



CHARLOTTESM



Incentive Based
INCLUSIONARY HOUSING

Advisory Group Meeting 14

October 11, 2012

CHARMECK.ORG



- **Welcome / Introductions / Thank You!**
- **Action Plan Update**
- **H&ND Committee September 26 Recap**
 - Density Bonus Program
 - Revised Duplex Recommendation
- **Wrap Up**
 - Outstanding Issues
 - Next Steps / Adjourn





CITY OF CHARLOTTE

Accomplishments



Accessory Dwelling Units

- **March:** Approved by H&ND Committee
- **July:** Approved by Council



Duplex

- **March:** Initial Recommendation approved by H&ND Committee
- **July:** Deferred by Council
- **TBD:** H&ND Committee Action on revised recommendation
- **TBD:** Council Decision



Expedited Review & Fee Waivers

- **April:** Updated H&ND Committee
- **October:** Council Briefing
- **No Council Action Required**



SF & MF Density Bonus

- **October:** Council Briefing
- **November:** H&ND Committee Decision
- **Jan/Feb:** Council Decision



Single Family Density Bonus Strategy

- Need more information on Program Administration
- Concern the City would be obligated to subsidize equity gap upon resale
- Want homebuyers to have opportunity to build wealth
- Would like to see the community partners identified

Multi-family Density Bonus Strategy

- Concerned about allowing all affordable units in a single structure
- Would like to see the City petition Federal and State regulators to have policies amended to better serve an urban area like Charlotte
- Concerned about lack of available land

Duplex Strategy

- No comments offered

Single Family Program Components

Locational Criteria – Census block groups that have a median home value at or above \$153,000

Density Bonus – up to (3) units above the base density in R-3, R-4, R-5 and R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – 80% of AMI, currently \$54,800

Incentives/Offsets – reduced lot size requirements and mix of housing types up to a quad

Design Guidelines – must be dispersed and blend in architecturally with other units

Design Guidelines



- Building material
- Roof pitch
- Window type
- Foundation

Single Family Density Bonus Strategy

Reached Consensus

Other issues or concerns?



Multi-family Program Components

Locational Criteria – Census block groups that have a median home value at or above \$153,000

Density Bonus

- 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)

The Set-Aside

- 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

Income Targeting – 80% of AMI, currently \$54,800

Incentives/Offsets – Allow an additional two (2) units if located within ¼ mile of transit (rapid transit and local/express bus service)



Multi-family Density Bonus Strategy

- Lack of available land zoned R-8MF and R-12MF
- Not meeting dispersal goals within the development if allowed to house more than 50 affordable units in a single structure
- Not addressing existing underutilized/underdeveloped MF sites

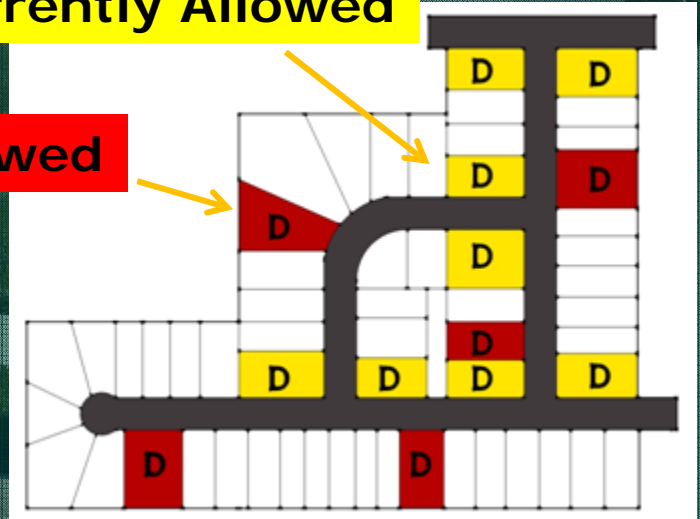
Other issues or concerns?



Allowed on corner lots within R-3, R-4, R-5, and R-6 zoning districts and on any lot within R-8

Allow on all lots within R-3, R-4, R-5, and R-6 zoning districts under prescribed conditions:

- Allow one additional duplex lot along one side of a city block
- Must meet minimum lot size requirement



Applicability Clarification

Strategy applies to existing lots of record before adoption, whereas lots recorded after will be subject to density limitations

Duplex Strategy

- Not doing enough to incentivize this housing type
- Encouraging tear downs in historic neighborhoods
- Increasing density without public input as required with a rezoning
- Changing character of neighborhoods that homeowners expected to remain Single Family
- Design being consistent with historic or established neighborhoods

Other issues or concerns?

Other Strategies to Consider?

- Adaptive Re-use
- Relaxation of development standards
- Land banking
- Local rent subsidy



- **Upcoming Citizen Advisory Group (CAG) Meeting Dates:**
 - Will reconvene if needed based on feedback during approval process
 - Will keep you informed of meeting dates and decisions during approval process
- **Density Bonus Process Benchmarks**
 - November – H&ND Committee
 - December – SF Public Hearing
 - January – SF Council Decision / MF Public Hearing
 - February – MF Council Decision
- **Duplex Process Benchmarks**
 - January – H&ND Committee
 - TBD – Public Hearing
 - TBD – Council Decision
- **Follow the process at** www.charlotteplanning.org
- **Staff Contact**
Bryman Suttle – 704.336.3982 – bsuttle@charlottenc.gov

