



Housing Community Recovery Task Force Work Plan – Task 4 Final Recommendation (Regulatory and Legislative Tools)

July 30, 2020



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

FOCUS AREAS

The potential challenges and barriers have been distilled into four Focus Areas for which recommendations will be presented

1. Zoning Ordinance Accommodations
2. Development Fees and Approval Procedures
3. New Housing Ordinances and Legislation
 - Source of Income Discrimination
 - Housing Re-Entry for Criminal Backgrounds
4. Housing Policy Actualization



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

Zoning Ordinance Accommodations

1. Perform a research study to identify and recommend changes to existing zoning and other regulations necessary to allow and promote construction of non-traditional dwelling units while maintaining an appropriate minimum public safety standard for such units. This work should include a focus on units characterized as Container Homes, Tiny Homes, Park Model, and other type Micro-housing units.
2. Perform a review of the Zoning Ordinance to identify provisions that currently in some way constrain the construction of already allowed Boarding Houses, Commercial Rooming Houses, Duplex, Triplex, Quadruplex and other “Missing Middle Housing” type structures throughout the city.
3. Immediately adopt changes to the Zoning Ordinance to permit use of the Transit Oriented Development (TOD) Districts on high traffic bus routes along major streets, avenues and boulevards which serve under-developed, revitalizing and economically distressed communities that are unlikely to have Rapid Bus, Light Rail, Street Car or Commuter Rail lines.



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

Development Fees and Approval Procedures

1. Implement a fee reduction of at least 50% on all Plan Review/Approval and Permit fees for small projects (5-20 units) which include at least 30% of units targeting 80% AMI and below.
2. Examine the Project Approval process with the aim to implement a short cut (Express Lane) approval process, including rezonings, for Affordable Housing Projects to not only speed up the process, but also reduce the number of steps required for approval.



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

New Ordinances & Legislation - Source of Income Discrimination

1. Seek legislative authority from the State to include Source of Income Discrimination legislation in the City of Charlotte Code of Ordinances, and make it an ongoing top legislative priority for the City. *Proposed Ordinance was provided in briefing materials.*
2. Notwithstanding the granting of separate legislative authority, affirm in all City Policy relating to granting of City funds for use in development, capital improvement, leased or transfer of land or real property, tax deferments, financial incentives and/or any other favorable monetary considerations relating to or in connection with the provision of housing that recipients of those funds agree not to discriminate against or reject applicants based on the legal source of income they present.



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

New Ordinances & Legislation – Housing ReEntry

1. Seek legislative authority from the State to include Equitable Access To Rental Housing legislation in the City of Charlotte Code of Ordinances, and make it an ongoing top legislative priority for the City. *Proposed Equitable Access To Rental Housing Ordinance was provided in briefing materials.*
2. Notwithstanding the granting of separate legislative authority, affirm in all City Policy relating to granting of City funds for use in development, capital improvement, leased or transfer of land or real property, tax deferments, financial incentives and/or any other favorable monetary considerations relating to or in connection with the provision of housing that recipients of those funds agree not to discriminate against or reject applicants based on criminal backgrounds in violation of the proposed Equitable Access to Rental Housing Ordinance.



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

Housing Policy Actualization

1. Develop on-going training and education program that provides varying levels of detail about City sponsored Housing related programs, projects, and how-to aspects for accessing the tools offered by the City. This training and education program should include use of video on platforms like YouTube to be available on demand.
2. Set-aside an annual allocation (at least \$5 million initially) to support funding of small housing projects (5-20 units), creative alternative housing projects, and programs responding to emerging housing needs.



TASK 4 – LEGISLATIVE AND REGULATORY TOOL

Housing Policy Actualization

3. Establish a cross-functional entity within the City that includes expertise from across the housing delivery system, including legal, that is empowered to focus on:
 - Leading coordination and integration of housing solutions internally and with outside partners that span across the Housing Continuum,
 - Leading advanced research and study of emerging housing issues that present challenges to or opportunities for production and delivery of housing,
 - Serving as the lead internal project development resource for creative alternative housing projects that originate inside the City or from outside sources, and,
 - Development of Policy initiatives designed to support the production and delivery of housing across income ranges from 110% of AMI and below with the express goals of:
 - Significantly increasing availability and access to home ownership down to 60% AMI, and,
 - Significantly increasing rental housing for income ranges at 60% AMI and below.



Housing Policy Actualization

4. Implement an Affordable ADU Housing Program in partnership with a private and a non-profit entity with experience in affordable housing rental and wrap around services to manage permitting, financing, construction and tenant management and:
 - Set up the program to provide a financing loan for construction, and the unit would be leased from the homeowner by the entity, and,
 - Supplement the program to support 80% AMI and below homeowners living in lower-income, rapidly gentrifying areas, and High Opportunity areas of the city to support upward economic mobility for both tenant and owner.