

Housing Supply and UDO Implementation

CHARLOTTE CITY COUNCIL

MAY 22, 2023



Presentation Agenda

Council requested agenda item for May 22nd business meeting

- During the May 15, 2023 City Council Zoning Meeting, Council requested a presentation and discussion of information related to the implementation of the Unified Development Ordinance (UDO) specific to infill development as related to triplexes and duplexes
- **The importance of expanding housing supply through providing missing middle housing**
- **How the UDO supports increasing our housing supply and development through infrastructure requirements**

What is....

Missing Middle Housing:

- Housing including detached single-family houses with accessory dwelling units (ADUs), small-lot single-family houses, attached single-family houses, and duplexes, triplexes, and fourplexes

Residential Infill Development:

- Process of developing vacant or under-utilized parcels or redeveloping parcels within existing neighborhood areas that are already largely developed



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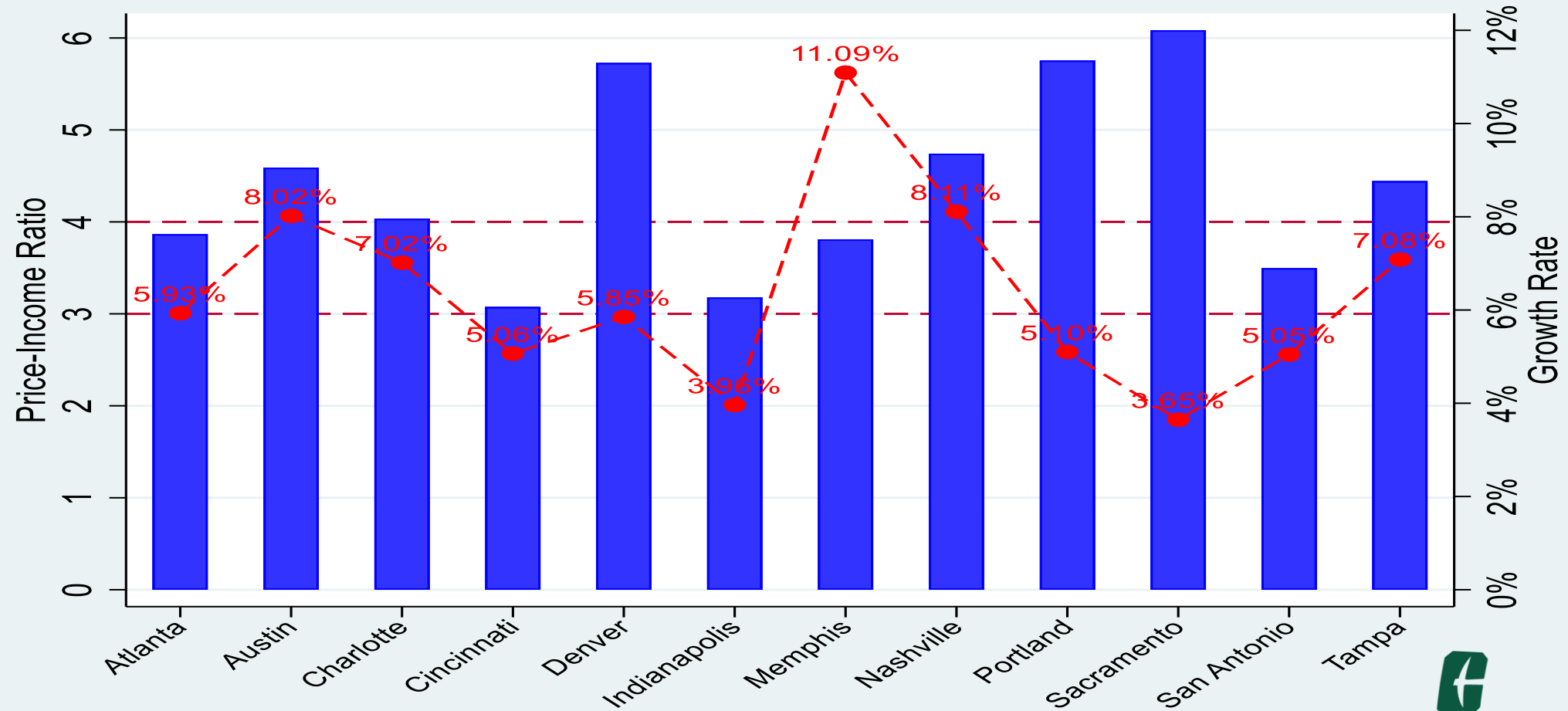


Charlotte's Future

- In the next 20 years:
 - + 400,000 New Residents
 - + 200,000 Additional Jobs
- Need to modernize policy + regulatory tools to make planning and development more predictable and easier to understand
- Support people of Charlotte today so they can thrive tomorrow and prepare for the people who will be here tomorrow



Price-Income Ratio: A Measure for Affordability



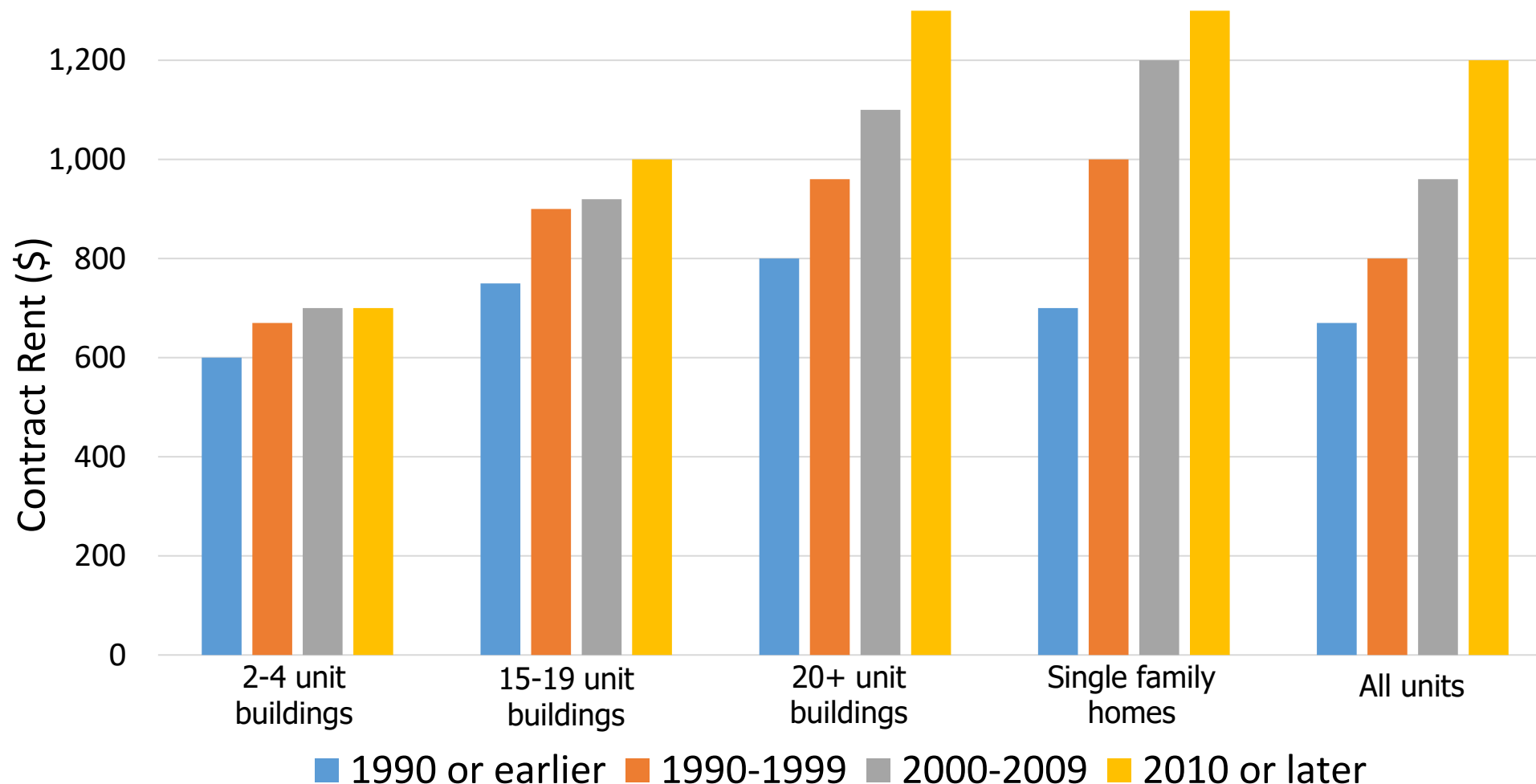
City Council Housing and Jobs Summit, Jan 9, 2023



- Charlotte reaches a Price-Income ratio of 4 for the first time
- Middle income housing affordability is becoming a significant challenge for our region
- The solution is to increase housing supply

Comparing Affordability between Housing Types

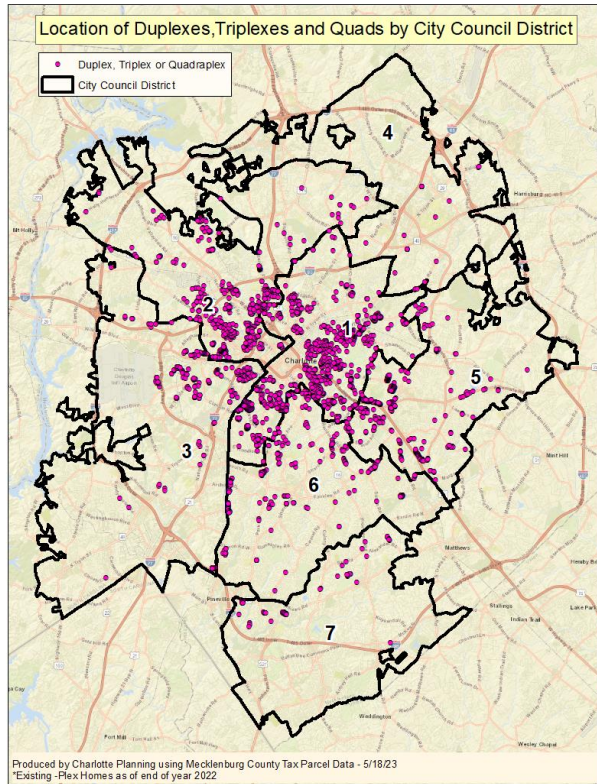
Median Rent by Units in Structure: North Carolina



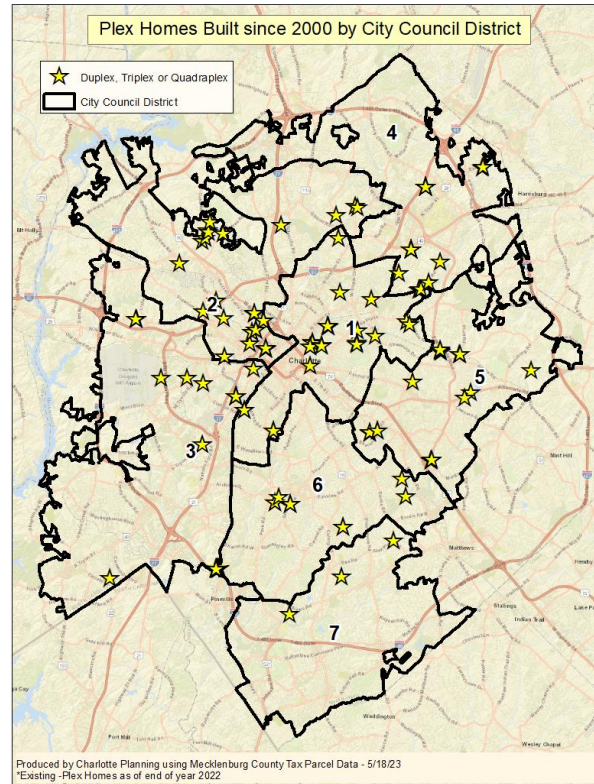
Source:
Census ACS 2021
5-year microdata

- Missing middle units are naturally affordable and inclusionary
- Recently built (2010-2021) 2-4 unit buildings have rents 46% lower than 20+ units or single-family structures

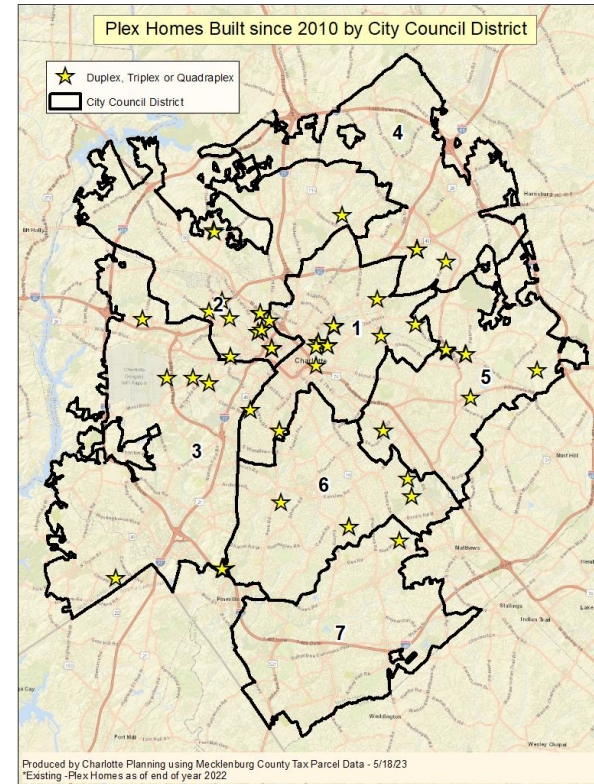
Missing Middle Housing Production



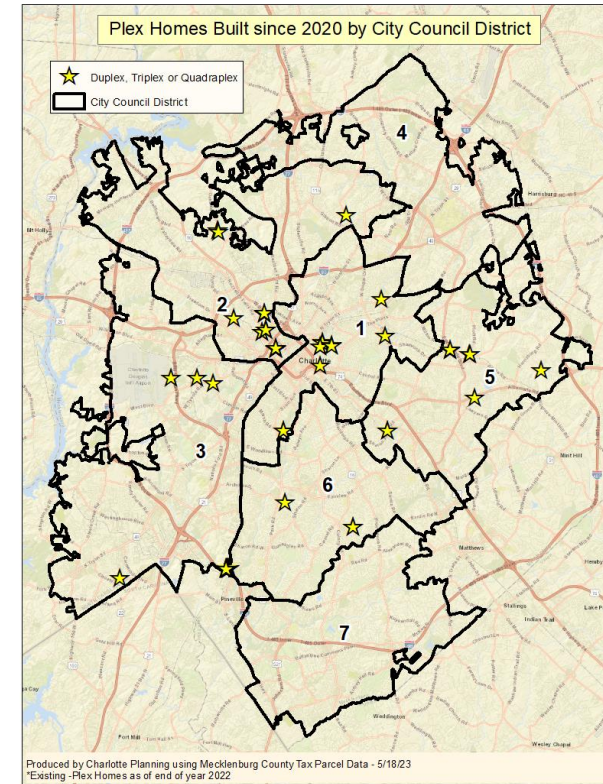
Units Citywide



**Units Built
Since 2000**



**Units Built
Since 2010**



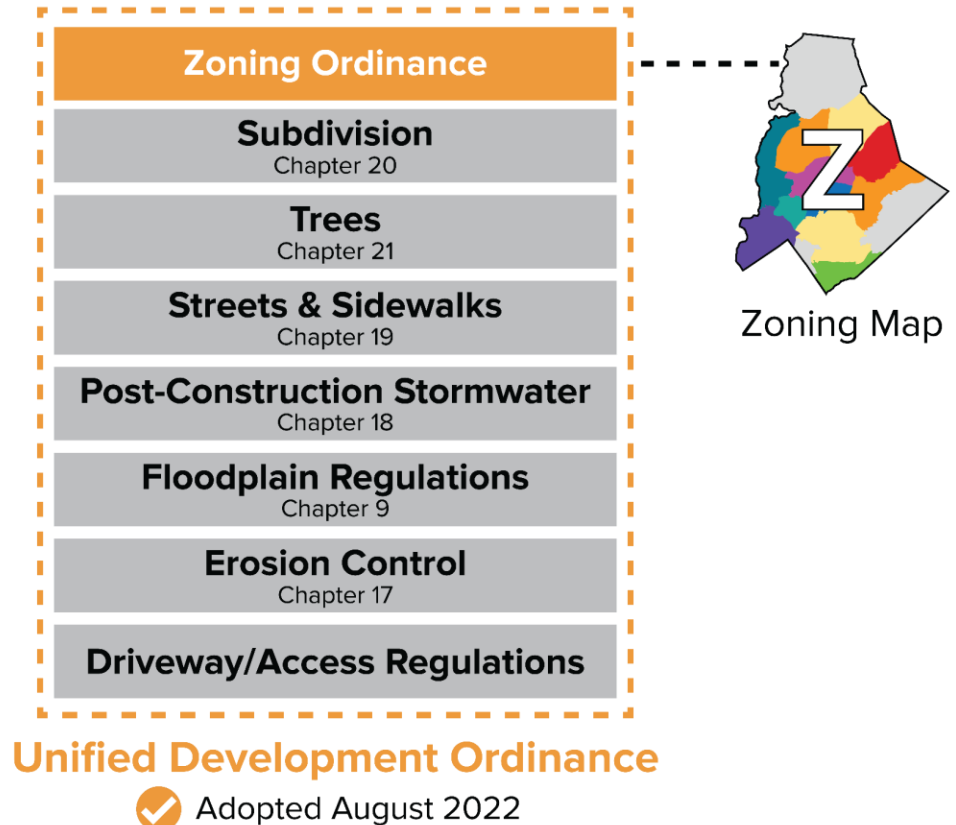
**Units Built
Since 2020**

Blueprint for Growth

VISION Policy & Plans



LEGALLY BINDING Regulations & Ordinances



What is in the 2040 Plan?

02

NEIGHBORHOOD DIVERSITY & INCLUSION

- Allow single-family, duplex, & triplex housing units where single-family housing is allowed
- Site development specified within UDO (residential lot size, setbacks, scale, height, parking, and other dimensional standards)

What is in the UDO?

- Duplexes and triplexes allowed in all residential zoning districts
- Lot standards are same for single family, duplexes and triplexes except height and driveway width



West End



Dilworth



NOT allowed in the UDO

Projected Estimates of Units under UDO

Projected units added over 10 years under Unified Development Ordinance

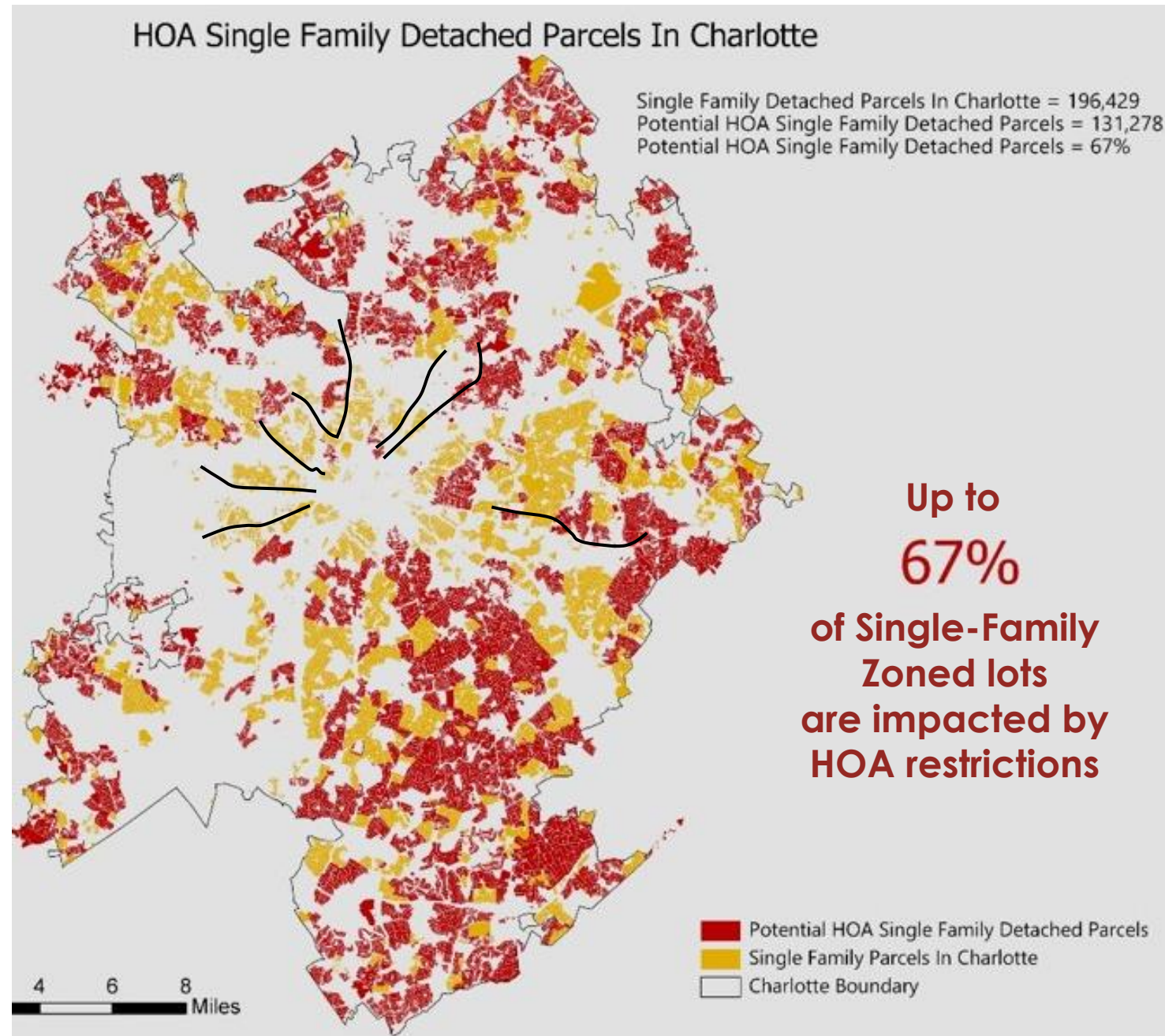
By right	Plex conversions after 10 years	Price/ AMI
Duplex	8,446	5.5
Triplex	17,088	4.3
Quadraplex with 4 th unit affordable (w/o arterial street requirement)	18,968	--
Quadraplex without affordable requirement	24,606	3.7

- **Missing Middle housing acts as a natural relief valve to add more supply that is naturally more affordable**

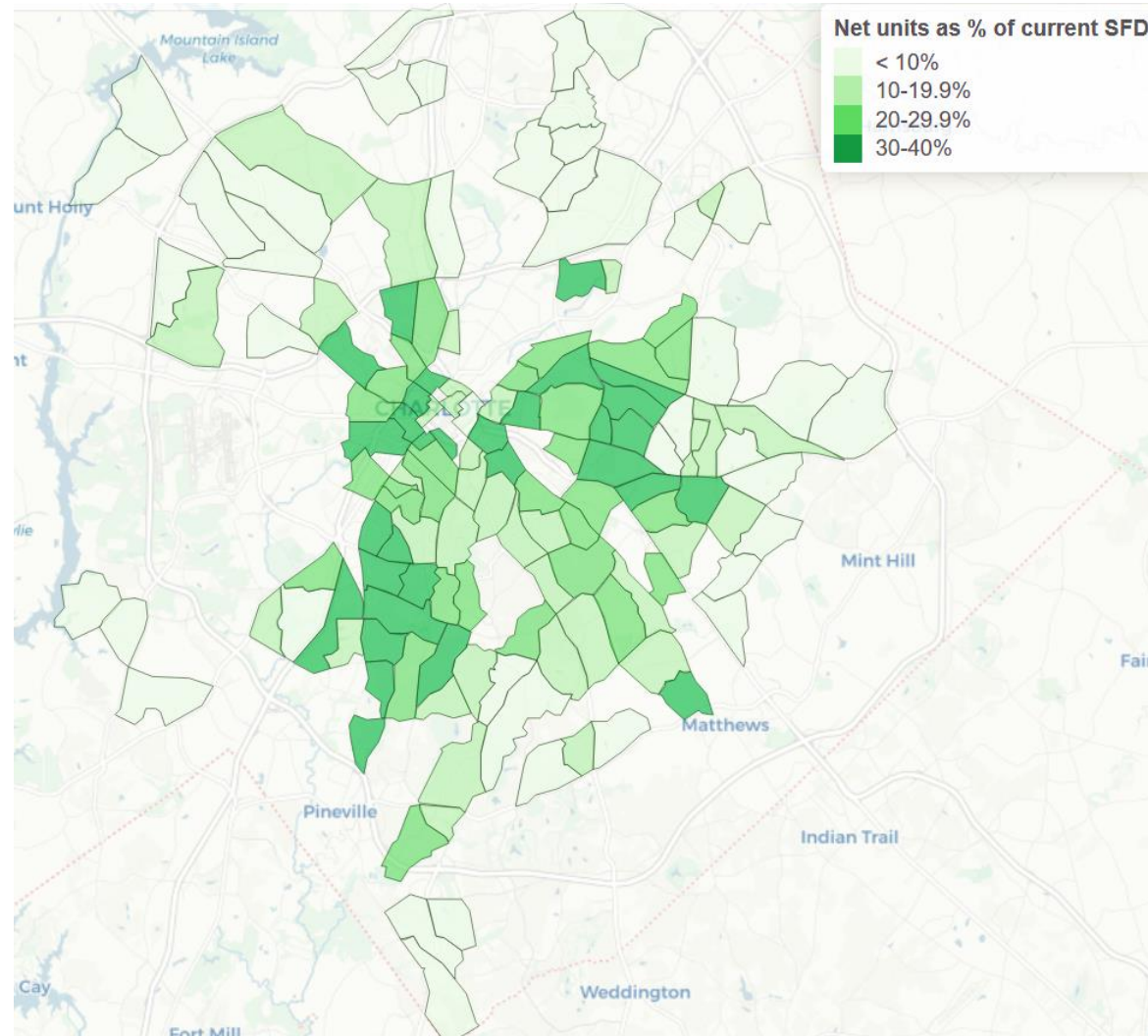
Note: These estimates do not factor in limitations imposed by Homeowner Owners Associations

Homeowner Associations (2019-2020 Research)

- NC Law: 1969 HOA's authority broadened
- NC Law: 1999 HOAs required
- Charlotte: 49-67% of single family lots are impacted by HOAs
- Charlotte: 95% of HOAs limit single family development



Projected Estimate of Charlotte UDO duplex & triplex infill density map (10-year estimate)*



Note: These estimates do not factor in limitations imposed by Homeowner Owners Associations

 AEI Housing Center
AEI.org/housing, May 18, 2023

Link: preliminary Charlotte UDO duplex & triplex infill density map (10-year estimate): [//aeihousingcenter.org/ltd/map_udo_density_estimate/map_udo_density_estimate.html](https://aeihousingcenter.org/ltd/map_udo_density_estimate/map_udo_density_estimate.html)

*This estimate is preliminary because it is based on single family detached homes rather than parcels that are zoned SFD. Also, census tracts are used as a proxy for neighborhoods.

SUPPORTING INFRASTRUCTURE IN THE UDO

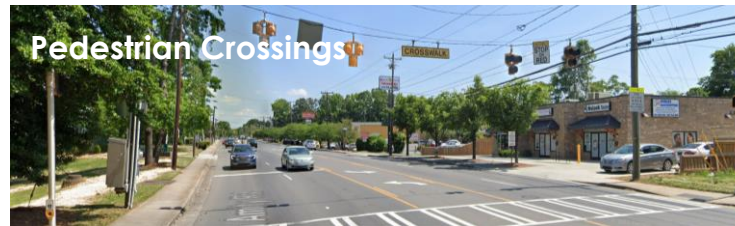
Mobility Infrastructure in the UDO

➤ Comprehensive Transportation Review (CTR):

Multimodal transportation impact review

- Requires a CTR for ALL projects meeting threshold (by right and rezonings)
- Reduces 2500 trip threshold for Traffic Impact Studies (TIS)
- Includes Multimodal and Transportation Demand Management (TDM) assessment

Sidewalk Gaps
Accessible Signals



Transit Pass Program
Bicycle Parking
Reduced Parking

➤ Other Mobility Enhancements:

Streets, Transit, Pedestrian & Bicycle requirements

- Street requirement for single building sites
- Bus stop requirements

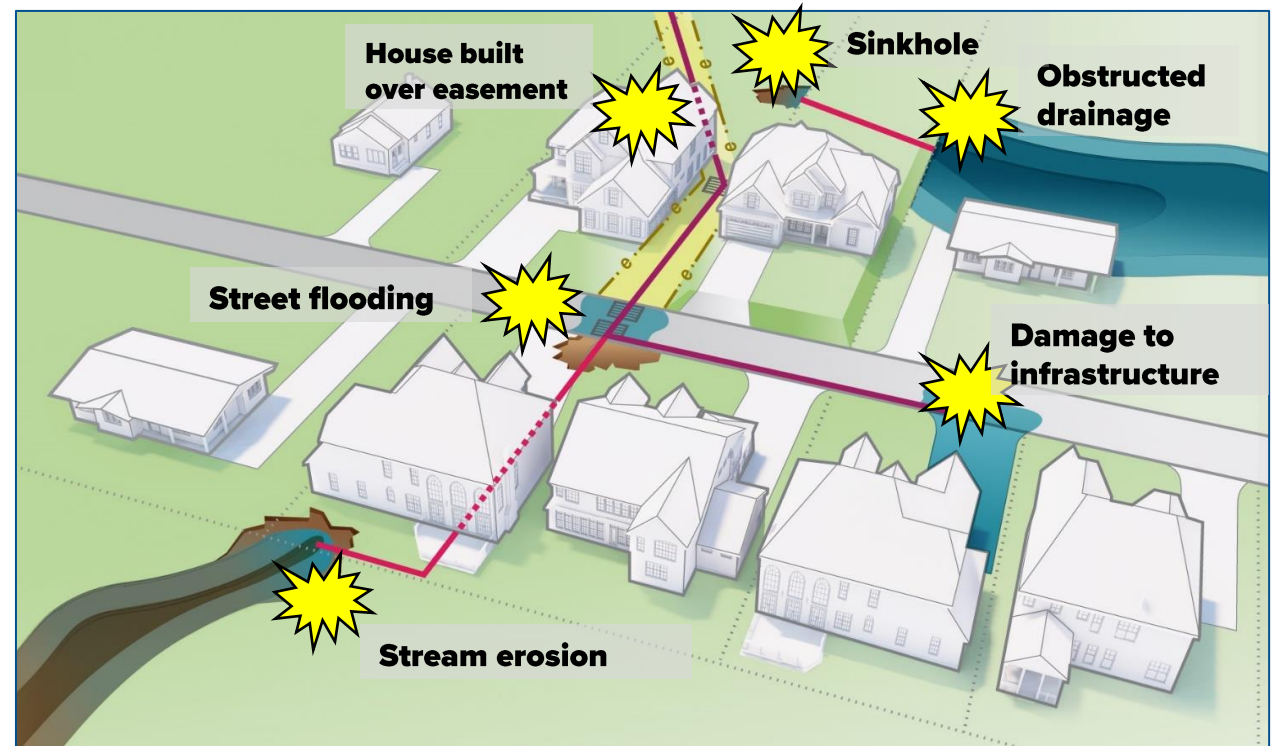
Stormwater Infrastructure in the UDO

➤ **Current projects reviewed** by Land Development for storm water compliance:

- Commercial, Multi-Family, Subdivisions

➤ **New stormwater UDO review:**

- Infill/single lot development
- Exempt Subdivisions
- Additions, modifications, redevelopment < 20,000 sq ft impervious
- Land disturbance < 1 acre
- Residential driveway connections



Tree and Open Space Infrastructure in the UDO

➤ Tree Preservation & Tree Planting

- Right sized payment-in-lieu fee increased to align with current property tax values
- Increased on-site preservation area required for residential subdivisions
- Heritage tree protection on all sites
- Street tree planting on private streets & residential infill sites
- Removed all tree save exemptions

➤ Open Space

- Open space has to be useable
- Partnership with Mecklenburg County (Dedications, fee-in-lieu and land reservation)



QUESTIONS?