to moderate income tenants
- a robust and well managed rental subsidy and the acquisition of suitable land at discounted prices are critical



Program Components

- **Applicability** - types of development to be included
- **The Set-Aside** - percentage of affordable units to be included in a development
- **Threshold Level of Development** - minimum project size that triggers set aside
- **Income Targeting** - income levels housing units need to be affordable to serve
- **Period of Affordability** - period of time that units must remain affordable
- **Incentives/Offsets** - strategies to offset costs associated with providing affordable units
- **Program Administration** - administrative system to track, monitor, enforce, and preserve affordable units

Questions

1. What are the pros and cons of a density program for multi-family development in helping to increase the supply of affordable housing?
2. What are issues or concerns you have about implementing a proposed multi-family density bonus program?



Next Steps

- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - June 7, 2012 (6pm, CMGC Room 280)
 - June 21, 2012 (6pm, CMGC Room 280) TBD
 - July 12, 2012 (6pm, CMGC Room 280) TBD
- **Process Benchmarks**
 - Citizen Input Process – **June/July 2012**
 - Council Hearing (ADU/Duplex) – **June 18, 2012**
 - Council Action (ADU/Duplex) – **July 16, 2012**
 - Council Briefing (Expedited Review/Fee Waivers) – **June 25, 2012**
 - H&ND Committee Action (Density Bonus Recommendations) – **June/July 2012**
- **Questions or concerns should be directed to:**
Bryman Suttle, *Charlotte-Mecklenburg Planning Department*
704-336-8325 bsuttle@charlottenc.gov
- **Tonight's meeting materials will be posted at:**
www.charlotteplanning.org





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Questions?

