



CHARLOTTESM



**Incentive Based
INCLUSIONARY HOUSING**

Citizen Advisory Group Meeting 13

August 23, 2012

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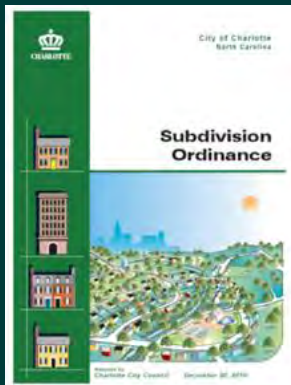
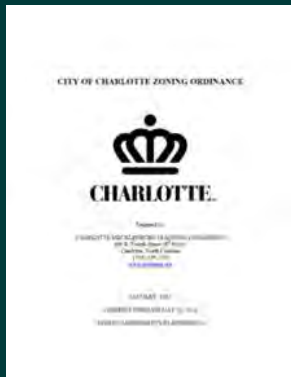


- **Welcome / Introductions**
- **Action Plan Update**
- **Duplex Discussion**
 - Recap from August 2 meeting with Concerned Citizens
 - Discuss Revised Duplex Recommendations
- **Multi-family Density Bonus Discussion**
 - Recap from June 18 CAG Meeting
 - Discuss Multi-family Density Bonus Staff Recommendation
- **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

Zoning Committee – June 27

- Staff deferred the proposed Duplex changes
- Committee recommended approval of the proposed ADU changes

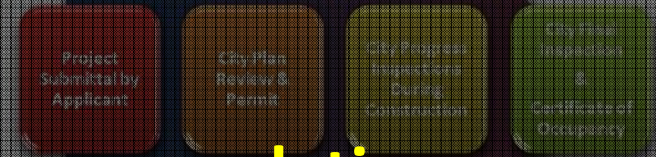
Council Decision – July 16

- Deferred the proposed Duplex changes
- Approved the proposed ADU changes

Expedited Review & Fee Waiver Recommendations

Provide Council update by:

- Council-Manager Memo
- or
- Council Briefing



Current Zoning Regulations

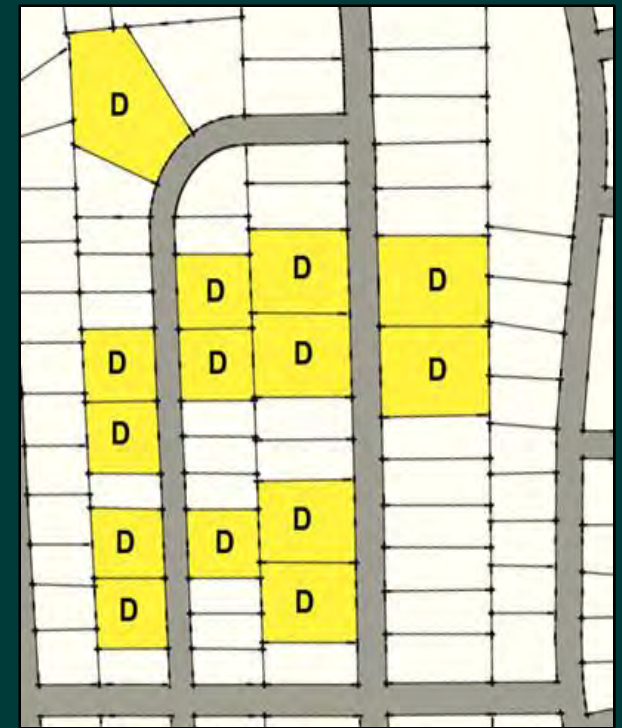
- Duplex dwellings are allowed in R-3, R-4, R-5, and R-6 provided they are located on a corner lot and meet design criteria.
- Duplex dwellings are allowed on any lot within R-8.



Initial Recommended Changes

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.

- Must meet the minimum lot size requirement
- Must not exceed the maximum building coverage
- Corner lot must meet minimum setback requirement for each street
- Limit of two (2) abutting duplex lots within a block face
- Duplex units must be served by a shared driveway
- Where two duplex lots abut, a total of three driveways may be allowed



Recap August 2 Meeting with Concerned Citizens

Concerns

- Change SF character of existing neighborhoods
- Increasing density
- The by-right nature of the initial proposed changes
- Encouraging tear downs in historic neighborhoods
- Design will not reflect existing character of historic neighborhood
- Other unintended consequences and impacts

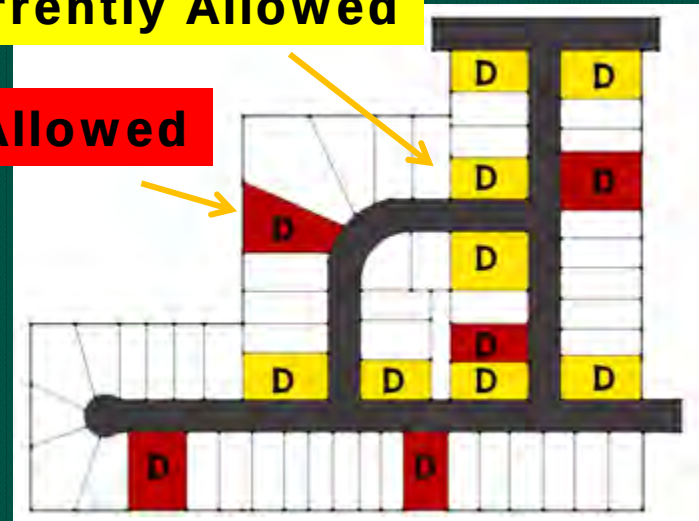
Proposed Modifications

Allow duplex dwellings on all lots within the R-3, R-4, R-5, and R-6 single family zoning districts per prescribed conditions

- Allow on corner lots
- Allow one additional duplex lot along one side of a city block between two adjacent intersections or between an intersection and a permanent street termination (i.e. cul-de-sac)
- Doors must front the street
- Shared driveway is not required
- Must meet minimum lot size requirement
- Must not exceed maximum building coverage
- Corner lot may have driveways on different streets
- Corner lot must meet minimum setback requirement for each street

Currently Allowed

Potentially Allowed





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Multi-family Density Bonus Discussion

Density Bonus Goals

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





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Multi-family Density Bonus Discussion

Recap from June 18 CAG Session

Proposed MF Strategies

- **MF Density Bonus**
- Adaptive Re-use
- Relaxation of development standards
- Land banking
- Local rent subsidy





Program Components

- **Applicability**

- Planned Multi-family

A group of two or more buildings or a single building of more than 12 units constructed on the same lot.

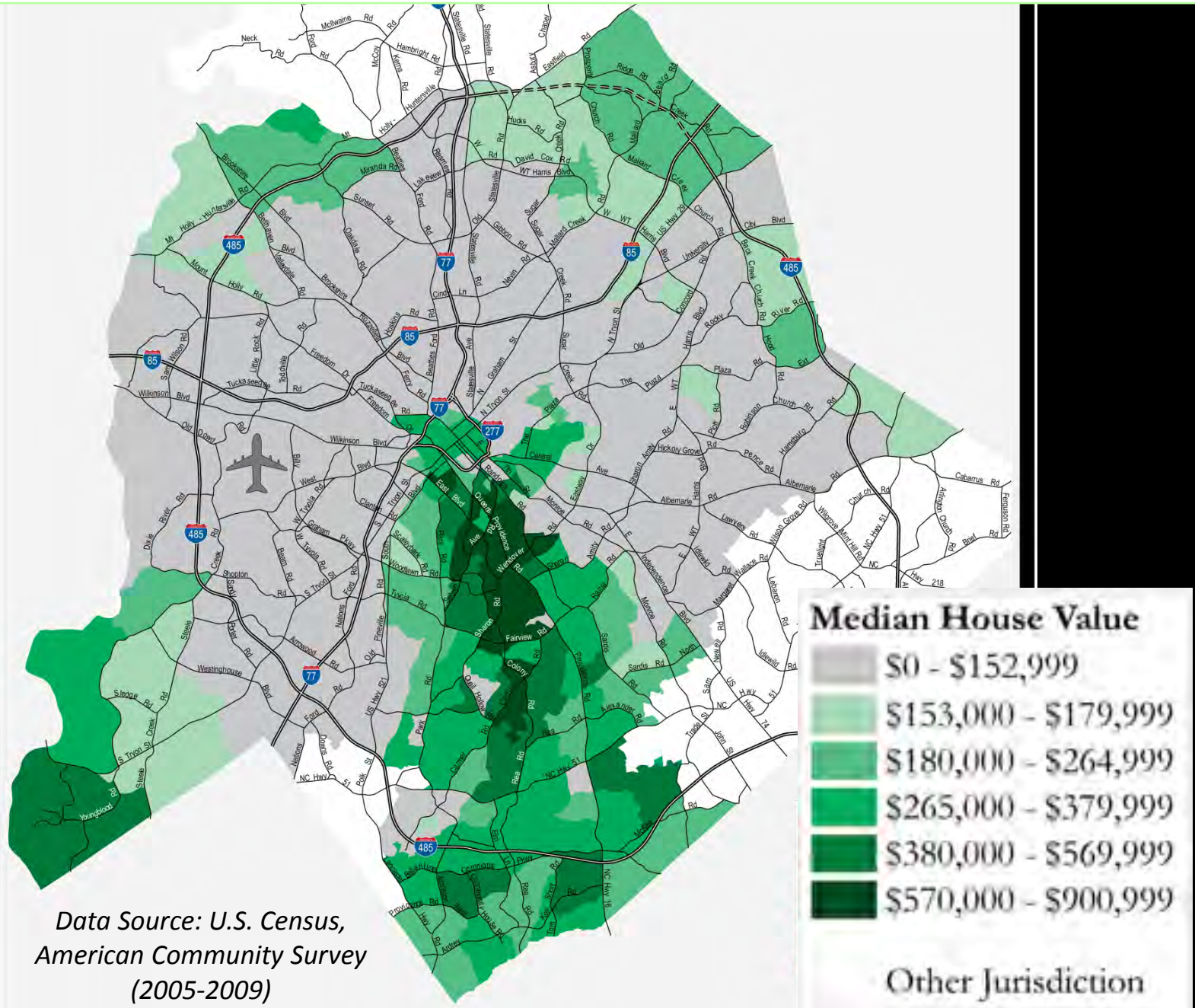
- R-8MF and R-12MF zoning districts within Census block groups that have a median home value at or above \$153,000

- **The Set-Aside**

- Minimum 50% of additional units must be affordable at or below 80% AMI (currently \$54,800)
 - 50% of the affordable units must be affordable at or below 60% AMI (currently \$41,100)
 - Number of affordable units not to exceed 20% of total housing units

- **Threshold Level of Development** - minimum 3 acres

Median House Value by Census Block Group





Multi-family Density Bonus Discussion

Program Components

- **Income Targeting** - Income levels at or below 80% (currently \$54,800) of Area Median Income (AMI)
- **Period of Affordability** – 15 Years (Renter) & First Right of Refusal (Buyer)
- **Incentives / Offsets**
 - Allow up to two (2) units above the base density for R-8MF District (10DUA)
 - Allow up to three (3) units above the base density for R-12MF District (15DUA)
 - Allow an additional two (2) units if located within ¼ mile of transit (rapid transit and local/express bus service)
- **Design Guidelines**
 - Affordable units must be dispersed within the development
 - If there are more than 50 affordable units, then those units may be contained in a single structure
 - Buildings within the development must externally blend in architecturally with other units to include materials and style (such as roof pitches, foundations, window types, building materials)

Multi-family Density Bonus Discussion

Program Administration

Will involve a higher level of staff review to ensure, but not limited to the following goals:

Development Review Goals (Ordinance Compliance)

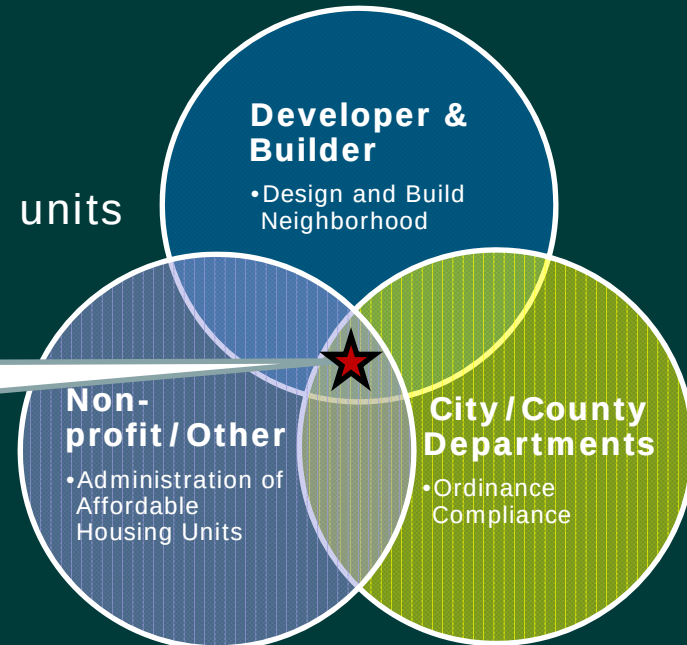
- Architectural consistency
- Dispersal of affordable housing units within development
- Mitigation of traffic impacts

Program Administration Goals

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

Housing Plan:

tool to ensure program goals are met





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Multi-family Density Bonus Discussion

Group Discussion

1. What issues or concerns do you have with what is being proposed?



- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**

- ~~September 27, 2012 (6pm, CMGC Room 280)~~ **will be rescheduled**

- **Duplex Process Benchmarks**

- September – H&ND Committee
- October – Public Hearing
- November – Council Decision

- **Density Bonus Process Benchmarks**

- September – H&ND Committee
- November/December – Public Hearing
- December/January – Council Decision

- **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

