Council-Manager Memo #16
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INFORMATION:

Housing Charlotte 2007 Incentive Based Inclusionary Housing Polices Subcommittee Recommendations

Staff Resource: Pamela Wideman, N&BS, 704-336-3488, pwideman@charlottenc.gov

As a follow-up to the February 28, 2011, Housing Locational Policy dinner briefing, staff is providing the status and next steps of the recommendations from the Incentive-Based Inclusionary Housing Policies Subcommittee.

Background

On February 22, 2007, the Housing Charlotte 2007 Affordable Housing Forum was held at the Charlotte Convention Center. During this one day event, over 400 community leaders gathered to discuss affordable housing issues in the community. As a result of this forum, an Implementation Committee, consisting of individuals with business, neighborhood and/or non-profit backgrounds, was created to address and develop recommendations for addressing affordable housing in the following five solution areas:

1. Education, Outreach and Advocacy
2. Rental Housing
3. Acquisition Strategy
4. Dedicated Funding Sources
5. Incentive-Based Inclusionary Housing Policies

The Implementation Committee designed a year-long process that included establishing subcommittees to enhance collaboration and receive citizen input on the five solution areas. Staff's role was to support each subcommittee by providing research and information. Staff has not reviewed the subcommittee's recommendation.

This Implementation Committee was charged to develop incentive programs to engage the private sector in the development of affordable housing. The Incentive-Based Inclusionary Housing Policies subcommittee made nine recommendations which are detailed in the *Final Report from the Housing Charlotte 2007 Implementation Committee.* However, the subcommittee felt that the following three recommendations would have the greatest impact on adding affordable housing units:

- Develop a voluntary single-family zoning density bonus program,
- Amend current zoning ordinance to expand accessory use ordinance to allow non-relatives to occupy accessory dwelling units (ADU's), and
- Amend the zoning ordinance to allow duplex units on any lot (not just corner lots) if it meets current standards,

Attached (SEE TABLE OF CONTENTS ON LEFT) is a detailed chart that provides the status and next steps for each of the nine recommendations.

The Housing and Neighborhood Development Committee is scheduled to begin discussing

Inclusionary Housing Policies at its April 6, 2011 meeting.

Urban Land Institute – Daniel Rose Fellowship Program Council Workshop Presentation
Staff Resource: Alysia Osborne, Planning, 704-336-3910, adosborne@charlottenc.gov

At the March 7 Council Workshop, Council received a presentation from the Charlotte Fellows for the 2010-2011 Urban Land Institute (ULI) – Daniel Rose Fellowship Program. The presentation focused on preliminary recommendations developed by an ULI panel of experts tasked with identifying the initial implementation steps to re-energize, reposition and ensure long-term viability of development along Independence Boulevard.

Below is a link to the presentation available on the Charlotte-Mecklenburg Planning Department website:
http://ww.charmeck.org/Planning/Land%20Use%20Planning/IndependenceBlvd/CityCouncilPresentation(March07_2011).pdf