

# 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**

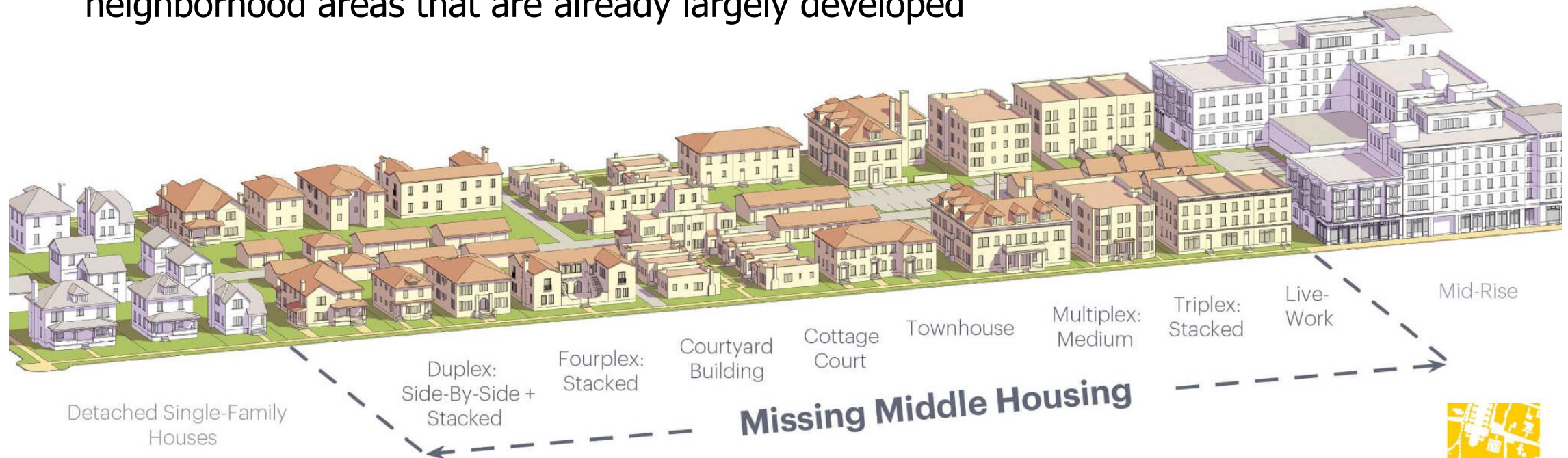
# What is....

## 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



Copyright © 2020  
Opticos Design, Inc.

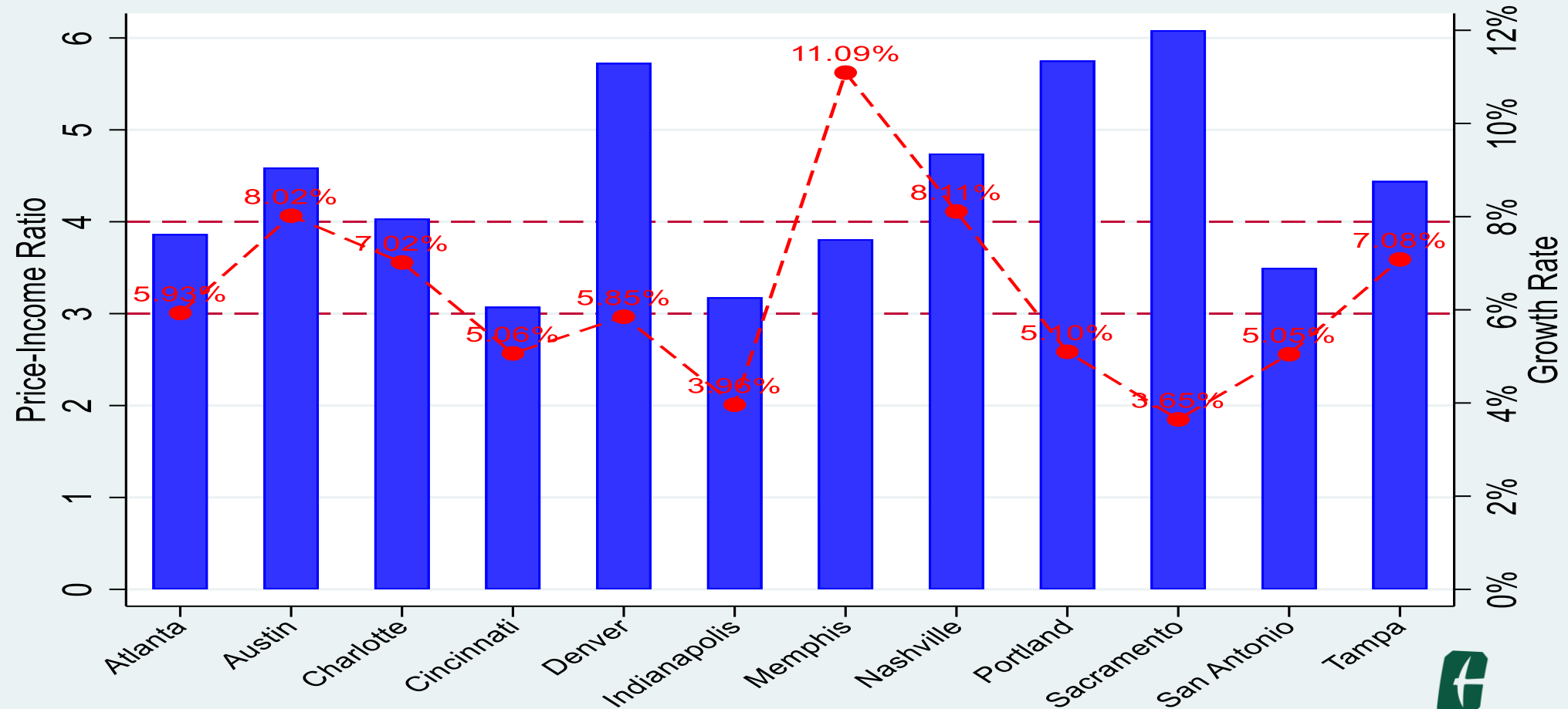


# Charlotte's Future

- 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**

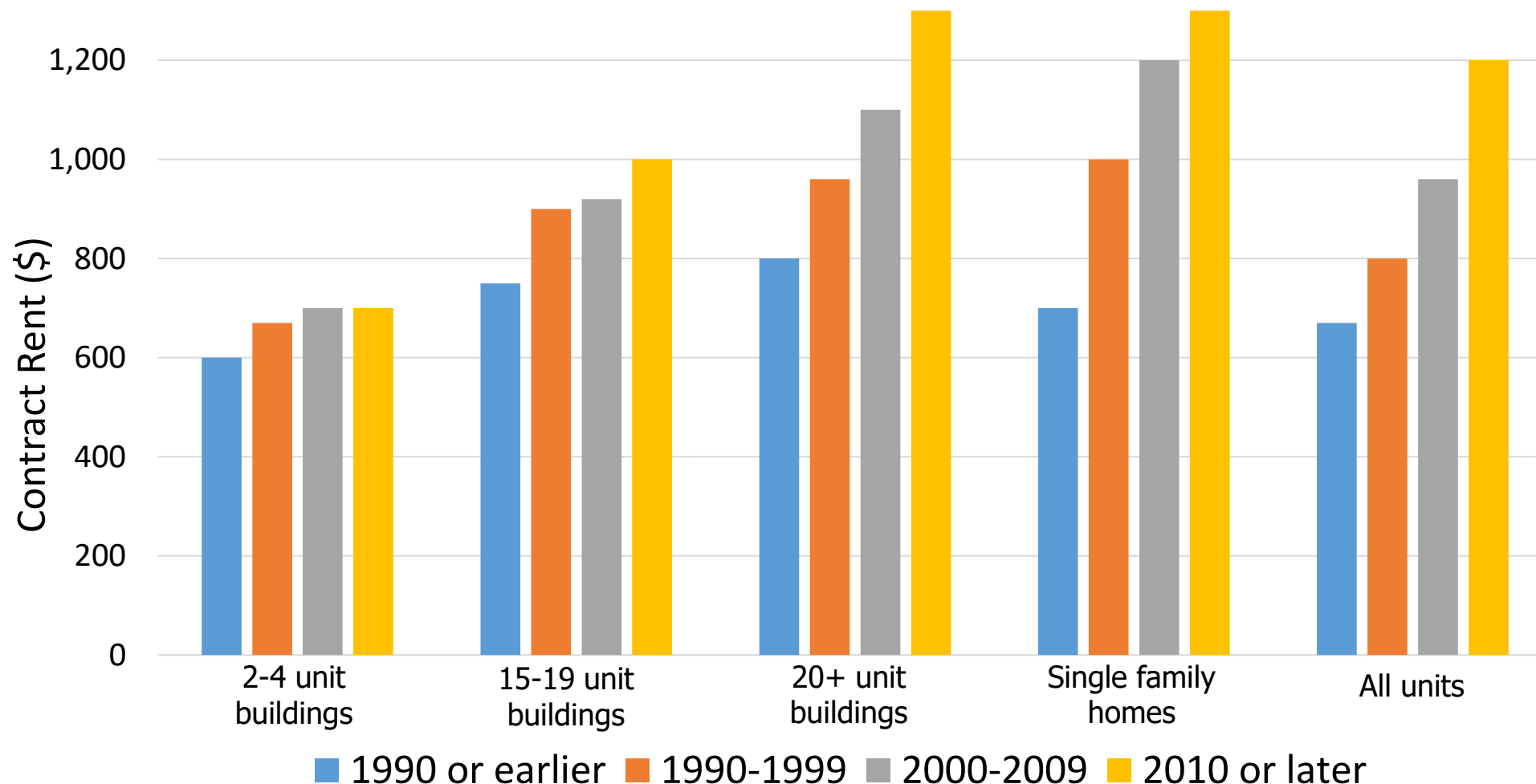


- Charlotte reaches a Price-Income ratio of 4 for the first time
- Middle income housing affordability is becoming a significant challenge for our region
- The solution is to increase housing supply



# Comparing Affordability between Housing Types

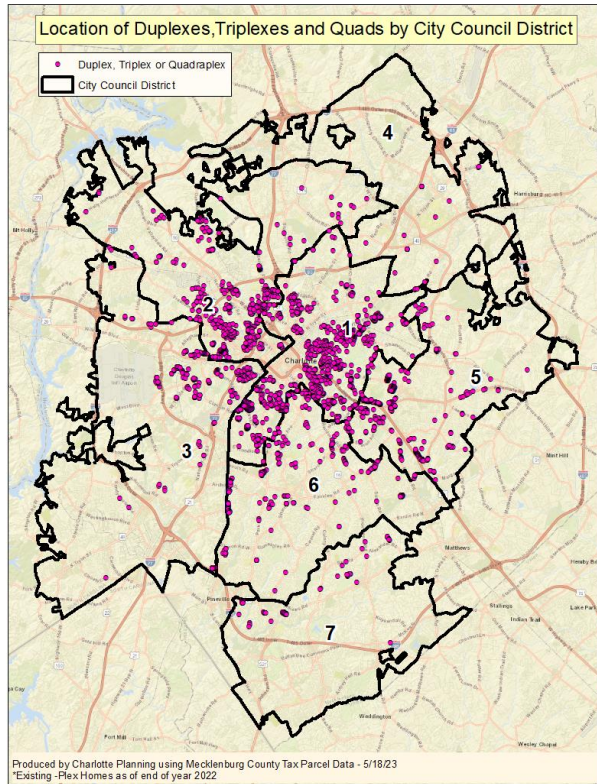
## Median Rent by Units in Structure: North Carolina



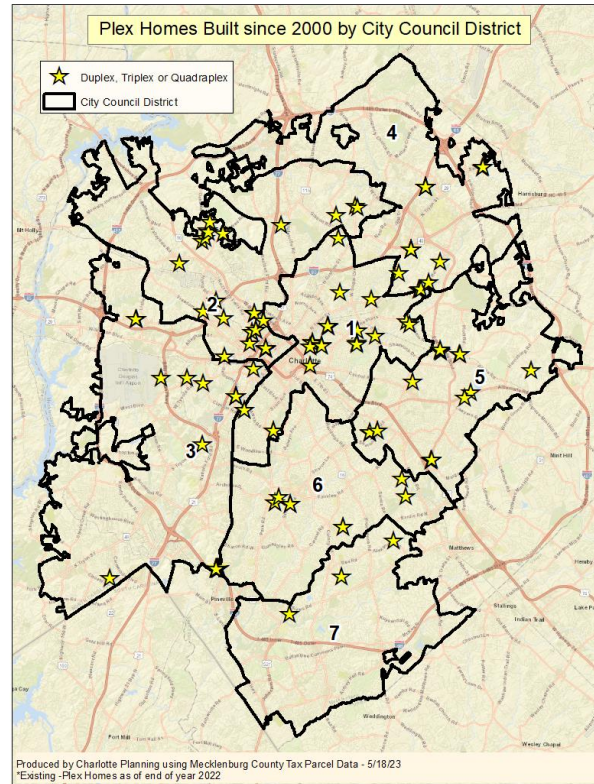
Source:  
Census ACS 2021  
5-year microdata

- 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

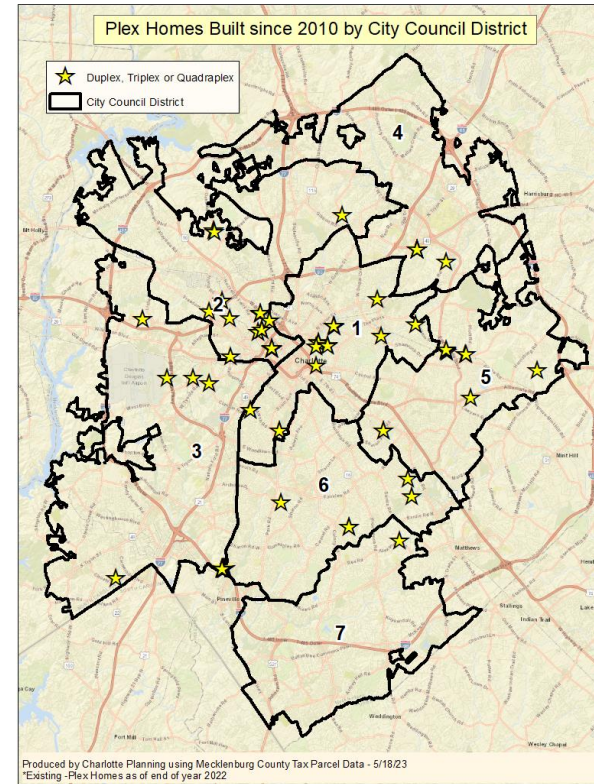
# Missing Middle Housing Production



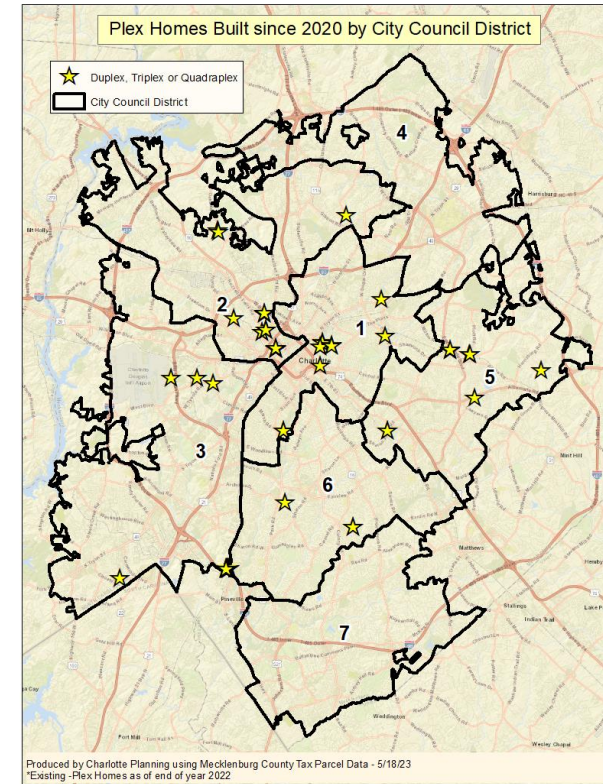
**Units Citywide**



**Units Built  
Since 2000**



**Units Built  
Since 2010**



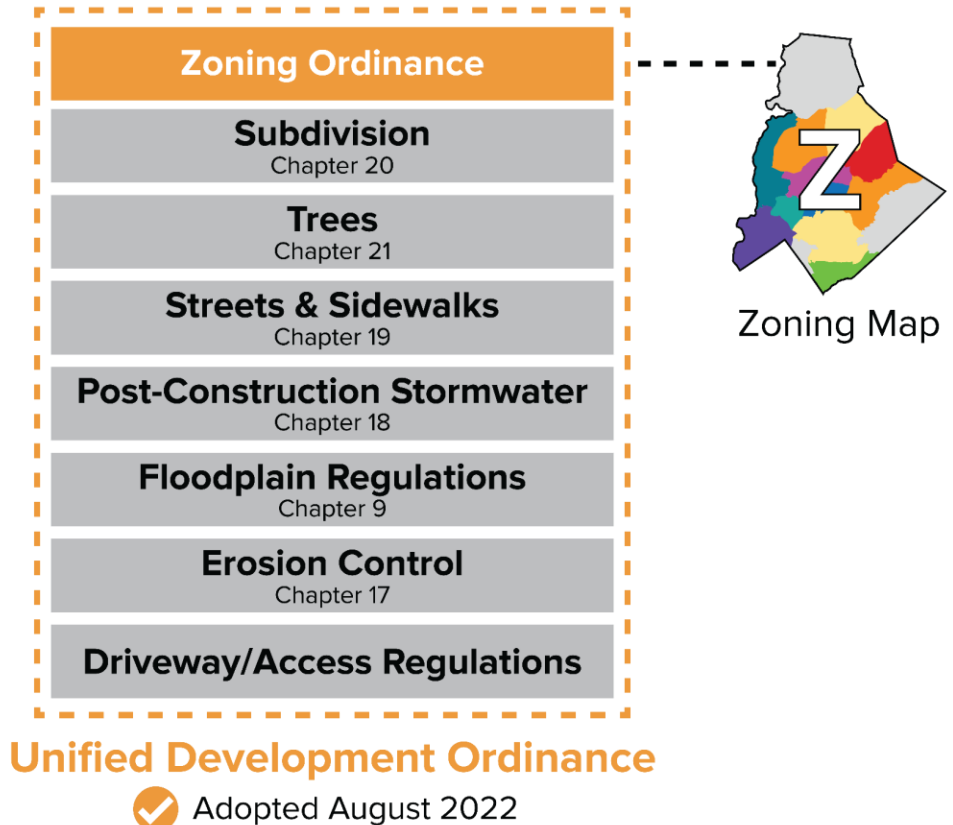
**Units Built  
Since 2020**

# 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 <sup>th</sup> unit affordable (w/o arterial street requirement)	18,968	--
Quadraplex without affordable requirement	24,606	3.7

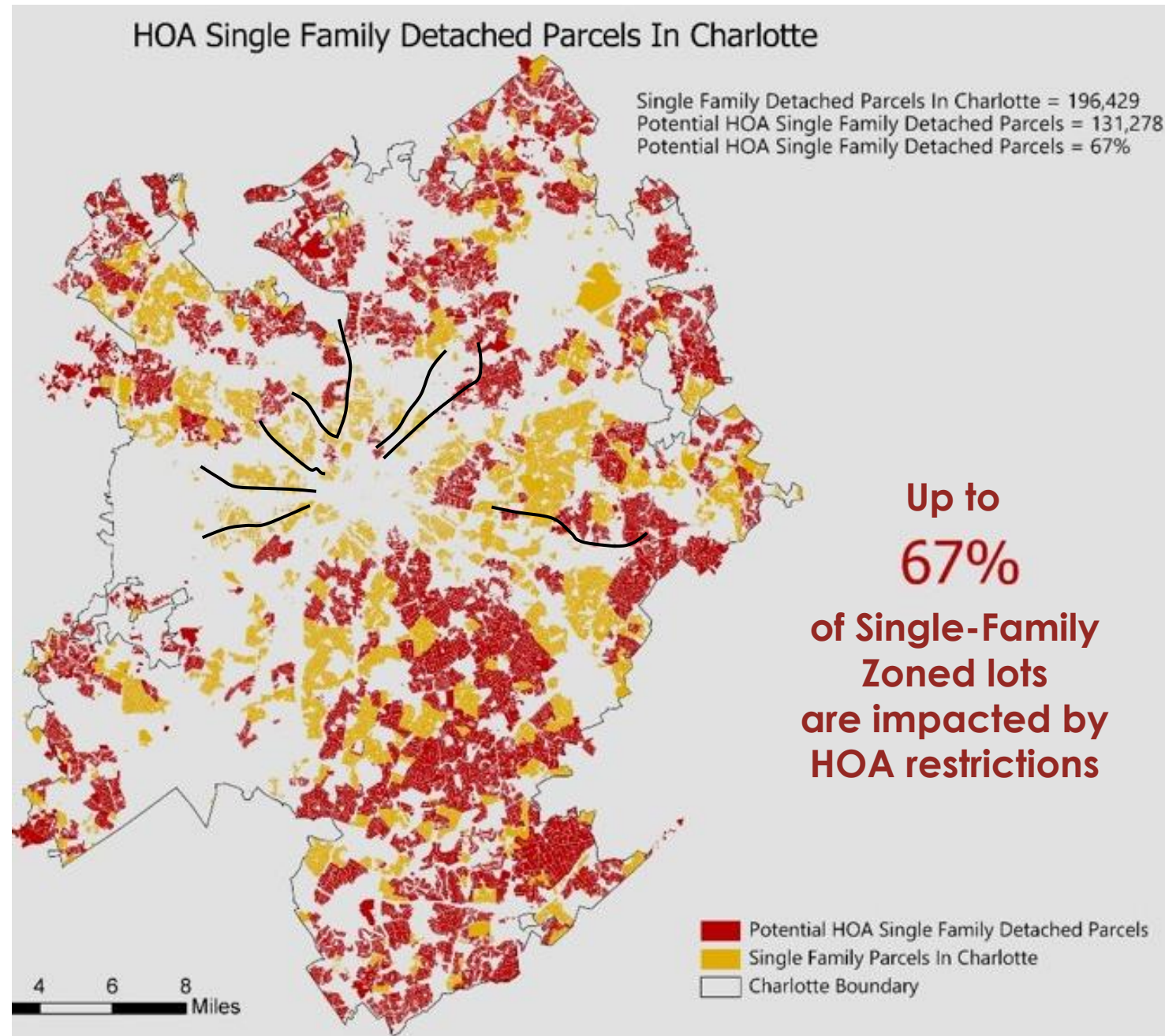
- **Missing Middle housing acts as a natural relief valve to add more supply that is naturally more affordable**

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

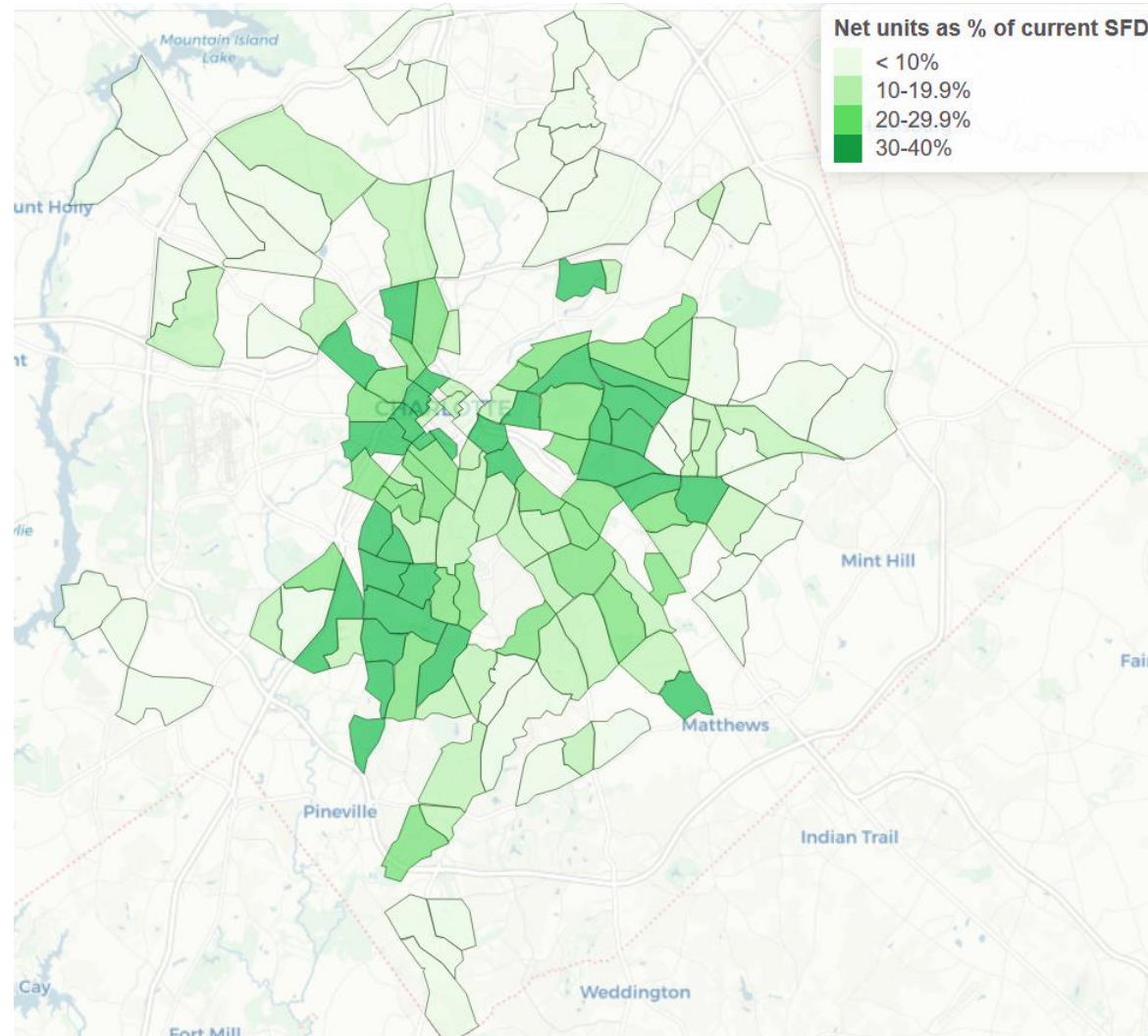


# Homeowner Associations (2019-2020 Research)

- 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



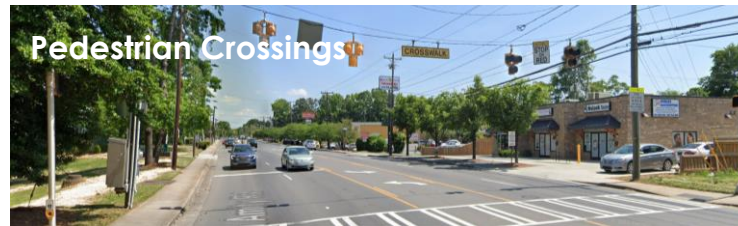
# Mobility Infrastructure in the UDO

## ➤ 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

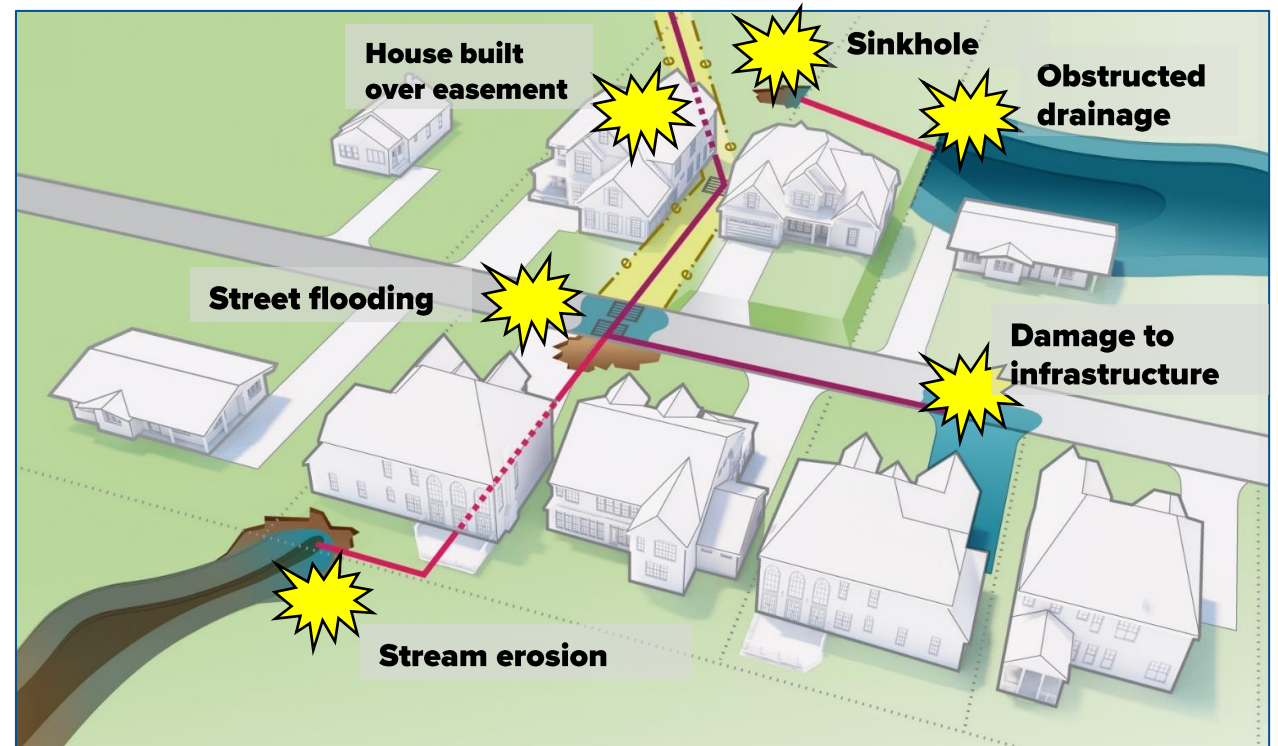
# Stormwater Infrastructure in the UDO

## ➤ **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?