

## Purpose

- The purpose of this text amendment is to permit mixed income housing developments through a **voluntary**, incentive-based density bonus within the R-3, R-4, R-5, and R-6 single family zoning districts
- The goal of the amendment is to:
  - ① encourage private sector development of mixed income housing,
  - ② allow a variety of housing types, and
  - ③ provide the opportunity for individuals to age in place

## Background

**June 2011** – Council adopted an **Action Plan** requesting staff to pursue five regulatory and six financial strategies to **incent** private sector development of affordable housing.



## Adopted Action Plan Regulatory Strategies

- Single & Multi-family density bonus
- ✓ Fee Waivers
- ✓ Expedited Review
- Duplexes on any lot (TBD)
- ✓ Accessory Dwelling Units to include non-relatives
- ❖ Other strategies



➤ **16 Meetings for  
over a year**

➤ **Public Outreach  
efforts include:**

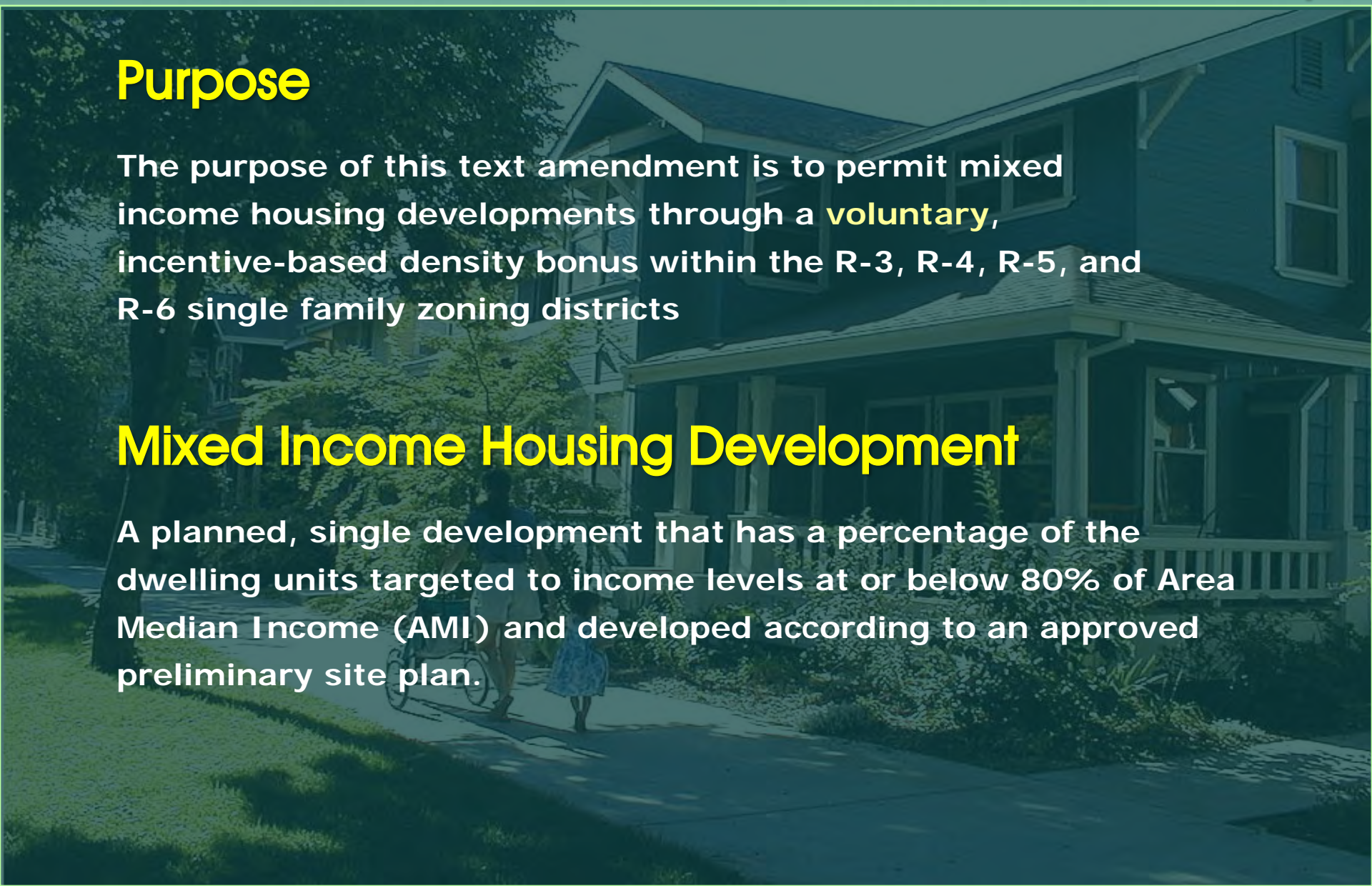
- Ballantyne Breakfast Club
- Chamber Land Use Committee
- Charlotte-Mecklenburg Coalition for Housing
- ✧ Community Development Corporations
- ✧ Real Estate and Building Industry Coalition
- ✧ Charlotte-Mecklenburg Housing Partnership
- ✧ Greater Charlotte Apartment Association
- ✧ Mixed Income Housing Coalition
- ✧ Habitat for Humanity
- ✧ Neighborhood Organizations
- ✧ Charlotte Housing Authority
- ✧ Johnson C. Smith University
- ✧ 2008 Incentive Based Inclusionary Housing Policies Subcommittee Members
- ✧ Single Family & Multi-family Developers
- ✧ Housing Advocates
- ✧ Financial Institutions
- ✧ Charlotte Mecklenburg Schools
- ✧ South Charlotte Representation

### Purpose

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### Mixed Income Housing Development

A planned, single development that has a percentage of the dwelling units targeted to income levels at or below 80% of Area Median Income (AMI) and developed according to an approved preliminary site plan.



### Single Family Density Bonus Strategy

#### Mixed Income Housing Development

**Participation** – Voluntary, not required

**Density Bonus** – up to three units per acre above the base density in R-3, R-4, R-5 and R-6 zoning districts

**Locational Criteria** – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

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

**Income Target** – at or below 80% AMI, currently \$54,800

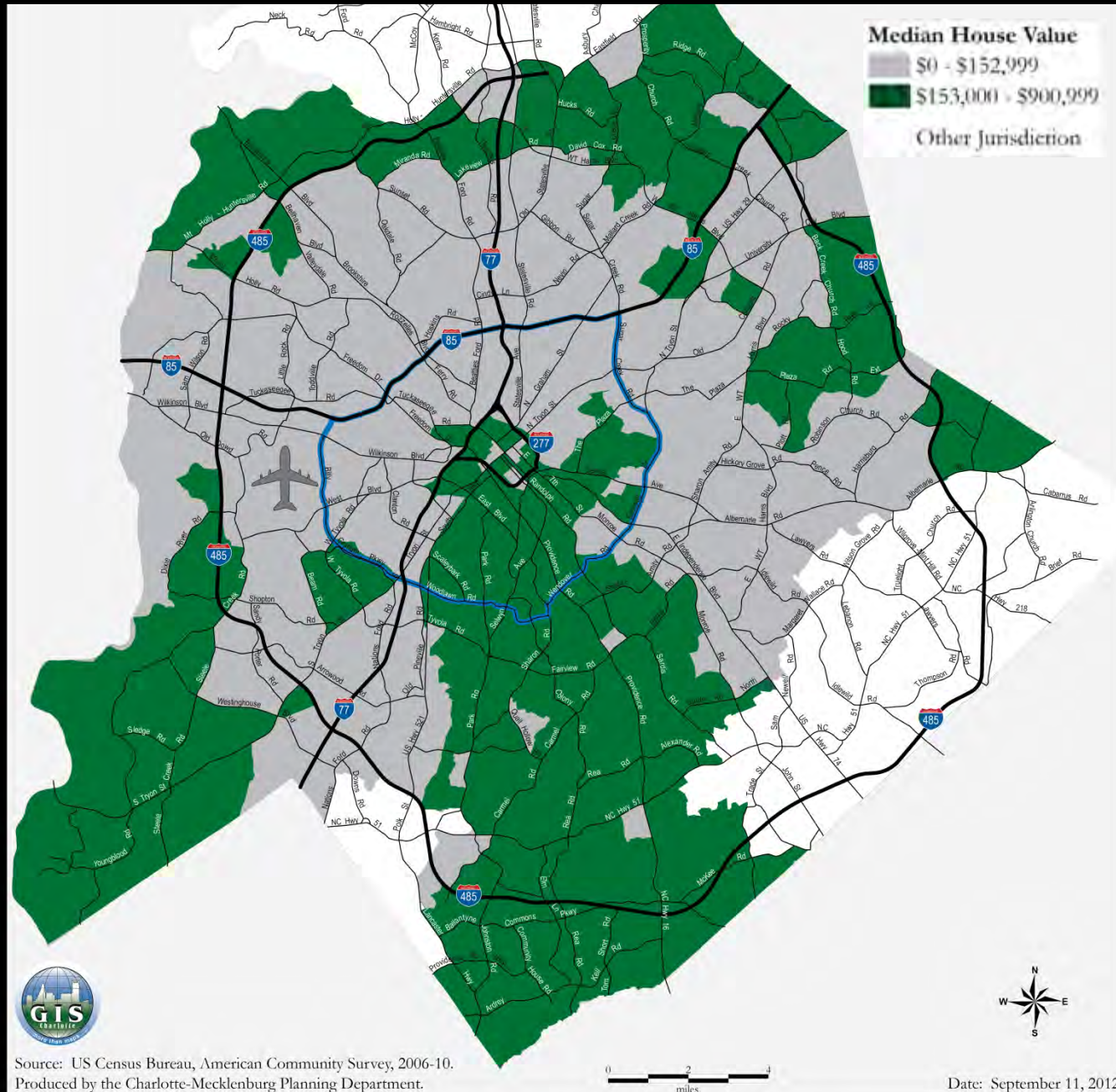
**Other Incentives** – reduced lot size requirements and mix of housing types up to a quadraplex

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



- Building material
- Roof pitch
- Window type
- Foundation

# Locational Criteria: Census Block Groups at or above median home value



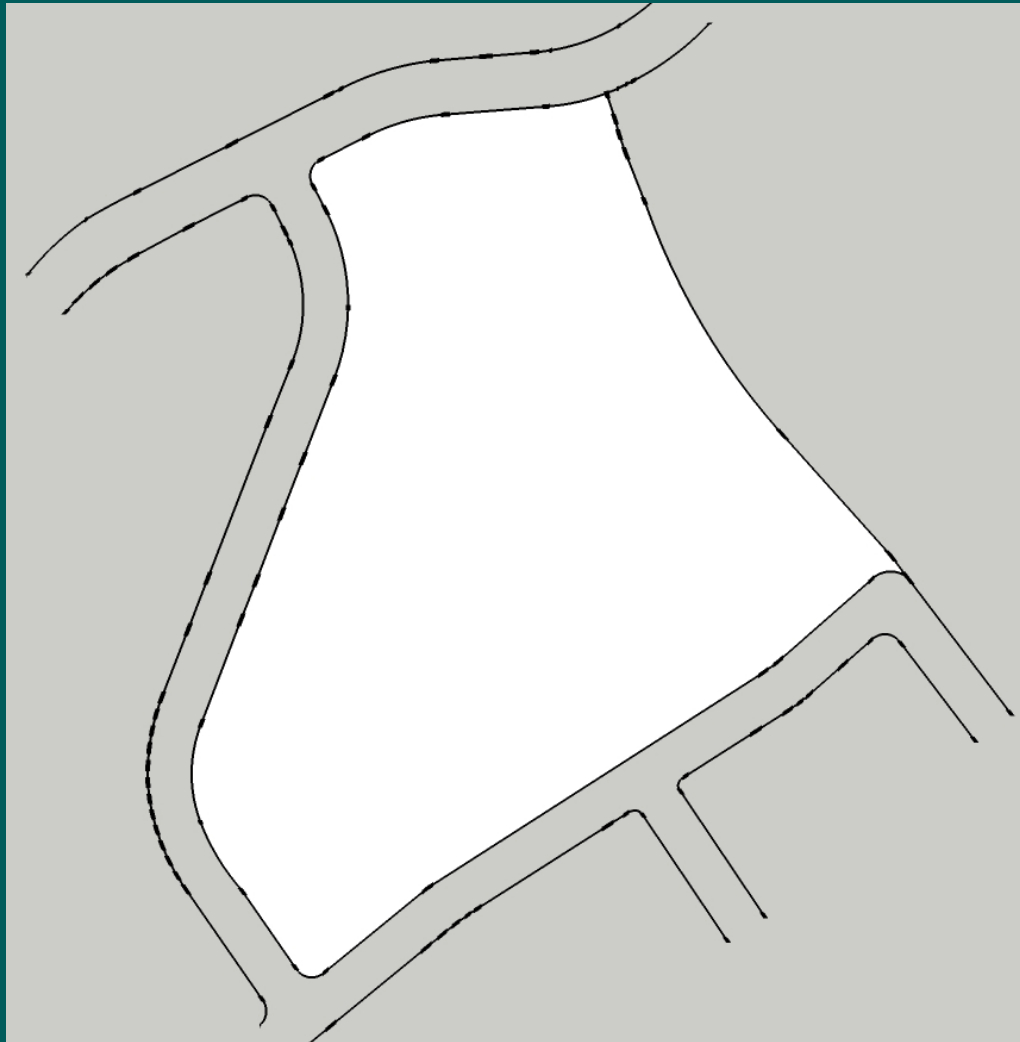
## Density Bonus

- Allows for an increase in the number of dwelling units permitted over the maximum allowable density under the existing zoning district
- Current regulations allow for density bonuses in:
  - MX Districts (MX-1, MX-2, MX-3)
  - Swim Buffers
  - Residential Tree Save Ordinance

## Example

- An increase from 3 to 4 dwelling units per acre on a 10 acre site would allow an increase from 30 to 40 dwelling units
- This allows for 10 additional units on a 10 acre site
- If 50% of units affordable could yield 5 units with affordable being 12.5% of total units

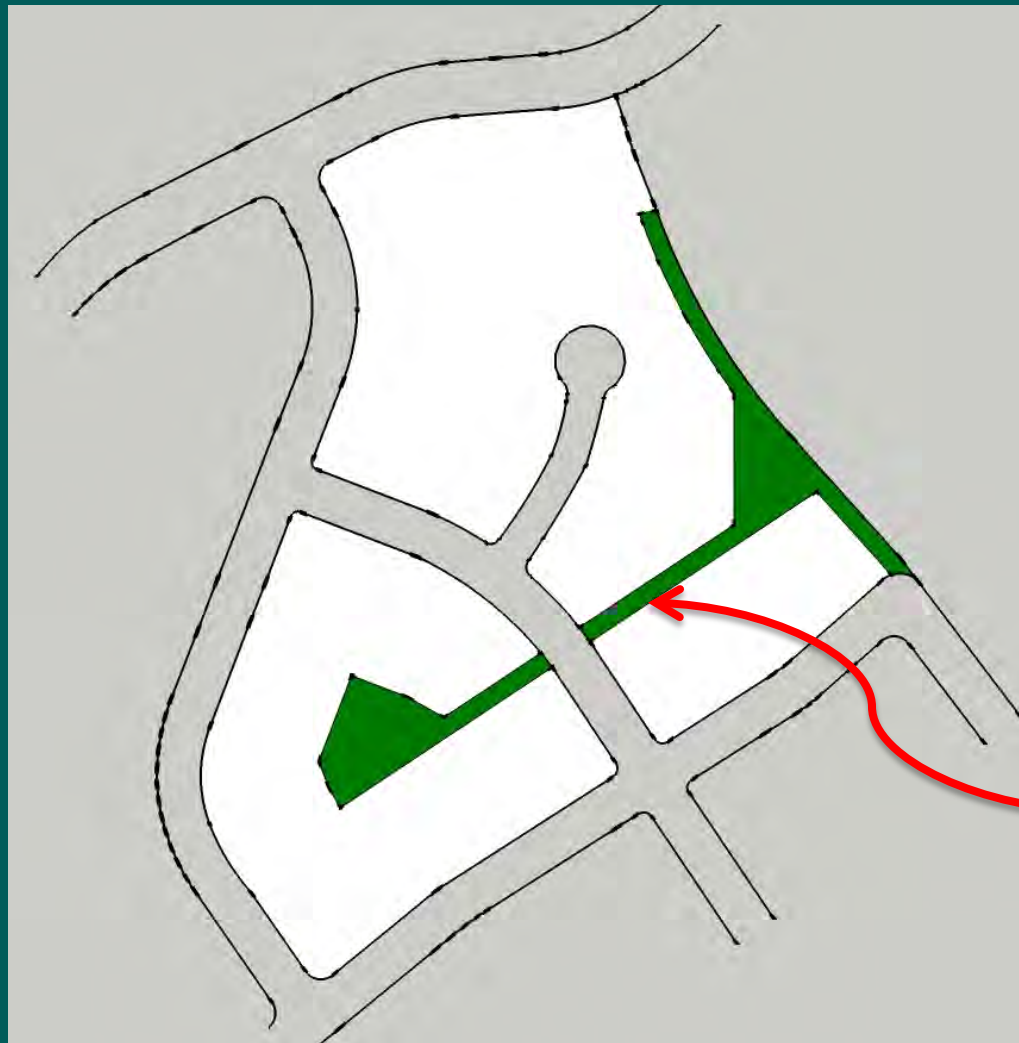
### Vacant 9.4 acre parcel



# RZ Petition 2012-104

## R-3 Development Scenario

Must meet open space, PCCO, tree save and other requirements



10% Tree Save

All perimeter lots must be single family



Single Family  
Lots

The mixed housing types can only occur in the interior lots

Mixed Housing  
Duplex/Triplex/  
Quadraplex



# RZ Petition 2012-104

## R-3 Development Scenario

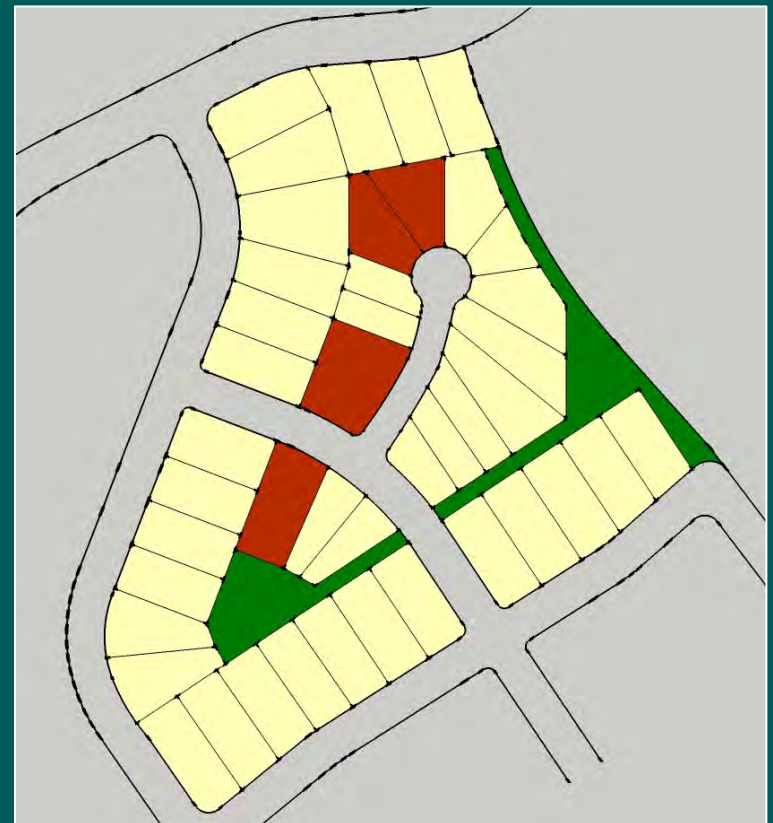


### R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



### R-3 Density Bonus

Total Units – 50

Overall Density – 5.3 DUA

Open Space – 10%

Bonus Units – 11 SF & 11 Mixed

## Conclusions

The proposed Text Amendment would:

- ① create a new tool to disperse housing for individuals with a range of incomes,
- ② encourage private sector development of mixed income housing,
- ③ allow a variety of housing types, and
- ④ provide the opportunity for individuals to age in place



CITY OF CHARLOTTE