Council-Manager Memo #40
Friday, June 3, 2011

CHARLOTTE.

WHAT'S INSIDE:

Page

Calendar Details 2

Information:
Update to Airport Noise Study..... 2-3
Environment Focus Area Webpage 3

Attachment:
Council Follow-Up Report 4
--Aqua North Carolina
April 27 Housing and Neighborhood Development Committee Summary 4

WEEK IN REVIEW:

Mon (June 6)	Tues (June 7)	Wed (June 8)	Thurs (June 9)	Friday (June 10)
2:00 PM Economic Development Committee, Room 280 3:00 PM Redistricting Committee CMGC 8th Floor Innovation Station 4:00 PM Governmental Affairs Committee, Room 280 5:00 PM Council Workshop, Room 267 7:30 PM Citizens' Form, Room 267		12:00 PM Housing and Neighborhood Development Committee, Room 280		

CALENDAR DETAILS:

Monday, June 6

2:00 pm	Economic Development Committee, Room 280 **AGENDA:** Mosaic Village student housing
3:00 pm	Redistricting Committee, CMGC 8th Floor Innovation Station
4:00 pm	Governmental Affairs Committee, Room 280 **AGENDA:** State legislative update; federal legislative update
5:00 pm	Council Workshop, Room 267
7:30 pm	Citizens' Forum, Room 267

Wednesday, June 8

12:00 pm	Housing and Neighborhood Development Committee, CH-14 **AGENDA:** Assisted multi-family housing at transit station areas

June and July calendars are attached (SEE TABLE OF CONTENTS ON LEFT).

INFORMATION:

Update to Airport Noise Study

Staff Resource: Jerry Orr, Aviation 704-359-4003, tjorr@charlotteairport.com

On May 6, the Aviation Department provided information in the Council-Manager Memo on the Airport Noise Study. The memo was prompted by concerns raised by Ms. Sharon Dye at the May 2 Council Workshop.

Ms. Dye's home is located 6.15 miles north of the approach to Runway 18L. During the ordinary course of events, all aircraft landing on Runway 18 L will pass directly over her neighborhood. During nighttime hours, aircraft are supposed to use runway 5/23 and all the aircraft arriving from the west will pass in the vicinity of Ms. Dye's property on the downwind leg of their approach to Runway 23. This traffic pattern is consistent with night time operations since the inception of the preferred night time runway use program in 1968.

The memo documented the reason for additional air traffic at night over her home during a 45-day period when Runway 5/23 was closed for construction. During this period, aircraft were using runway 18L to land at night and were flying close to Ms. Dye's home on approach. Ms. Dye has recently contacted the City Manager and the Airport again, both on May 31 and on June 2, about night time air traffic.

On May 31, Runway 5/23 was open, which is the preferred runway for night time operations. That night the Airport's flight track system recorded a total of 34 aircraft arrivals between 5:00 a.m. and 8:00 a.m. that passed within 2.5 miles of Ms. Dye's property. Of these arrivals, 13 were aircraft landing on Runway 23. The records show that the aircraft passed close to her property at an elevation of approximately 6,000 to 6,500 feet.

On June 1, Runway 5/23 was closed for construction activities at night. That night the Airport recorded a total of 61 aircraft between 5:00 a.m. and 8:00 a.m. that passed within 2.5 miles of Ms. Dye's property on approach to the Airport; three of those arrivals flew directly over her property in their approach to Runway 18L at an altitude of approximately 2,500 feet. The other arrivals landed on Runways 18C and 18R approximately 1 and 2 miles away respectively, from her property.

In response to Ms. Dye's complaints, the Airport measured noise at her home from May 20, 2011 through May 27, 2011. In her latest correspondence, Ms. Dye alleged that the Airport caused the FAA to direct traffic away from her property to distort the actual noise she is experiencing. Airport staff categorically denies this allegation. Under no circumstances does the Airport have the ability, the authority or the motivation to direct air traffic. This responsibility lies with the FAA Air Traffic Division and the FAA would not respond to any request that staff would make to alter air traffic patterns for nefarious reasons. The Airport does not and cannot direct the FAA on where aircraft fly. Neither does the Airport have any motivation to mislead residents about the actual effect of aircraft flying over their property. If Ms. Dye feels the noise measurements that staff made at her property are distorted or inaccurate, staff can make additional measurements contemporaneously with measurements she can make on her own.

Environment Focus Area Webpage

Staff Resource: Catherine Bonfiglio, Corporate Communications & Marketing, 704-336-4936, cbonfiglio@charlottenc.gov

The new web page for the Environment Focus Area is now live on Charlottenc.gov. Changes include an updated version of the Environmental Accomplishments piece, and the development of an environmental event calendar that will promote opportunities for the public to engage in the environment and see the breadth of the City's activities such as Clean Sweep, annual Tree Banding and recycling.

In the coming months, staff from Corporate Communications & Marketing will continue to develop the other four focus area pages. Once all focus areas have their own page, Corporate Communications & Marketing will do public outreach to educate citizens and the media about Council priorities as established through the focus areas, and the resources available through all the focus area pages.

ATTACHMENTS (SEE TABLE OF CONTENTS ON LEFT):

Council Follow-Up Report

Contents include:
--Aqua North Carolina

April 27 Housing and Neighborhood Development Summary

6/3/2011

June

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 **12:00p** Budget Adjustments & Straw Votes, Room 267	**2** **12:00p** **mtg cancelled** Community Safety Committee, Room 280	**3**	**4** **9:00a** District 4 Document Shredding and Safety; Smokey Bones BBQ & Grill parking lot, 8760 J.M. Keynes Blvd
5	**6** **2:00p** Economic Development Committee, Room 280 **3:00p** Redistricting Committee, CMGC 8th Floor Innovation Station **4:00p** Governmental Affairs Committee, Room 280 **5:00p** Council Workshop **7:30p** Citizens' Forum	**7**	**8** **12:00p** Housing & Neighborhood Development, Room CH-14	**9** **3:30p** **mtg cancelled** Economic Development Committee, Room 280	**10**	**11**
12	**13** **11:45a** City Attorney Interviews, Room CH-14 **3:30p** **mtg cancelled** Transportation & Planning Committee, Room 280 **5:00p** Council Business Meeting/Budget Adoption	**14**	**15** **12:00p** Community Safety Committee, Room 280	**16** **6:30p** **mtg cancelled** District 5 Leadership Appreciation Event, Room 267	**17** **US Conference of Mayors Annual Meeting Baltimore, MD**	**18**
19 **US Conference of Mayors Annual Meeting Baltimore, MD**	**20** **3:30p** Transportation & Planning Committee, Room 280 **5:00p** Zoning Meeting	**21**	**22** **5:30p** MTC Meeting, Room 267 **Charlotte Chamber Inter City Visit Seattle, Washington**	**23** **12:00p** **mtg cancelled** Restructuring Government Committee, Room 280	**24**	**25**
26	**27** **3:45p** Environment Committee, Room 280 **5:00p** Council Business Meeting **6:30p** Citizens' Forum	**28**	**29**	**30** **11:30p** Housing & Neighborhood Development, Room 280 **1:00p** Restructuring Government, Room 280	**2011**	

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	**2**
3	**4** HOLIDAY INDEPENDENCE DAY	**5**	**6**	**7**	**8**	**9**
10	**11**	**12**	**13**	**14** **3:30p** Economic Development Committee, Room 280	**15**	**16**
17	**18** **5:00p** Zoning Meeting	**19**	**20**	**21**	**22**	**23**
24	**25** **3:30p** Transportation & Planning Committee, Room 280 **5:00p** Council Business Meeting **6:30p** Citizens' Forum	**26**	**27** **5:30p** MTC Meeting, Room 267	**28**	**29**	**30**
31						

2011

CHARLOTTE

City Council
Follow-Up Report

June 3, 2011

May 2 – City Council Workshop

Aqua North Carolina

Staff Resource: Lina E. James, City Attorney's Office, 704-336-4111, lejames@charlottenc.gov
Barry Shearin, Utilities, 704-391-5137, bshearin@charlottenc.gov

During the City Council Workshop on May 2, residents of Park Station South raised questions with Council about the City's role in regulating private utilities such as Aqua North Carolina that operate within the CMU service area.

In this and similar communities served by private utilities, it appears developers try to keep housing costs low by constructing streets that are not built to City standards (width and pavement), which allows for more lots, and by constructing water and sewer facilities that are not built to City standards. For example, CMU generally requires sewer systems to run along gravity lines which sometimes require acquisition of off-site right-of-way. Instead, developers may opt to install pump stations to pump part of the sewage rather than installing gravity-based lines. CMU taking over a private utility system not built to City standards is costly for operations and maintenance and may lead to increased costs over time for all CMU customers.

In communities with private utilities, developers set rates based on approval from the North Carolina Utilities Commission (NCUC). Private utilities then purchase water wholesale from municipal utilities, such as CMU, through bulk service agreements. Filing a claim through the Public Staff before the NCUC, as several of the residents at Park Station South have, is the proper avenue for those who want to contest their private utility's rates. The Public Staff serve as the advocates for customers of private utilities. However, residents of this community now want the City to intervene in their pending claim against Aqua North Carolina. In the alternative, they ask that CMU take over the private utility system. Neither is an option that the City has a history of doing or can readily do.

Brief answers to additional questions raised by Council Members and citizens:

1. **What policies may be set by CMU for bulk service agreements with private utilities? Is there anything the City can do to guarantee that customers of private utilities will have uniform protections with turn-on and turn-off services?**

The City has no legal authority to impose conditions on private utilities simply because a private utility buys water and/or sewer treatment service from CMU. Private utilities are regulated by the NCUC. Aqua North Carolina, which services Park South Station and its residents, establishes and administers its own policies for turn-on and turn-off services. CMU has no control over a private utility's service procedures or policies.

2. **Can the City place limits on the water rates charged to customers by private utilities who buy water wholesale from CMU through bulk service agreements?**

   No. In calculating costs for bulk water service agreements, CMU establishes rates for all master meters that is based on the number of units being served. The City is not legally authorized to regulate or adjust rates that a private utility charges its customers for water. Private utilities like Aqua North Carolina are authorized by state law to provide service and to purchase water wholesale from public enterprise utilities such as CMU. However, the City has no authority to dictate to Aqua North Carolina or any other private utility at what rate it may re-sell water. The appropriate venue for customers to challenge rates and service of a private utility is the NCUC.

3. **What regulations/policies can the City and CMU establish to protect citizens who buy homes in developments where the water and sewer service is provided by a private utility, instead of by CMU? Can the City require mandatory disclosure by a developer when a house is bought?**

   The City has neither established policies nor any legal authority to require that a developer and/or builder make such a disclosure to a home buyer.

City staff will ensure that Mr. Stanley Coleman, Ms. Deborah Larke, and Mr. Doug Ernsberger, citizens of Park South Station, also receive this information.

Charlotte City Council
Housing and Neighborhood Development Committee
Summary Minutes
April 27, 2011

COMMITTEE AGENDA TOPICS

I. Relocation Program
II. Inclusionary Housing Policies

COMMITTEE INFORMATION

Council Members Present: Patsy Kinsey, Michael Barnes, Warren Cooksey and James Mitchell

Staff Resources: Julie Burch, Assistant City Manager
Patrick Mumford, Neighborhood & Business Services
Walter Abernethy, Neighborhood & Business Services
Pamela Wideman, Neighborhood & Business Services
Debra Campbell, Planning
Chad Spencer, Planning

Meeting Duration: 12:11 PM – 1:39 PM

ATTACHMENTS

1. Agenda Packet – April 27, 2011

DISCUSSION HIGHLIGHTS

Kinsey: Opened the meeting at 12:11 p.m. Introductions were completed. We have two items on the agenda today, one will be pretty heavy. First item is the relocation program which has returned from the last meeting. Neither of these items need action from the Committee today but will need action in the future.

Burch: We will be briefing you on the relocation program and some things we feel need to be changed as a result of how relocation works today. That is something we would like a recommendation from the Committee at your next meeting and then it would go to full Council shortly after. It does tie in to the next fiscal year budget process. Pam and Walter will be talking to the Committee about the relocation process. The rest of the meeting we will spend on the inclusionary housing policies. We have an in depth

discussion on each of the nine recommendations that came from the implementation committee of 2007.

Wideman: We don't need any action today. We want to brief you on the current relocation program, give you a little history and background, propose the new program, talk about next steps and see what questions you have as a result of what we share today.

(Walks through presentation)

Mitchell: What happens to those citizens who are not placed – the 14 shown in FY11? Are they still in a hotel?

Wideman: Some of those people just opted not to move in but that was their choice.

(Continues with presentation)

I'm going to turn it over to Walter to talk about the proposed new program. I'm turning it over to Walter because under the new proposal, Code Enforcement would manage the relocation program. It would no longer be administered in Housing Services. Because the person is displaced due to Code Enforcement, it will be more efficient to have it all in one division.

Abernethy: (Walks through new program proposal presentation)

We recognize this doesn't fit perfect. But we do think there is a better way to run the program and we can work something out where we have a smaller core that are sent back to public housing but we do think we can get many of these clients plugged into a private housing situation.

Mitchell: Great proposal. Thank you for reaching out to the partners. We have enough vacant apartments that we can serve the clientele. I want to be sensitive to the Housing Authority - what has been their response to us going in this direction?

Wideman: We have talked with them several times. We all are in sync and agree that we need a new approach to the program and they have been working well with us as we develop the program.

Mumford: This goes back to Mr. Cooksey's question in the Budget Committee about the sum of money the Housing Authority has put in this year. That represented this escalated cost we have been incurring. We have since come back and worked with them on how we can do this differently. You did see in your budget information from the Manager that there was a sum of money, $300,000, to help us wind this down. As you saw, these are two year programs so we can't just stop these immediately. But the idea is to transition to this program which is less expensive and to fulfill obligations the Housing Authority has currently.

Mitchell: Last thing I will add is a thank you for getting people out of hotels. It's so frustrating when you see that families have to stay in a hotel because of waiting lists and other issues. So thank you to Staff for thinking through this. I think this is great.

Cooksey: I agree. Couple things come to mind. The slides reference tenants, do we ever see a Code Enforcement case that affects owner occupied locations? And are they eligible for this program as well?

Abernethy: We do and yes, they are included in this new program.

Cooksey: This movement from Neighborhood & Business Services to Code Enforcement for this particular population, how many other people has N&BS helped with housing and do we run a risk of siloing by turning this portion over to Code Enforcement?

Mumford: Those lines are being blurred more and more every day in our department. In the slide, we mentioned that it's in Code Enforcement, it's really in Neighborhood & Business Services. It should all be the same to you all. We just want to make sure we are as efficient as we can be. The fact that Code Enforcement starts this ball rolling, I believe we should just keep it within that same chain of information. It's something that should be seamless to you.

Cooksey: Lastly, by moving to this model, could we fund it through Code Enforcement and require the owner of the property to cover the cost? I see Anna shaking her head.

Schleunes: We don't have the statutory authority to do that. If you wanted to go down that path, that would be something we need to seek enabling legislation for.

Cooksey: This year maybe it's not an option, but as we see how it goes we might keep in mind a way to fund this to make it more self-funded. We are already charging the owner for tearing the place down because they can't keep it updated. Should it also be the owner's responsibility for relocation if they haven't taken care of the property?

Schleunes: You couldn't lien the property owner of a property where a tenant is being relocated. If you wanted to use liens that we collect on from other demolitions, not necessarily related to that property, you could. The link is, being able to lien a property to this program.

Cooksey: Food for thought for future legislation. I do appreciate talking about something that costs less than it does now. Every bit helps.

Barnes: I heard you say that we would place a lien on the property and use the payment to pay for the relocation.

Cooksey: My real estate expertise is slim to none but I know we do recover the cost of demolition from the property owner one way or another.

Barnes: If they can't keep the house in good repair, they are likely not going to pay the lien. It's the folks who buy those properties that end up paying the lien off.

Abernethy: Or the City can choose to foreclose on the loan.

Barnes: And that way, we would be paid back by the owner?

Abernethy: Most likely not.

Barnes: I don't see how that would ever match up.

I had a question regarding the annual contract with CHA, the $568,000. If we do what you are proposing, there would be no contract with CHA so what would it cost us?

Wideman: That's what we need to continue to flush out. You are right; there would be no contract with CHA. We need to continue working with Ken Szymanski's group to determine what those rents would be, what moving expenses would be, what the two week hotel expenses would be. We propose to bring back a fully vetted program cost at your next meeting on May 11th.

Abernethy: Without much analysis, you will see a substantial savings but we will get you some figures.

Barnes: With regard to CHA's move in to work program, I'd like to know the status of that. Has it ever had any relationship to the emergency housing relocation program? What would we do to help people move from a support status to an independent status?

Mumford: That's outside of this program. The context of your question is more the Housing Authority programs. This is meant to not have people supported by the public sector for the short period of time.

Barnes: So the rent would be paid by us or the tenant?

Mumford: The notion here is that these tenants are paying tenants in some establishment. Then they get removed. The idea is they would still have that level of disposable income or some smaller level. They would still have that income to pay for the new place. Our rent subsidy would just be for that first month's rent and the security deposit to help with the transition period. After that, they are out in the private sector paying their own money for rent.

In the budget, if you recall the increase to the emergency repair line item which went from $100,000 to $200,000 for next year's budget. The idea is to help support what Walter mentioned, going in and repairing at a nominal level. If we can put some money into fixing up some Code items in an apartment to keep people in there, that's a lot less expensive than moving them out and finding them a new place to stay. We would try to get the money back for those repairs. This would be for multifamily mainly. Single family gets pretty expensive.

Abernethy: The context is "minor" repairs. When we do inspections, you get a mix. You get some houses that are really bad. We are talking about things that can be reasonably done to

keep the property safe and keep from having to relocate the tenant and try to get our money back from the property owner.

Kinsey: Anything else before we move on to the next agenda item?

Burch: The next item on the agenda is inclusionary housing policies. We talked about it a little bit at the last Committee meeting but we are going to do a much more in depth review today. Debra Campbell is here to speak with you. Today we will be talking about those policies recommended by the Housing Charlotte 2007 Committee that relate to regulatory policies. As we go along, we'll talk about possible next steps for Committee direction.

Campbell: I want to introduce Shad Spencer with the Planning department as well. Shad works in our Development Services department and is going to help me with some of the technical stuff.

I'm here again to talk about an affordable housing issue. For a couple months, I have been talking to you about Single Room Occupancy units and now we are transitioning to some other avenues to deliver affordable housing. The presentation is fairly lengthy but if at any time you have a question please interrupt me. We hope to cover a subcommittee's report regarding incentive based inclusionary housing policies. This subcommittee was formed as a result of the 2007 Housing Charlotte effort. I'm going to provide some background of their membership and charge, an overview of the subcommittee recommendations and then turn it over to the Committee for discussion on next steps and questions.

(Walks through presentation)

Membership
We had good representation from a variety of groups. I want to make sure you understand that these recommendations were those of this subcommittee. Staff's role as part of this process was to support the group from a technical perspective. But the recommendations that I am going to review are their recommendations. They certainly asked Staff if we think this is politically feasible and technically accurate and we provided that level of information.

Charge
The whole premise was voluntary and incentive based types of strategies and recommendations.

Subcommittee Recommendations

Mitchell: To help me put this into perspective, when we talk about other cities with inclusionary zoning such as Davidson, is their policy mandatory or voluntary?

Campbell: It's mandatory.

Mitchell: Does Mint Hill or any other surrounding cities have any?

Campbell: To my knowledge, Davidson is the only one who has a mandatory program within Mecklenburg County.

(Continues discussing nine subcommittee recommendations)

The nine recommendations – I'm going to spend the majority of the time on the regulatory recommendations. I want to make sure you understand there are nine recommendations. One through three are the zoning density bonus program, expanding accessory dwelling units to allow for nonrelatives, and amending the ordinance to allow duplex units on any lot. Four through eight are more funding and financial, changing state guidelines. I'm going to turn it over to Pam for a moment to give you a status report on four through eight and item number nine has some regulatory inclusion in it but also has some funding strategies as well.

Wideman: (Walks through report on each item, four – eight. No questions from Committee).

Campbell: We are going to jump right into and spend most of our time on items one through three and then review a recommendation for number 9. They are all regulatory.

1. Develop a voluntary single family zoning density bonus program

The one thing I want to go on record saying before we drill down into this zoning density program – you all received a memorandum from the City Attorney's Office that said density programs for affordable housing, voluntary or mandatory, require enabling legislation. That was the opinion of the City Attorney's Office. I just wanted to make sure that was out there and you know that is needed if we choose to pursue.

Schleunes: Terrie Hagler-Gray, Sr. Assistant City Attorney, is on her way to the meeting and actually wrote the memo. So she would be considered the expert. I would qualify Debra's statement by saying we recommend it. There are communities throughout North Carolina that have adopted ordinances for both mandatory and voluntary that did not seek enabling legislation. We believe there is considerable risk in doing that. The City Attorney's recommendations, our legal opinion, would be that it requires enabling legislation.

Mitchell: Did Davidson seek enabling legislation?

Schleunes: They did not. They adopted a mandatory inclusionary zoning ordinance. If the question is then, "How did they do that?" Well, they can adopt the ordinance and until they're challenged they're ok. They haven't been challenged yet. We believe if they were challenged, they would be open to a considerable amount of risk.

Barnes: Why?

Schleunes: We believe there isn't clear statutory authority for a mandatory inclusionary zoning ordinance to be adopted by the City Council. While you can adopt an ordinance that may not have statutory authority, you open yourself up to the risk if it's challenged,

then you took an action you weren't authorized to do and that could open you to further penalties, etc.

Barnes: How is that any different from us telling a developer that he or she has to build six foot sidewalks or has to put in more asphalt for parking? How does a density bonus differ?

Schleunes: My expertise with your zoning ordinance is non-existent. My understanding is that there are specific pieces of statutory authority that relate to those kinds of restrictions. That has been flushed out through the court system to be an acceptable authorization for zoning ordinances.

Campbell: A direct link to health, safety and welfare.

Schleunes: The density bonus piece is incentive based so it's voluntary and you get extra credit, if you will, to do other things.

Barnes: With the Tree Save Program, don't we allow them to build more units if they save more trees?

Campbell: We do and we will get to that.

Barnes: That's an incentive. And they build more houses. So this is the same thing.

Schleunes: But they build market rate houses. They build houses that don't reduce their anticipated income. It makes their return go up rather than down.

Campbell: And everyone has access to that additional unit that's built. With affordable housing it is restricted to a specific population.

Cooksey: According to a post on a School of Government blog, the issue here is the price point is not an authorized element for regulation and zoning by a local government. You can regulate and restrict the height, number of floors, etc…..but not the price point. We do not have explicit statutory authority to regulate the price point which is why our Attorney's Office has cautioned us.

Barnes: I think you would agree with me though, that depending upon how we regulate all the items you mentioned, they do impact price point. I'm talking about factors that lead to a determination of price point. We do have the authority to impact all of those things.

Campbell: I really appreciate this robust conversation and this is what this topic is going to take. Just think how robust our conversation will be when we take it out into the community.

Mitchell: Can you share, from a development perspective, what was the group's take when you started to talk about the density bonus?

Campbell: This is a recommendation from this subcommittee to local government that if you were to have the private sector participate, from an incentive perspective, density bonus is a recommendation this subcommittee is recommending to local government. I'm going to

take a risk and say from the Planning Department's perspective, I cannot speak for City government, we support the concept of a density bonus program. We do it for a number of other things, preserving trees, innovative design, etc. We think that's ok. The issue is how much of a bonus and where does that bonus occur.

Mitchell: So the subcommittee was ok with voluntary or mandatory?

Campbell: This group was all about incentive based voluntary. This is their recommendation.

Barnes: It was a unanimous vote?

Campbell: The committee did not vote but essentially it was a consensus from the group that this is the direction to go.

I talked earlier about the concept of density bonus programs having been around a long time. In 2001, we formalized a group to come up with strategies related to affordable housing. Shortly after that, we created an implementation team to take the concept that would add to the supply of affordable housing and figure out how to get there. Again, that was in 2001, 2003. And now we are in 2007, and there is another recommendation for a density bonus program.

(Continues with presentation)
What is density? It's the quantity or number per acre.

What is a density bonus? It allows for an increase in the number of dwelling units permitted over the otherwise maximum allowable density under the existing zoning district.

Current zoning regulations do allow density bonuses for some things. I'm going to turn it over to Shad to go over what those are.

Spencer: We have three currently. MX Districts is the first one. Through a rezoning process with City Council, the developer can petition to allow for additional density bonuses if they increase their amount of common open space. In a MX district, you are required to have a minimum of 10%. If you go beyond that 10%, every 1% you go above that, you can increase your density by 1%, up to a maximum of 35%. So that's how it works in MX districts. We haven't seen a developer use that option.

Most of the time they will use the Swim buffer or the residential tree save density bonuses, which is whatever amount you put in common open space or maybe you dedicate it to a public agency like Parks and Recreation, that area can be multiplied again by the minimum density and added to what is allowed. That's what we see most of.

Mitchell: So we have yet to see any rezoning for MX districts 1, 2 and 3?

Campbell: No, we have seen lots of rezoning for those districts but not as a request for a density bonus.

The reason I gave you the background on the previous committees that worked on density bonus programs is because this group in 2007, literally took one of the options that had been recommended in an earlier report and from an earlier committee. This earlier committee had three options for a density bonus program. Allow a change in density from three to four, allow a change in density from three to five, four to five, or five to six. Option three was to allow the three to six, four to six, or five to six. The base density being six units to the acre and if your current zoning is, for example, zoned R-3, which is three units to the acre, with a certain number of affordable units, without rezoning, you could go to six units per acre. And they also added the integration of various housing types so it doesn't have to be just single family.

Barnes: With regard to that option three in R-6, that would be the base zone throughout the City for R-3?

Campbell: It wouldn't be the base zoning. It would be the base density if you took advantage of the density bonus. If you didn't, it would the R-3 based on this recommendation.

Barnes: Are there any R-6 single family developments in the City that you are aware of?

Campbell: Yes, most of them are within Center City. Some are on the West and Northwest part of town off of Mount Holly. There is also the R-8 district but we don't deal with R-8.

So again, that 2003 committee made three recommendations for a density bonus program. The 2007 group said they like the option three that was recommended from the committee's earlier work. So what is in the findings of the 2007 group is to allow a conditional change in density from three to six, four to six and five to six. They went into a lot of detail in terms of what this density bonus program would look like. I'm not going to go through all of the details but with highlight areas.

Applicability
Most important thing is allowing attached multi-family housing in single family districts by right subject to six units an acre limit overall. We have gone generally away from single family, multi family to density. In some instances, where we want to preserve single family, we will recommend single family. This is not too far away from the policy direction we are going in.

Set Aside
When I say set aside, that means if you get the density bonus, the additional units that would need to be affordable in order to get the bonus. So for three to six, there would need to be 50% of the total units that need to be affordable and so on. The number of affordable units is not to exceed 25% of the total development.

Threshold Level of Development
(see presentation)

Income Targeting
(see presentation)

Location Targeting
This group did some innovative work. They looked at restricting the location of this density bonus to only the areas where the assessed tax value is greater than $140,000. What they were concerned about was the whole process which you just went through in terms of the location housing policy – not concentrating additional affordable housing units.

Kinsey: Can you walk through the set aside again? I'm confusing the 50% with the 25%.

Campbell: The 50% would be if you were able to get 50 additional units for your density bonus, 25 of those have to be affordable. But in the total scheme of the development, it can only equal no greater than 25% of all of them.

Cooksey: Let's say you start with 50 and you get an additional 50 for a total of 100, half of the additional affordable is 25% of the overall.

Mitchell: We get a lot of feedback from the community that our locational policy has a direct impact on our school system. Is that location targeting address that concern that this will allow our schools to be more diverse?

Campbell: I'm going to show you a map but have one more slide.

Enforcement
(see presentation)

Design Guidelines
(see presentation)

Program Administration
Which would be Neighborhood & Business Services and Planning

Implementation
Raising that issue of whether we need enabling legislation for this type of density bonus that affects affordable housing. A text amendment would be needed in order to enable you to be able to get the density bonus and that amount.

(Shows map in presentation)
Anything that is in yellow or green would be an eligible area. That committee really took their time to try to understand that there was a concern about dispersing affordable housing.

Staff Response/Concerns
Staff did have some concerns with this recommendation. We were very concerned, not about the concept of a density bonus program, but about the increment of the program. That is how quickly you can get to six dwelling units to the acre.

Lack of public input - in terms of a R-3 community to suddenly go to six units to the acre without having that dialogue about design. They are recommending that staff have

some type of review but you wouldn't have the communities input to make that decision, we would do that administratively.

Lack of growth strategy considerations
Lack of infrastructure considerations
Lack of tracking mechanism

Barnes: Please go back a slide. I'm going to focus on my district. To a point Mr. Mitchell just made about school system issues, that yellow area wouldn't benefit from this because those schools are not very diverse, there is no need for housing development on this basis in that area, and where there is potential for development going to those extreme areas, there isn't the infrastructure to support R-6 development. We already spend tax money to improve intersections on two lane roads that don't have shoulders. That has become a battle that has taken up a number of my emails because people don't want certain infrastructure improvements because they don't want to deal with even more traffic. So, I understand those are the concerns from Staff. There are going to be concerns from the elected body as well as our constituents on this subject.

Campbell: I really want to make sure we understand this was a committee's recommendation. It's not a final recommendation. It's not our recommended policy.

Cooksey: I think that issue about infrastructure is applicable anywhere we are talking.

Kinsey: We are going to have traffic anywhere.

Cooksey: The further out you go from Center City, you get more congestion problems. We have to be aware of this issue as policy makers and funders of infrastructure when we don't have bond money. If we start doubling the density in areas we are going to exacerbate the existing problem.

Campbell: I hope you will look at this as Staff hearing your concerns and reflecting your concerns back to the Committee.

Staff's Proposal
If you want a density bonus program, we think the most acceptable one would be a one unit increase by right for affordable housing.
50% off the additional units would be affordable.
Minimum of 10 acres.
60% AMI or less.
Agree with all other provisions that the subcommittee recommended.

That is the density bonus program recommendation but they recommended some other changes as it relates to regulatory.

Expand accessory dwelling units to allow for non-relatives. That section of our zoning ordinance allows for you to do this in two ways. There are provisions to allow for someone that is 55 years or older or is disabled. Another section for an accessory

dwelling is guest houses and employee quarters. Other than for guest houses and employee quarters, you have to be related.

Barnes: So what was the committee's suggestion? We change both of those sections to apply to non-relatives as well?

Campbell: Yes, keep this plus do not have a provision that says the person has to be related.

Barnes: And what is the rationale behind the non-relative?

Campbell: I'll give you a classic example. When we had the hurricane and flood in New Orleans, and lots of people needed temporary places to live, if you had an accessory dwelling that was vacant, because that person was not related to you, from a zoning perspective, you couldn't rent out that accessory dwelling unit because that person was not related to you.

Barnes: Why was the blood relative put into the Ordinance to begin with? I image there would be people concerned about their neighbors turning their homes into rental units to generate revenue.

Campbell: That is still some of the rationale for having it that way.

(Continues with presentation)
Amend ordinance to allow duplex units on any lot.

The current zoning regulations, in terms of single family districts, allow a duplex on a corner lot in R-3 through R-6. However, the R-8 district allows for single family duplex, triplex and quadraplex. So even though R-8 is a single family district, really 3 - 6 duplexes are only allowed on corner lots. This recommendation is to allow them anywhere, not just restrict them to corner lots, especially for the R-6 district.

Study several other options both regulatory and funding
(see presentation)

Concluding Thoughts
(see presentation)

Items one, two and three were the top recommendations from the committee related to regulatory changes. What we tried to do today is provide you with an explanation and an overview of the committee's recommendations. We did give you some editorial comments about the density bonus program. We would hope the Committee would think through how it wants to make a recommendation to full Council with regards to density bonus program or us pursuing any other regulatory recommendations that were made as well as any of the other financial recommendation that were made.

Barnes: In respect to number two, the concern I have about the accessory dwelling piece is why that ordinance is written the way it is currently. I don't see that adding anything. With respect to the duplex, that issue would concern me if I had a single family home and

there was a lot next to my house and someone built a quadraplex on it with no buffer. Suddenly I went from having no neighbor to having four families living next to me. That sort of thing can really impact the way a family looks at a community and the expectations that you have. I'm a little caution about those two issues.

Kinsey: I live in a neighborhood that is mixed. We have duplexes mixed with homes. I worry about the quadraplexes though. There are going to be two stories at least. I like the mix of housing but I think quadraplexes on a street with one story cottages won't work.

Campbell: Design standards would require all units reflect the character of the area.

Kinsey: On page 13, b, I have a little bit of a problem with them being built by right.

Mitchell: Please provide us with a color map and that table items one and two. And lastly, could our expert lawyer give us some information. I understand Staff wants to be proactive and prevent if we are challenged. But on the other hand, I'd like to look at the Davidson's of North Carolina and see if there is any record of them being challenged. We know if we have to obtain legislation it's going to be a long tough battle with the General Assembly. I guess I'd like to see what the potential is for problems to occur.

Hagler-Gray: In researching the issue, we found there are a number of jurisdictions that have voluntary density bonus programs that have enabling legislations and there are others that have voluntary density bonus programs that don't have enabling legislation. They are smaller towns down East. There is no case law and that is the concern. The courts have been reading our police powers more narrowly in more recent decisions. Our concern is that if we proceed using our authority of the police powers, it could be challenged. Unlike the swim buffer and tree ordinance, this is more land ownership and land use. With respect to Davidson, they have mandatory and have not been challenged.

Barnes: Did you say Durham and Chapel Hill have enabling?

Hagler-Gray: Yes, they do. They sought for voluntary.

Barnes: Did we take a look at their legislation?

Hagler-Gray: We have copies of all the jurisdictions that have enabling legislation.

Barnes: Are the Durham and Chapel Hill pieces the same or similar in terms of enabling legislation?

Hagler-Gray: I'm not as familiar with what's been proposed. I would have to research that.

Barnes: Do you know how long they have had that authority?

Hagler-Gray: The late 80's and early 90's.

Mitchell: Can Staff provide a chart on paper that highlights when the program was implemented?

Campbell: The other issue would be that these regulatory inclusionary housing programs, voluntary or mandatory, depend on the market. If you do not have a strong market, it's not going to deliver the units. That's why it's important that we also pursue items four through eight which are funding related. That's another type of incentive and right now that gap financing is probably the strongest incentive to get these units.

Kinsey: This has been a very good discussion. Julie, do you want to talk a little bit about where we go next.

Burch: Next is the May 11 Committee meeting. We will bring back the information you requested. This feedback and depth of discussion has been really helpful to us today. In terms of the process moving forward, if the Committee believes that they want to recommend to full Council pursuing any or all of these, we would suggest that recommendation come in two phases. The first would be that you generally believe this would be worth Staff time and effort and community time and effort to spend time on this. We would pursue text amendments and particularly have more conversation on the density bonus and recommend an action plan to Council for following up on the implementation of these recommendations. Then, with approval of Council to pursue, that is the green light for Staff and community to begin spending some concentrated time and effort and can bring back a proposed text amendment or proposed density bonus program and discuss the pursuit of enabling legislation. So an action plan recommendation to Council would be the first step before Staff would spend a lot of time and effort on these pieces.

If the Committee is ready, we can have a recommendation ready for full Council in one of our June meetings.

Kinsey: Adjourned the meeting at 1:39 pm.

City Council
Housing and Neighborhood Development Committee

Wednesday, April 27, 2011
12:00 p.m.
Charlotte-Mecklenburg Government Center
Room – 280

Committee Members: Patsy Kinsey, Chair
James Mitchell, Vice-Chair
Michael Barnes
Patrick D. Cannon
Warren Cooksey

Staff Resource: Julie Burch, Assistant City Manager

AGENDA

I. Relocation Program

No Committee Action is required.
Staff will provide information on the current Relocation Program and begin the discussion on a proposed new program as a follow-up to the referral of this topic from the April 13, 2011 Budget Retreat.

II. Inclusionary Housing Policies

Committee Action:

A. Receive additional information on the Housing Charlotte 2007 Incentive-Based Inclusionary Housing Policy Subcommittee Recommendations
B. Approve a process for reviewing and implementing the recommendations, including stakeholder input.

Future Agenda Topics:

- Assisted-Multi Family Housing at Transit Station Areas
- Impacts of Regulatory Policies on Affordable Housing (TBD)

Distribution:

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

Budget Office
Ruffin Hall
Phyllis Heath
Lisa Schumacher
Ann White
Charlotte Housing Authority
Charles Woodyard
Charlotte-Mecklenburg Housing Partnership
Pat Garrett
Charlotte-Mecklenburg Police Department
Chief Rodney Monroe

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

CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Relocation Program

Housing and Neighborhood Development Committee
April 27, 2011

CHARMECK.ORG

CITY OF CHARLOTTE

Agenda

- History
- Background
- Proposed New Program
- Next Steps

CHARMECK.ORG

CITY OF CHARLOTTE

Relocation Program History

- In 2005, the City of Charlotte contracted with the Charlotte Housing Authority (CHA) to administer the City's Relocation Program for individuals and families displaced due to the City's minimum standard Housing Code enforcement.
- The program goals are to:
  - Insure that eligible displaced families have access to safe affordable housing; and
  - Facilitate the effective and efficient relocation of impacted individuals and families

CHARMECK.ORG

CITY OF CHARLOTTE

Relocation Program History

- Annual CHA contract for $568,000
- Program funded in two installments:
  - $15,000 per household*
    - $7500 year one
    - $7500 year two
- Funds cover:
  - Priority to the top of the CHA waiting list (behind those with special needs)
  - Hotel and storage expenses until moved
  - Moving expenses

* Households defined by HUD, many of our referrals get "split" according to HUD regulations.

CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

Relocation Program Background

Current Process:

- Code enforcement finds home unfit for habitation and recommends relocation
- Tenant referred to CHA
- Referral must qualify with CHA guidelines to be eligible for relocation
  - Some are not eligible due to criminal history, documentation
  - Some opt out of the program

CHARMECK.ORG

CITY OF CHARLOTTE

Relocation Program Background

Current Process:

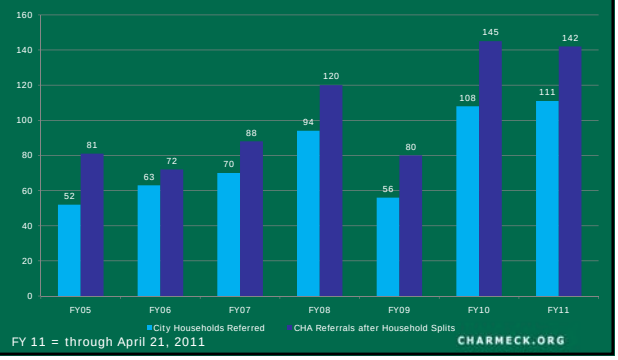
- CHA places referral on top of waiting list for public housing
- Tenant provided hotel stay while awaiting permanent placement
- Tenant placed in public housing

CHARMECK.ORG

CITY OF CHARLOTTE

Relocation Program Background

Program Referrals and Splits



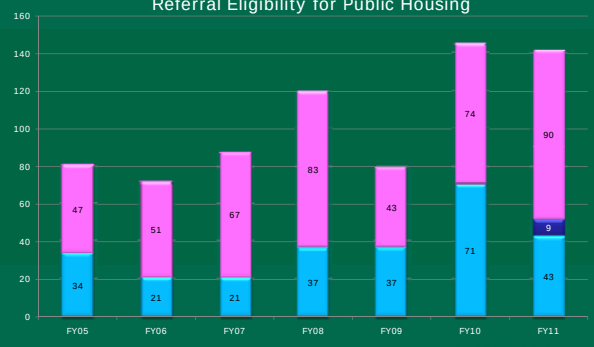
FY 11 = through April 21, 2011

CHARMECK.ORG

CITY OF CHARLOTTE

Relocation Program Background

Referral Eligibility for Public Housing



FY11= through April 21, 2011

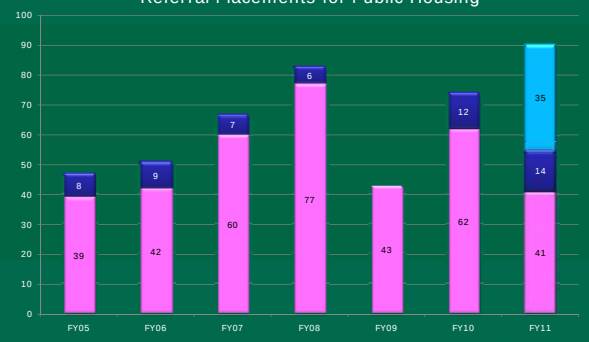
CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

Relocation Program Background

Referral Placements for Public Housing



FY11= through April 21, 2011 PH Move-ins Did not Move-in Waiting on a Unit

CHARMECK.ORG

CITY OF CHARLOTTE

Relocation Program Background

- Over the course of the contract the number of people referred to has increased, making the current model financially unsustainable
- The CHA is displacing and relocating its own tenants as CHA renovates units and develops HOPE VI projects
- The number of people needing affordable housing in our community has increased, placing additional stress on CHA and growing their waiting list making placements more difficult
  - Longer time in transitional temporary housing

CHARMECK.ORG

CITY OF CHARLOTTE

Proposed New Program

Emergency Housing Relocation Program

- Provide relocation under Code Enforcement for imminently dangerous conditions
  - Have consulted with Legal Aid
- Make urgent minor repairs when possible in lieu of relocation
  - Partnership with Fire Department

CHARMECK.ORG

CITY OF CHARLOTTE

Proposed New Program

Emergency Housing Relocation Program

- Refer tenant to a third party for private sector housing eligibility screening
  - Work with housing providers on eligibility criteria
- Refer tenant to a vacant private sector apartment
  - Working with Charlotte Apartment Association
- City would provide:
  - Moving and temporary storage
  - Security deposit and first month's rent

CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

Proposed New Program

Emergency Housing Relocation Program Benefits

- Reduced cost per relocation
- Lessen impacts to tenants through reduced time in temporary housing
- Reduce burden on CHA waiting list
- Utilize vacant, private-sector apartments

CHARMECK.ORG

CITY OF CHARLOTTE

Next Steps

- Direct staff to explore partnerships with private sector partners and bring back additional information
- Approve new Emergency Housing Relocation Program for consideration by City Council – May 4
- City Council approval of new Emergency Housing Relocation Program – May 23

CHARMECK.ORG

CHARLOTTE.

CHARLOTTE
CHARLOTTE-MECKLENBURG PLANNING

Presentation to Council's H&ND Committee

Incentive-Based Inclusionary Housing Policies 2007 Subcommittee Recommendations

April 27, 2011

CHARMECK.ORG

CITY OF CHARLOTTE

Presentation Outline

- 2007 Subcommittee Membership and Charge
- Overview of Subcommittee Recommendations
- Next Steps
- Questions

CHARMECK.ORG

CITY OF CHARLOTTE

2007 Membership and Charge

Members

- Ann Marie Howard, Co-Chair
- David Jones, Co-Chair
- Bill Daleure
- Bobby Drakeford
- Bernard Felder
- Brian Fincher
- Mike Goodwin
- Mary Klentz
- Karla Knotts
- Judd Little
- Nancy Pierce
- Fred Vandercook
- Mary Wilson
- Charles Woodyard
- Debra Campbell, Staff Support
- Bryman Suttles, Staff Support

Charge

Develop incentive programs to engage the private sector in the development of affordable housing.

CHARMECK.ORG

CITY OF CHARLOTTE

Subcommittee Recommendations

- Acknowledged solutions to affordable housing is joint effort between government, business, faith and charitable organizations
- Recommendations focus on government policies
- Nine recommendations for consideration
- Major policy recommendation is a density bonus program

CHARLOTTE

CITY OF CHARLOTTE

Subcommittee Recommendations

- Recommendation is for a voluntary single family program not a multi-family program
- Voluntary programs for multi-family rental not effective due to economics of "return on cost" (net cash flow and net gain at sale)
- Recommendations mostly around increased funding to address multi-family (4-9)

CITY OF CHARLOTTE

Subcommittee Recommendations

1. Develop a voluntary single family zoning density bonus program
2. Expand accessory dwelling units section to allow non-relatives
3. Amend ordinance to allow duplex units on any lot
4. Create a local rent subsidy program
5. Increase HTF commitments for projects competing for federal low income tax credits
6. Lobby NCHFA for changes to its Qualified Application Process to allow urban projects to score higher
7. Develop program to make available government owned land at reduced cost in exchange for affordable units
8. Extend tax assessment rules for tax credit properties to properties that are not tax credit supported
9. Study several other options both regulatory and funding

CHARMECK.ORG

CITY OF CHARLOTTE

Subcommittee Recommendations

1. Develop a voluntary single family zoning density bonus program

CHARMECK.ORG

CITY OF CHARLOTTE

Strategy Report Recommendations

City of Charlotte Affordable Housing Strategy Reports

- **Strategy Report Recommendation:** Implement a density bonus zoning program
- **Implementation Team Recommendation:** Amend the zoning ordinance to allow density bonuses to build affordable housing pursuant to prescribed conditions (i.e. no rezoning)

CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

What is Density?

- Quantity or number per acre (i.e. the number of dwelling units on an acre of land)
- Density is determined by dividing the number of dwelling units by the total number of acres in the parcel to be developed

CHARMECK.ORG

CITY OF CHARLOTTE

What is a Density Bonus?

- A density bonus allows for an increase in the number of dwelling units permitted over the otherwise maximum allowable density under the existing zoning district.

CHARMECK.ORG

CITY OF CHARLOTTE

Current Zoning Regulations

Current Zoning Regulations that allow Density Bonuses

- MX Districts (MX-1, MX-2, MX-3)
- Swim Buffers
- Residential Tree Save Ordinance

Ardrey

CHARMECK.ORG

CITY OF CHARLOTTE

Strategy Implementation Team Recommendations

Single Family:

- **Option 1** - Allow a change in density from **3** to **4** DUA under prescribed conditions
- **Option 2** - Allow a change in density from **3** to **5**; **4** to **5** or **6**; **5** to **6** DUA under prescribed conditions
- **Option 3 - Allow a change in density from 3 to 6, 4 to 6, or 5 to 6 DUA and integration of various housing types under prescribed conditions**

CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

Subcommittee Recommendations

Proposed Policy

Allow a conditional change in density from 3 to 6; 4 to 6; and 5 to 6 DUA subject to staff review

Park at Oaklawn

CHARMECK.ORG

CITY OF CHARLOTTE

Subcommittee Recommendations

Program Components	Recommendations
Applicability	R-3, R-4, & R-5 Single Family Zoning Districts Allow a conditional change in density from 3 to 6, 4 to 6 and 5 to 6 Allow attached multi-family housing in single family districts by right subject to 6 units an acre limit overall
Set Aside	50% affordable (3 to 6) 40% (4 to 6) 30% (5 to 6) Number of affordable units not to exceed 25% of total development
Threshold level of Development	Minimum of 5 acres
Income Targeting	80% or less of AMI
Location Targeting	Census Block Groups where median assessed tax value is greater than $140,000 (see location targeting map)

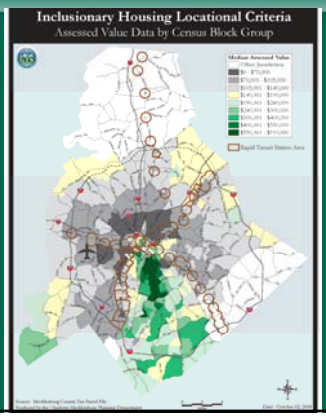
CITY OF CHARLOTTE

Subcommittee Recommendations

Program Components	Recommendations
Enforcement	Qualified buyers could sell their units without it being sold as affordable; the City would have a shared appreciation type mortgage. City allowed a share but would decline over time. Money would be used for affordable housing initiatives
Design Guidelines	Blend in architecturally Dispersed within the development Perimeter units reflect character of adjacent property Subject to GDP design guidelines Subject to staff review and approval
Program Administration	N&BS –income qualification, training and certification Planning- site plan review and approval
Implementation	Enabling Legislation Text amendment to Zoning Ordinance

CITY OF CHARLOTTE

Location Targeting



CHARMECK.ORG

CHARLOTTE

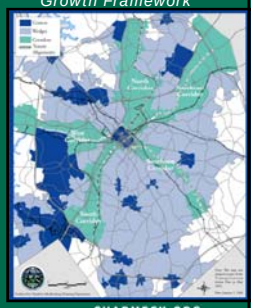
CITY OF CHARLOTTE

Staff Response / Concerns

Concerns

- Lack of public input
- Lack of growth strategy considerations
- Lack of infrastructure considerations
- Lack of tracking mechanism

Centers, Corridors, & Wedges Growth Framework



CHARMECK.ORG

CITY OF CHARLOTTE

Staff Proposal

- Allow a conditional change in density from 3 to 4; 4 to 5; and 5 to 6 DUA subject to staff review
- 50% of additional units
- Minimum 10 acres
- 60% of AMI or less
- Agree with all other provisions

Park at Oaklawn

CHARMECK.ORG

CITY OF CHARLOTTE

Subcommittee Recommendations

2. Expand accessory dwelling units section to allow non-relatives

CHARMECK.ORG

CITY OF CHARLOTTE

Current Zoning Regulations

Current Zoning Regulations that allow Accessory Dwellings

- **Section 12.407 Elderly and Disabled Housing**
  - Must be at least 55 years old or disabled and related to the owner by blood or marriage or adoption
  - Must register annually with N&BS
  - Can be attached, within or separate from the principal dwelling
  - No more than one elderly or disabled unit shall be located on one lot
  - Principal use shall be a detached single family dwelling
  - Other prescribed conditions

CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

Current Zoning Regulations

Current Zoning Regulations that allow Accessory Dwellings continued

- **Section 12.412 Guest Houses & Employee Quarters**
  - Accessory to any detached single family dwelling unit
  - Subordinate to the principal structure
  - Located in the rear and not be closer than15 feet to a rear property line or any side property line
  - No more than one housing unit serving as a guest house or employee quarters shall be located on a lot
  - Other prescribed conditions

CHARMECK.ORG

CITY OF CHARLOTTE

Subcommittee Recommendations

3. Amend ordinance to allow duplex units on any lot

CHARMECK.ORG

CITY OF CHARLOTTE

Current Zoning Regulations

Current Zoning Regulations that allow Duplexes

- **Section 9.203 Single Family Districts**
  - Dwellings, attached (duplex only) R-3, R-4, R-5, R-6 provided that :
  - Located on a corner lot
  - If more than one entrance, entrances will face different streets
  - Minimum setback will be applied to each of the streets
  - Attached (duplex, triplex and quadraplex, R-8 only)

CHARMECK.ORG

CITY OF CHARLOTTE

Subcommittee Recommendations

9. Study several other options both regulatory and funding

CHARMECK.ORG

CHARLOTTE

CITY OF CHARLOTTE

Subcommittee Recommendations

a. Allow mixture of residential housing types within a new development
   - Dwellings, detached and attached (duplexes on corner lots, R-3 R-4, R-5, and R-6)
   - Dwellings, detached and attached (duplex, triplex, quadraplex, R-8 only)

b. Allow live/work units to be built by right along thoroughfares
   - Customary Home Occupation under prescribed conditions

c. Modify or eliminate buffers between different housing types
   - See Table 12.302(a)

CHARMECK.ORG

CITY OF CHARLOTTE

Current Zoning Regulations

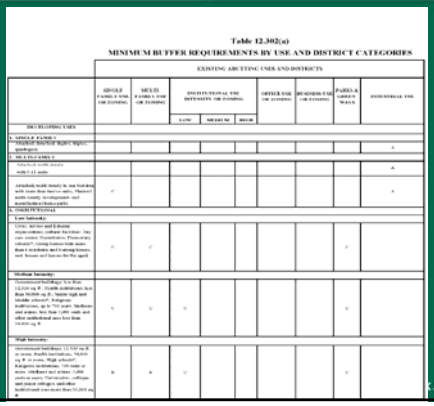


Table 12.302(a)

MINIMUM BUFFER REQUIREMENTS BY USE AND DISTRICT CATEGORIES

	EXISTING ABUTTING USES AND DISTRICTS								
	SINGLE FAMILY USE OR ZONING	MULTI-FAMILY USE OR ZONING	INSTITUTIONAL USE INTENSITY OR ZONING			OFFICE USE OR ZONING	BUSINESS USE OR ZONING	PARKS & GREEN WAYS	INDUSTRIAL USE
			LOW	MEDIUM	HIGH				
[illegible]									
[illegible]									
[illegible]									A
[illegible]									
[illegible]									
[illegible]	C								A
[illegible]									
[illegible]									
[illegible]	C	C						C	
[illegible]									
[illegible]	C	C	C					C	
[illegible]									
[illegible]	B	B	C					C	

CITY OF CHARLOTTE

Concluding Thoughts

- Implementation steps for recommendations:
  1. Develop a voluntary single family zoning density bonus program (Enabling legislation and Text Amendment to Zoning Ordinance)
  2. Expand accessory dwelling units section to allow non-relatives (Text Amendment to Zoning Ordinance)
  3. Amend ordinance to allow duplex units on any lot (Text Amendment to Zoning Ordinance)
  9. (A-C) Study and analyze and prepare Text Amendment to Zoning Ordinance

CHARMECK.ORG

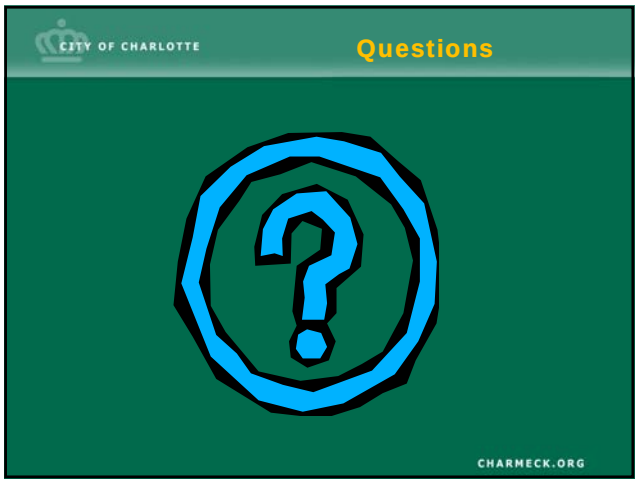
CITY OF CHARLOTTE

Committee Discussion

1. Should the City seek enabling legislation to establish a density bonus program for affordable housing
2. Should other recommendations be pursued i.e. accessory dwellings and duplexes allowed anywhere
3. Should staff study regulatory options identified in 9 (a-c)
4. Next Steps

CHARMECK.ORG

CHARLOTTE



CHARLOTTE.