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City of Charlotte Affordable Housing Location Guidelines

October 31, 2018

Objectives:

The Affordable Housing Location Guidelines will seek to provide clear guidance for housing investments that:

1. Create and/or preserve affordable and workforce housing in areas:
 - Near employment centers
 - Near commercial centers
 - Near existing and proposed transit services
 - In center-city
 - In neighborhoods experiencing change
2. Support the City's revitalization efforts
3. Promote diverse and inclusive neighborhoods

General Applicability:

These guidelines will apply to the following multi-family developments:

- Any multi-family rental development that is funded in whole or in part by local, state or federal funding sources, including but not limited to 4% Low Income Housing Tax Credit developments awarded by the North Carolina Housing Finance Agency or its successor, unless otherwise exempted pursuant to these guidelines, and
- Any multi-family rental development with 24 or more units, as that number may change from time-to-time as determined by the North Carolina Housing Finance Agency

Exemptions

The following multi-family developments shall be exempt from these guidelines:

- All 9% Low Income Housing Tax Credit developments awarded by the North Carolina Housing Finance Agency or its successor
- Developments for senior citizens or the disabled
- Any multi-family rental development with less than 24 units

Procedures:

- Each applicable multi-family rental development seeking local, state, or federal funding (see General Applicability section for more details) shall undergo site scoring to evaluate the following:
 - Proximity – Evaluates the proximity of the proposed development to transit services and various amenities.

- Income Diversity – Evaluates the unit mix of the proposed development and overall income level of the surrounding community.
- Access – Evaluates access to jobs based on commute times by transit and automobile.
- Neighborhood Change – Evaluates change that is currently occurring in the community in which the proposed development is located or that is projected to do so.
- The Housing & Neighborhood Services department (HNS) shall make a recommendation based on the site scoring, together with other typical project evaluation such as developer experience, development strength, financial strength, existing City policies and market study review.
- HNS’s recommendations and site scoring details shall be presented to City Council for review, consideration and approval by a majority vote.

Definitions:

For purposes of these guidelines, the following definitions apply:

- Affordable Housing - Housing constructed and financed with any amount of local, state or federal assistance in a manner in which the occupant pays no more than 30% of their annual household income for housing expenses, and typically serving households earning 80% and below the area median income.
- Multi-Family Rental Housing – For rent housing developments consisting of greater than 24 residential units.
- Senior Citizen - Housing occupied by one person who is 55 or older in at least 80 percent of the occupied units.

These guidelines supersede and replace the Affordable Housing Locational Policy previously approved by City Council.

Effective Date: _____