

City Council

Housing and Neighborhood Development Committee

Wednesday, September 26, 2012

12:00 p.m.

Charlotte-Mecklenburg Government Center

Room – 280

Committee Members: Patsy Kinsey, Chair
LaWana Mayfield, Vice-Chair
John Autry
Michael Barnes
Warren Cooksey

Staff Resource: Julie Burch, Assistant City Manager

AGENDA

I. Incentive–Based Inclusionary Housing Action Plan Update

2nd Council Session on Affordable Housing Strategy: October 10, 2012; Noon in Room 267

Next Committee Meeting: October 24, 2012

Distribution:

Mayor/Council
Curt Walton, *City Manager*
City Leadership Team
Corporate Communications
Debra Campbell – *Planning Department*
Anna Schleunes- *City Attorney's Office*
Charlotte-Mecklenburg Coalition
for Housing

Budget Office
Randy Harrington
Phyllis Heath
Lisa Schumacher
Charlotte Housing Authority
Charlotte-Mecklenburg Housing Partnership
Fred Dodson
Pat Garrett
Kim Graham
Charlotte-Mecklenburg Police Department
Chief Rodney Monroe

Community Relations
Willie Ratchford
Ledger Morrisette
Neighborhood & Business Services
Patrick Mumford
Walter Abernethy
Steve Allen
Jamie Banks
Brad Richardson
Pamela Wideman
Tom Warshauer

Incentive-Based Inclusionary Housing: Action Plan Update
Housing and Neighborhood Development Committee Meeting
September 26, 2012

Committee Action:

Receive an update on the Incentive-Based Inclusionary Housing Policies Action Plan.

Policy:

The City Council's Housing and Neighborhood Development FY2011 Focus Area Plan included a comprehensive review of the City's Housing Policies.

Explanation:

- On March 28, 2011, City Council approved a revised Housing Locational Policy.
- On June 27, 2011, City Council approved the Housing & Neighborhood Development Committee's recommended Incentive-Based Inclusionary Housing Policies Action Plan.
- The approved Action Plan outlines both regulatory and financial strategies that encourage private sector development of affordable housing. These strategies include the following:
 - A. Single family and multi-family development density bonus
 - B. Fee waivers/reductions
 - C. Fast track permitting
 - D. Allowance of duplexes on any lot
 - E. Allowance of ADUs to include non-relatives
 - F. Create local Rent Subsidy program
 - G. Increase Housing Trust Fund commitments
 - H. Lobby the North Carolina Housing Finance Agency for changes to the State's Qualified Application Process
 - I. Make available government owned land at a reduced cost
 - J. Cash subsidies
- On September 15, 2011, staff convened an initial public meeting to introduce the Action Plan to the community and seek participants for the Citizen Advisory Group (CAG).
- Since that time, staff has convened 13 CAG meetings, the last one on August 23, 2012.
- During those meetings, staff worked through recommendations for a single family and multi-family density bonus, allowance of duplexes on any lot, ADUs to include non-relatives, expedited review, and fee waivers. Over 50 citizens have participated in the process to date.
- On June 16, 2012, City Council approved a Text Amendment to the City's Zoning Ordinance to allow ADUs without tenant restrictions, but deferred proposed duplex changes so staff could continue to work with citizens to address outstanding concerns discussed at the June 27, 2012 public hearing.
- On September 26, 2012, staff will continue to discuss density bonus recommendations and present the proposed duplex recommendation to the Committee.

Next Steps and Proposed Committee Review Schedule:

- Density Bonus (Single Family and Multi-Family) and Duplexes - October 2012