

Options to receive bonuses with Affordable Housing other than providing onsite Affordable Housing units	UDO/Resource Location	Option	Applicable Zoning Districts	Incentive	AMI Requirements
1	[16.3, Table 16-1, UDO Zoning Administration Manual Section 1.1]	Affordable Housing Development Bonus: Fee-in-lieu	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC, OFC, CG, CR, OG	Additional floors	NO AMI; This is a fee based affordable housing bonus. Fee is based on GFA of floors above the maximum height limit without the bonus and any additional height above the top occupied floor, calculating the GFA as if it were occupiable space.
2	[16.3, Table 16-1, UDO Zoning Administration Manual Section 1.1]	Affordable Housing Development Bonus: Off-site affordable units	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC, OFC, CG, CR, OG	Additional floors	Deed restrictions must ensure that the affordability period and income restrictions are at least the same as those required for onsite affordable housing outlined in the Affordable Housing Bonus Table in UDO Section 16.3. Off-site units must be within a 1 mile walking distance of the subject site.
3	[16.3, Table 16-1, UDO Zoning Administration Manual Section 1.1]	Affordable Housing Development Bonus: Land Donation	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC, OFC, CG, CR, OG	Additional floors	NO AMI; This is a monetary based affordable housing bonus. Can donate land of equal or higher value than the amount produced by applying the fee-in-lieu. The land must be approved by the Housing and Neighborhood Services Director and must be within 5 mile walking distance of subject site or other location deemed acceptable by HNS Director.
4	[16.3, Table 16-1, UDO Zoning Administration Manual Section 1.1]	Affordable Housing Development Bonus: Affordable Housing Equitable Clean Energy Projects	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC, OFC, CG, CR, OG	Additional height per floor up to the maximum height limit with bonus of the zone.	NO AMI; This is a fee based affordable housing bonus. Fees paid go towards supporting clean energy projects in Affordable Housing.
Options for Onsite Affordable Housing units	UDO/Resource Location	Option	Applicable Zoning Districts	Incentive	AMI Requirements
1	[15.4.GG.3.a, UDO Zoning Administration Manual 2.1]	Quadruplex Development	N1 zoning districts on arterials. Does not apply to N1-F zoning districts.	Requirement if a quadruplex dwelling is proposed in an N1 zoning district. No additional incentives.	1 unit in structure must be 80% or less AMI for 15 years utilizing the procedures found in the UDO Zoning Administration Manual.
2	[4.5.B, 15.4.JJ.5, UDO Zoning Administration Manual 2.1]	Voluntary Mixed-Income Residential Development	N1-A, N1-B, N1-C, and N1-D. Does not apply to N1-E zoning district UNLESS developing from N1-C or N1-D to N1-E zoning district.	Allows development in permitted zoning districts to use standards of the zoning district up to two intensities above except that an N1-D may be developed in accordance with the standards in N1-E (EX: N1A can use N1C standards). [NOTE: Per Art. 15.4.JJ.9, Triplexes may make up <u>more</u> than 25% of lots in development site of two acres or more in N1-A and N1-B zones if using voluntary mixed-income residential development.] Development receives additional incentives of the zoning district two intensities above the existing zoning district without having to go through rezoning process.	Since the more intense zones allow for additional lots, 50% of the additional lots allowed by the more the intense zone must be 80% or less AMI for 15 years for rentals AND the City or a Nonprofit has first-right-of-refusal for for-sale properties. No affordable unit may be designated for households earning more than 100% AMI.
3	[16.4, UDO Zoning Administration Manual 2.1]	Affordable Housing Development Allowances	N2-A, N2-C, and NC	Allows N2-A zoning district to meet development standards for N2-B zoning district. Allows N2-C or NC zoning district to meet development standards for N2-A or N2-B zoning district. Development receives additional incentives of the zoning district two intensities above existing zoning district without having to go through rezoning process. Also allows for some exemptions from street improvements, but still may require a dedication. Option for reimbursement from City for sidewalk construction on public streets. Projects may also use Tier 1 Green Area Credits. Additional relief from tree removal may also be allowed.	See standards in 16.4.A.3 for AMI standards. Minimum 5 units of affordable housing. Affordability period is 30 years. [NOTE: If reimbursement for sidewalk construction is pursued, 20% of units are required to be provided at 60% AMI or less for 15 years, with a minimum of 5 affordable units. This provision only applies within the corporate limits of the City of Charlotte and not within the City's extraterritorial jurisdiction.]
4	[16.3, Table 16-1, UDO Zoning Administration Manual]	Affordable Housing Development Bonuses: Devote a percentage of GFA of building for Affordable Housing at 80% AMI or less <u>or</u> at 60% AMI or less	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC	Bonuses include points for additional height (up to 15 points total for units provided at an average of 80% AMI or less and up to 25 points total for units provided at an average of 60% AMI or less) and reductions in open space [NOTE: Per 16.5.B.2, single-family, duplex, triplex, and quadruplex dwellings are not required to provide on-site open space]	For every 1% of GFA of affordable housing, receive a 10% reductions of open space requirement, up to a maximum of 50% reduction of open space requirement total. AMI requirements for height bonus points received are dependent on using either an 80% AMI or a 60% AMI. Affordability is set for 30 years no matter which incentive chosen.
5	[16.3, Table 16-1, UDO Zoning Administration Manual]	Affordable Housing Development Bonuses: Devote 10% of GFA of each floor above the max height limit of the zone at 80% AMI or less	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC, OFC, CG, CR, OG	Additional floors (10% of GFA of each floor above max height of the zone must be dedicated to affordable housing), but cannot exceed max bonus height allowed.	Average 80% AMI or less for 30 years.
6	[16.3, Table 16-1, UDO Zoning Administration Manual]	Affordable Housing Development Bonuses: Devote 5% of GFA of each floor above the max height limit of the zone at 60% AMI or less	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC, OFC, CG, CR, OG	Additional floors (5% of GFA of each floor above max height must be dedicated to affordable housing), but cannot exceed max bonus height allowed.	Average 60% AMI or less for 30 years