



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

July 23, 2020

# REGULATORY / LEGISLATIVE TOOLS

Task	Timeframe	Desired Outcome	Status
<b>4. Regulatory/Legislative Tools: Anthony Lindsey – Lead   Timeline: July 9, and July 16</b>			
4.a. Evaluate the use of zoning and development policies, including Accessory Dwelling Units (ADUs) Container Homes, Tiny Homes, Source of Income Discrimination		<ul style="list-style-type: none"> <li>Determine which policies and tools are best suited to expand the supply of affordable housing throughout the Charlotte community.</li> </ul>	
4.b. Address City required building fees	<ul style="list-style-type: none"> <li>On-going</li> </ul>	<ul style="list-style-type: none"> <li>Determine what if any legislative action is needed to reduce/waive development fees to facilitate the development of affordable for-sale housing and single-family housing.</li> </ul>	
4.c. Add language to the City’ Fair Housing ordinance by adding “Source of Income” to any listing of protected classes throughout Chapter 12, Article V.		<ul style="list-style-type: none"> <li>Housing Charlotte Framework, Obj 2, Strat 3: “Align local resources with policies that support voucher use”.</li> <li>Ensure equitable access to available housing for qualified tenants.</li> <li>More efficiently provide safe and decent housing to our most vulnerable, the most crucial element in maintaining household health during COVID-19.</li> <li>Better utilize unpredictable and inadequate Federal funds dedicated to housing vulnerable families.</li> <li>Establish creative budget neutral policy for housing solutions in a time of fiscal uncertainty.</li> <li>Work towards economic mobility/housing choice mobility goals / opportunity housing goals.</li> </ul>	<ul style="list-style-type: none"> <li>Meetings with individual city council members and partnership organizations.</li> </ul>

## DESIRED OUTCOMES

1. Determine which policies and tools are best suited to expand the supply of affordable housing.
2. Determine what if any legislative action is needed to reduce/waive development fees to facilitate the development of affordable for-sale housing and single-family housing.
3. Housing Charlotte Framework, Obj 2, Strategy 3: “Align local resources with policies that support voucher use.”
4. Ensure equitable access to available housing for qualified tenants.
5. More efficiently provide safe and decent housing to our most vulnerable, the most crucial element in maintaining household health during OCVID-19.
6. Better utilize unpredictable and inadequate Federal funds dedicated to housing vulnerable households.
7. Establish creative budget neutral policy for housing solutions in a time of fiscal uncertainty.
8. Work towards economic mobility/housing choice mobility goals/opportunity housing goals.

## SUBJECT MATTER EXPERTS

- City Planning, Design & Development Department
- Housing & Neighborhood Services
- Home Builders
- Engineers
- National Association of Realtors
- Real Estate and Building Coalition (REBIC)
- Individual Developers
- Land Planners
- Industry Associations/Non Profits (i.e. Tiny Home Industry Association)
- State Agencies

## POTENTIAL CHALLENGES AND BARRIERS

Through research and discussions with sector experts, the following items arose

- Source of Income Discrimination
- Re-Entry Housing w/ Criminal Backgrounds
- Boarding Houses/Commercial Rooming Houses
- Container Homes/Tiny Homes (similar micro housing units, single & multi)
- Duplex/Tri/Quad Structures Restriction to Corner lots
- Use Lane of TOD zoning districts along Bus Lines
- Substantially Increased Density Bonus
- Land Trust/Use of Public Land\*
- Inclusionary Zoning Program
- Accessory Dwelling Units (ADUs)\*
- “Express” Approval process for Affordable Housing Projects\*
- Rapid Re-Housing Program (formerly known as Transitional Housing)\*
- City Building Fees (Engineering Plan Approval process)
- Education on City Funding Programs & Policies Supporting Housing Production\*

*\* City initiatives/programs/policies exist or are underway*

## POTENTIAL CHALLENGES AND BARRIERS - SUMMARIZED

- **Identifying the Housing Gap**
  - Matching units available to serve low/moderate income households with those households in need of units continues to be a somewhat disjointed process and may distort the actual number of units needed.
- **Limited Number of Developers\***
  - The programs aimed at supporting the production of new or rehab units seems to be known and understood by a limited set of more sophisticated providers, and seems to rely heavily on non-profits with limited capacities.
- **Regulatory Costs\***
  - The overlay of costs deriving from the processes associated with the review, approval and construction of affordable housing units, continues to present a deterrent for private sector participation in producing units.

*\* City initiatives/programs/policies exist or are underway*

## POTENTIAL CHALLENGES AND BARRIERS - SUMMARIZED

- **Limited resources for Coordination and Integration**
  - An array of programs and agencies working to address the many segmented problems contributing to the lack of access and availability of affordable housing solutions makes it possible for blind spots and gaps to occur. An investment in necessary resources aimed at coordination and integration is often viewed as a soft cost less easily matched to a quantitative outcome and therefore given low priority.
- **Small Affordable Housing Projects\***
  - There is less awareness of what funds are available and how to access such funds to support production of smaller housing projects (5-20 units) that could add to the supply of affordable housing units and therefore tends not to encourage such projects in much the same way as larger development projects are encouraged.
- **Regulatory Challenges**
  - There are State and Federal regulatory impediments to the City being able to institute some local policies that support increased availability and access to housing, ranging from expanding prohibitions on additional types of discrimination to funding alternative types of housing.

*\* City initiatives/programs/policies exist or are underway*

## POTENTIAL CHALLENGES AND BARRIERS - SUMMARIZED

- **Perceived Barriers to Entry\***
  - The processes for allowing and supporting the production of additional housing units remains substantially complex and presents a high barrier for new entrants, and particularly smaller entities who desire to participate in supplying housing solutions.
- **Perceived Barriers to Innovation**
  - Existing policy and program structures are believed to present significant barriers to the development of creative alternatives and new strategies for increasing the supply of affordable housing.
  - There seems to be very little space to support the testing and piloting of new concepts by the City and the space that may exist is not well known nor is it understood how to navigate through it.
- *\* City initiatives/programs/policies exist or are underway*



## 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

## Next Steps

- July 30 – Present Final Recommendations