Housing Charlotte 2007
Incentive-Based Inclusionary Housing Policy Subcommittee Recommendations

	Recommendation	Status & Next Steps
1	Develop a voluntary single-family zoning density bonus program.	State enabling legislation is required.
2	Amend current zoning ordinance to expand accessory use ordinance to allow non-relatives to occupy accessory dwelling units (ADU's).	No State enabling legislation is required. – Council's guidance would be required for further study and text amendment(s) to the Zoning Ordinance.
3	Amend zoning ordinance to allow duplex units on any lot (not just corner lots) if it meets current standards (e.g. lot size at 1.5 times base zoning requirement).	No State enabling legislation is required. – Council's guidance would be required for further study and text amendment(s) to the Zoning Ordinance.
4	Create a local rent subsidy program which (1) uses an existing landlord's lease in non-tax credit projects, (2) carefully prescreens families to give priority to those with the highest likelihood of becoming self-sufficient, (3) pays a monthly rent subsidy payment equal to the difference between what a selected family can afford to pay based on 30% of its gross income and a fair rental value and (4) combines an appropriate social service component having the goal of moving the family toward self-sufficiency in housing. The subsidy would apply to citizens earning 60% or less of the AMI.	No State enabling legislation is required. – The City contributes approximately $500,000m annually to the Workforce Initiative for Supportive Housing (WISH) Program and Crisis Assistance Ministries. The WISH program is a collaborative solution designed to eliminate homelessness by rapidly re-housing homeless working families in safe and decent vacant apartments and empowering them with extensive relationship-oriented supportive services to become self-sufficient. Core supportive services include a rental subsidy, a match with a Master's level social worker, a match with the faith-based volunteers and rewards for steps made toward self-sufficiency.
5	Increase the Charlotte Housing Trust Fund commitments for projects competing for the 9% federal low income housing tax credit.	No State enabling state legislation is required. – Currently being considered by Charlotte-Mecklenburg Coalition for Housing as a revision to the Housing Trust Fund allocation process.
6	Lobby the North Carolina Housing Finance Agency (NCHFA) for changes to its Qualified Application Process (QAP) to allow urban projects to rate higher scores in the low-income housing tax credit allocation process	Staff is currently engaged in on-going discussions with the North Carolina Housing Finance Agency regarding changes to the Low-Income Housing Tax Credit Qualified Allocation Plan.
7	Develop a program that makes available sites which are owned or acquired by the city, the county or the school board including any which are acquired under the recommendations of the land acquisition subcommittee, available to affordable multi- family housing developers at a reduced cost in exchange for fifteen (15) year affordability restrictive covenants modeled upon the standard covenants now applicable to tax credit projects. The amount of discount, if any, would be established by a policy to be administered by the city or other appropriate agency and designed, to the extent feasible, to reduce land costs enough to offset the revenue loss resulting from the affordable units such that the return on costs for this project with affordable units would roughly equate to the same return on costs for a similar sized market rate project that bore full market rate land costs.	The City and the County have similar authority to sell or lease real property for the purpose of low income housing and would not need enabling legislation. However, the Charlotte-Mecklenburg School System does not have the authority to do so and would require State enabling legislation.
8	Extend the recently enacted tax assessment rules for tax credit properties to affordable properties that are not tax credit supported.	The General Assembly has the exclusive authority to make changes to the tax system. Any change in the assessment method would require the General Assembly's approval.

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9	Perform further study and analysis on the following policy ideas: a) Consider revising Zoning Ordinance(s) to allow a mixture of residential housing types within a new development (without exceeding base density and being consistent with the design standards of the voluntary density bonus program) in order to promote product and geographic dispersion of rental and for-sale housing choices. b) Consider revising Zoning Ordinance(s) to allow live/work units to be built by right on thoroughfares in order to promote product and geographic dispersion of rental and for-sale housing choices. c) Consider revising Zoning Ordinance(s) to eliminate or modify buffers between different housing types, like single family and multi-family, within a new development in order to remove an Ordinance barrier to implementation of Recommendation #1.	No State enabling legislation is required. – Council's guidance would be required for further study of recommendations 9a – 9c, and text amendment(s) to the Zoning Ordinance would be required.
	d) Consider City loans for creation of Affordable Dwelling Units that are forgiven if they are maintained affordable for a specified number of years in order to promote the dispersion of affordable rentals throughout the city while removing the development difficulties detailed in the multi-family development discussion on page 1. e) Consider City loans for creation of affordable duplex units that are forgiven if they are maintained affordable for a specified number of years in order to promote the dispersion of affordable rentals throughout the city while removing the development difficulties detailed in the multi-family development discussion on page 1.	No State enabling legislation is required. – Council's guidance would be required for further study of recommendations 9d and 9e.
	f) Establish and fund an aggressive acquisition program for existing multi-family apartments which are currently in financial difficulty or underutilized.	Currently being considered by Charlotte-Mecklenburg Coalition for Housing as a revision to the process for the Housing Trust Fund allocation process.
	g) Engage a third party to undertake a thorough review of all city planning zoning and related policies to isolate those that seem to impede affordable housing production so that a public debate can be had as to whether the underlying purpose of the policy should be allowed to outweigh the need for affordable housing production	While the City has not engaged a third party review, the Housing & Neighborhood Development Committee began a comprehensive review of the City's Housing Policies in March 2009. As a result of the review staff is recommending a revised Housing Locational Policy to City Council for consideration on March 28, 2010. The next steps include a review of: – The Assisted Housing at Transit Station Areas Policy, and – Inclusionary Housing Policies