

Housing Locational Policy

Approved by City Council on March 28, 2011

Housing Locational Policy:

I. Policy Background

The Housing Locational Policy provides a guide for the location of new, rehabilitated or converted subsidized* multi-family housing developments designed to serve households earning 60% or less of the Area Median Income** (AMI). The Housing Locational Policy utilizes data from the Quality of Life (QOL) Study, a comprehensive analysis of each Neighborhood Statistical Area (NSA) within the City of Charlotte, to determine the permissibility of the proposed location of new, rehabilitated or converted subsidized multi-family housing developments. Each NSA is characterized as either: Stable, Transitioning or Challenged.

The objectives of the policy are to:

- Geographically disperse subsidized multi-family housing developments
- Support the City's neighborhood revitalization efforts and other public development initiatives
- Promote diversity and vitality of neighborhoods
- Avoid undue concentration of subsidized multi-family housing developments

** Subsidies include Charlotte Housing Authority Section 8, NC Low-Income Tax Credit, Housing Trust Fund and Hope VI funding.*

*** The AMI is established by the U. S. Department of Housing and Urban Development and is adjusted for household size.*

II. Policy Description

A. General Applicability

This policy applies to new, rehabilitated or converted subsidized multi-family housing developments.

B. Policy Exemptions

New, rehabilitated or converted subsidized multi-family housing developments serving elderly or disabled populations are exempt from the requirements of this policy.

C. Permissible Areas

New Subsidized Multi-Family Housing Developments

- In Stable NSAs
 - An unlimited number of subsidized multi-family housing units may be included in any one development.
 - The NSA shall have no more than 15% subsidized housing units, including the subsidized units in the proposed new development, as a percentage of total housing units.
 - The NSA shall have no more than 5% subsidized housing units serving 0% to 30% of AMI, including the subsidized units in the proposed new development, as a percentage of total housing units.
 - The proposed development may be within ½ mile (property line to property line) of an existing, non-exempt multi-family housing development, which includes greater than 24 subsidized units, in the same or in an adjacent Stable NSA.

- In Non-Residential areas as defined by the most recent QOL Study
 - The proposed development may be within ½ mile (property line to property line) of an existing, non-exempt multi-family housing development, which includes greater than 24 subsidized units, in an adjacent Stable NSA.

Conversions

- In Stable NSAs
 - Any number of non-subsidized units in any one multi-family housing development may be converted to subsidized units.
 - The NSA shall have no more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
 - The NSA shall have no more than 5% subsidized housing units serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.

- In Challenged and Transitioning NSAs
 - Up to 50% of the non-subsidized units in any one multi-family development may be converted to subsidized units.
 - The NSA shall have no more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
 - The NSA shall have no more than 5% subsidized housing serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.

Rehabilitations

- In any NSA provided no addition to the current total subsidized unit count occurs

D. Non-Permissible Areas

New Subsidized Multi-Family Housing Developments

- In Challenged or Transitioning NSAs
- In Stable NSAs
 - If the NSA has more than 15% subsidized housing units, including the subsidized units in the proposed new development, as a percentage of total housing units.
 - If the NSA has more than 5% subsidized housing units serving 0% to 30% of AMI, including the subsidized units in the proposed new development, as a percentage of total housing units.
 - If the proposed development is within 1/2 mile (property line to property line) of any existing non-exempt multi-family housing development, which includes greater than 24 subsidized units, in an adjacent Challenged or Transitioning NSA.
- In Non-Residential areas as defined by the most recent QOL Study
 - If the proposed development is within ½ mile (property line to property line) of an existing, non-exempt housing development, which includes greater than 24 subsidized units, in an adjacent Challenged or Transitioning NSA.

Conversions

- In Stable NSAs
 - If the NSA has more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
 - If the NSA has more than 5% subsidized housing serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.
- In Challenged and Transitioning NSAs
 - If the NSA has more than 15% subsidized housing units, including the proposed converted units, as a percentage of total housing units.
 - If the NSA has more than 5% subsidized housing units serving 0% to 30% of AMI, including the proposed converted units, as a percentage of total housing units.
 - If more than 50% of the housing units, in any one multi-family development, will be converted.

E. Waiver Process

- City Council has the authority to grant waivers on a case-by-case basis
- The developer needing the waiver shall make the waiver request
- City staff will prepare information for City Council's review
- Adjoining property owners, neighborhood organizations, and Council members will be notified four weeks prior to City Council's review of the waiver request

F. Definitions

For purposes of this policy, the following definitions apply:

1. **Multi-Family Housing** – Housing developments consisting of greater than 24 residential units.
2. **Subsidized Multi-Family Housing** – Any existing or proposed multi-family housing development, consisting of greater than 24 residential units that receive local, state or federal financial assistance where the subsidized housing units are restricted to serve households earning 60% or less of the AMI.
3. **Disabled** – Having a physical or mental disability that substantially limits one or more major life activities, having a record of such impairment or being regarded as having such impairment.
4. **Elderly** – Housing occupied by one person who is 55 or older in at least 80 percent of the occupied units.
5. **Rehabilitations** – Existing subsidized multi-family housing developments undergoing physical improvements.
6. **Conversions** – Existing non-subsidized multi-family housing developments that are converted, in whole or in part, to include subsidized units serving households earning 60% or less of the AMI.

IV. Effective Date

Effective Date: March 28, 2011

Amended Date: _____