

Mark Boyce
Founding Partner
True Homes

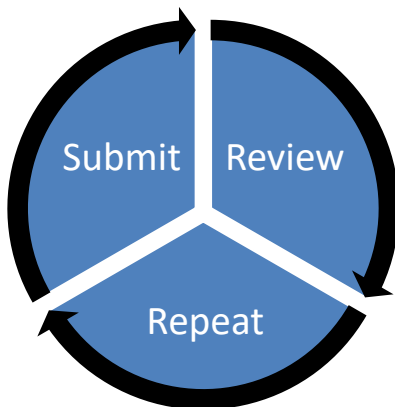
July 30, 2020

Charlotte Housing Community Recovery Task Force

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Extended Engineering Approval Cycle



1. Quality of Initial Engineering Submittal
2. Engineers Communication with Departments
3. Shared Thoroughness (Engineer/Reviewer)
4. Increasing Development Standards
5. Staff Reviewer Consistency

Typically 3-4 Review Cycles
5 Week City Review Period

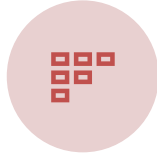
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Extended Review Cycle Results in...



DELAY



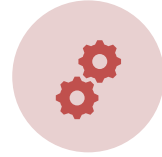
LOSS
OF UNITS



INCREASED
COSTS



LACK OF
FLEXIBILITY



OPERATIONAL
INEFFICIENCIES

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Collaboration for Streamlining

- Design Intent vs. Strict Application of Rules
- Practical Outcomes vs. Over Engineering
- Interdepartmental Cooperation vs. Compartmentalized Approach

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Accessory Dwelling Units (ADU's)

Accessory dwelling units (ADUs) are housing units that provide independent living though built on the same lot where the principal unit is located. As such, ADUs are owned by the owner of the main house and, in most cases, cannot be sold independently of the main property. ADUs can be detached or attached to the principal residence and are known by a variety of names – **in-law suite, basement units, granny flats, carriage houses, guest houses, garage apartment**, etc.

-National Association of Homebuilders "Eye on Housing – Freddie Mac Identifies 1.4 Million ADU's" <http://eyeonhousing.org/2020/07/freddie-mac-identifies-1-4-million-adus/>

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True Homes Villa Heights ADU Examples:

2001 Pinkney Ave
2005 Pinkney Ave
2009 Pinkney Ave
1008 Catawba Ave



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Virtues of ADU's

- Adds Diversity and Affordability to Neighborhood Housing Stock
- Utilizes Existing Infrastructure
- Individual and Scalable Solution
- Rear Yard Land Resource is Available to be Built on Now
- Permitted Under Zoning Ordinance
- Source of Income for Owner

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Additional Support from The City...

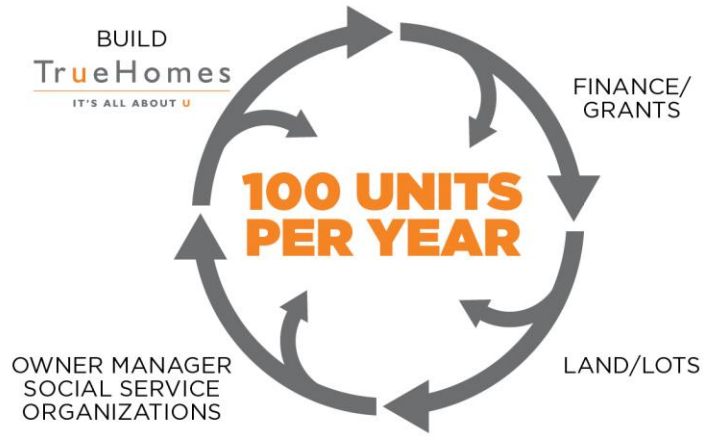
Examples from Portland, Los Angeles and Vancouver

- Sharing of Sewer or Water Meters with Primary Dwelling
- No Parking Requirements
- No Survey Required
- Waiver of Fees for Permits, Sewer and Water connections
- Rapid Turnaround on Permits
- Assist with Qualified Tenant Referrals, Case Management

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Permanent Affordable Rental Housing Vision



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