

Recommended Draft Plan Comments (published on May 20, 2021)
Affordable Housing and Missing Middle Housing

Date	Comment Source	Comment Category	General Comment Category	Summarized Comment	Staff Response
5.24.21	Email	General Comment	Affordable Housing	Plan recommendations, such as wider sidewalks, tree protections, and density will likely result in a direct increase in the cost of housing, which counters the stated goal of Council for more affordability.	Thank you for your comment. There is no evidence to support this assumption. An Economic Impact Analysis will be performed in the implementation phase of the document.
5.24.21	Email	General Comment	Affordable Housing	In Goal 3: Housing Access for All, please add policy language that states “Lead the charge to pass enabling legislation for State Tax Credits to facilitate and spur the development of more affordable housing”.	Thank you for your comment. Page 3, Volume 2 provides an Implementation Action item for this suggestion.
5.26.21	Public Input	General Comment	Affordable Housing	Support of Goal 3: Housing Access for All, but resident asks that there be consideration and respect of the many sacrifices that existing homeowners have made.	Thank you for your comment. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
5.27.21	Email	General Comment	Affordable Housing	Charlotte Mecklenburg Climate Leaders support Goal 3: Housing Access for All because of their opposition to exclusionary zoning that prevents housing design other than single-family from being built.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Goal 3: Housing Access for All policy recommends using the Place Type Manual (Appendix B) to guide design transitions within neighborhoods to more intense use types that can accommodate affordable and workforce housing. What types of transitions would be planned between uses? Are they different than the current buffering requirements?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Goal 3: Housing Access for All policy recommends continuing to invest in improving the quality of existing affordable housing units. What is the city currently doing to improve the quality of affordable housing units? And how is this land use?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Goal 3: Housing Access for All policy recommends including provisions similar to the Bonus Menu included in the TOD Zoning Ordinance in some or all new zoning districts associated with Neighborhood 2, Community Activity Center and Regional Activity Center Place Types. Have the bonus provision in TOD been effective and thus it’s assumed it would work in Neighborhood 2, Community, and Regional Activity Centers ?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Goal 3: Housing Access for All policy recommends providing regulatory incentives for mixed-income developments. The recommended program says regulatory incentives for mixed-income but the short-term steps say Zoning-Incentives. Does that mean there will be no regulatory incentives?	The Comprehensive Plan is a policy document. Regulatory incentives would be included in the UDO.
5.26.21	Public Input	General Comment	Affordable Housing	Goal 3: Housing Access for All big policy idea regarding Inclusionary Zoning seems to be a battle cry for a lawsuit.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Goal 3.1 recommends investigating new City-wide regulatory programs that require or incentive development of affordable housing in mixed-income developments. Goal 3.2 encourages changes to state law that hamper the development of affordable housing, or that block City efforts to increase the stock of affordable housing, such as allowing fee waiver programs for affordable housing, broadening the allowable uses of tax increment, or fee reimbursement for projects that meet affordability standards. Citizen believes that Goal 3.2 will accomplish the goal and not result in years of costly litigation	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Need to work to remove the regulations that impair the ability to produce affordable housing. Existing Goal 3 policies and the use of Land Trusts will not accomplish this goal.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.

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5.26.21	Public Input	General Comment	Affordable Housing	Support of Goal 3.5 which encourages development of a variety of housing product types, including affordable and workforce units, in Activity Centers by reducing or eliminating parking requirements and/ or using shared parking, increasing height or density allowances when these units are built, or providing other development incentives (applies to Regional Activity Center, Community Activity Center, Neighborhood Center, and Campus).	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Policy 3.12 recommends to continue using publicly owned land (the City, County, Charlotte-Mecklenburg Schools (CMS) etc.) for development of affordable housing, especially in areas with low Opportunity for Housing equity metrics. Citizen states that this policy ignores the fact that the current capital funding for CMS comes from the County. Current County policy says if CMS has surplus land the proceeds of a sale are deducted from that years budget allocation.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Opposition to tree maintenance assistant programs.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Land trusts are an excellent method to assure long term affordable housing and allow wealth building through equity.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Opposition to Goal 3.23, which recommends an affordable housing nexus study to determine the relationship between new development and the demand it creates for affordable housing units.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Opposition to Goal 3.26, which recommends using the Equitable Growth Framework metrics to evaluate privately initiated rezoning applications and their impact on affordability. Citizen says the EGF has errors as it, so it is not valid.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Opposition to Goal 3.27, which recommends creating an ombudsman office to support developers of affordable housing. Ombudsman is an overused term. Responsibility should be on all employees.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Affordable Housing	Opposition to Goal 3.29, which recommends supporting and expanding the existing Housing First model. This model is a social services program and not a appropriate Land Use goal. Goal 3.29 could be re-written to pursue and incentivize SRO's, for example.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
6.3.21	Email	General Comment	Affordable Housing	Sustain Charlotte supports added language to objectives 3f and 3g	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
6.3.21	Email	General Comment	Affordable Housing	Sustain Charlotte supports added language to the Regulatory Changes 3.9, 3.11, 3.14, 3.17, 3.19, 3.21	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
5.20.21	Public Input	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan's recommendation for increased housing density in all Place Types where single family housing is allowed. Recommendations should be focused on improving issues, such as gentrification.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.20.21	Public Input	General Comment	Missing Middle Housing	Do the recommendations in Goal 2: Neighborhood Diversity and Inclusion mean high quality middle density housing units will not need rezonings moving forward?	The Place Types Map will indicate where middle density housing is appropriate. The Unified Development Ordinance Map will indicate which zoning district is applicable to a specific location. If middle density housing is permitted by the assigned zoning district then a rezoning is not required.
5.20.21	Public Input	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan's recommendation for increased housing density in all Place Types where single family housing is allowed. Owning or renting a home with a yard, small or big, is a dream for many people. Recommendation to leave Charlotte's tree canopy, green spaces, and suburbs alone.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.

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5.22.21	Public Input	General Comment	Missing Middle Housing	What type of requirements will be enforced with the implementation of recommendations associated with increased housing density in all Place Types where single family housing is allowed? It is critical that this policy does not degrade neighborhoods and allow landlords to make huge profits off of renters who still don't have access to more affordable housing or a path to home ownership.	Charlotte is estimated to add 400,000 to its population by 2040. To accommodate future growth, we need to be proactive in thinking about how to meet the demand for providing housing for changing demographics and at different price points in all parts of our community. Diverse housing options, such as duplexes, triplexes and fourplexes are house-scale buildings intended to fit seamlessly into existing residential
5.25.21	Email	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Email	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed for the following reasons; the disruption of existing neighborhoods, disrespect toward those that worked hard to buy a home on a single-family lot, carte blanche allowance of multi-family dwellings on any single-family lot, specificity and details of the plan will only be released after the scheduled vote, and it is a veiled tool to enact further gentrification in the name of developers' profit.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Missing Middle Housing	Recommendation to allow increased densities in existing single family neighborhoods along main arterials or thoroughfares. Opposition if allowing for remodeling of existing single family homes into duplex/triplexes.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Missing Middle Housing	Recommendation to connect Policy 2.1, missing middle housing, with Goal 7 and Goal 10, as upzoning is a fiscally responsible policy that is good for the tree canopy.	Thank you for your comment. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
5.25.21	Public Input	General Comment	Missing Middle Housing	Recommendation to delete "(15 units or less)" from policy 2.3 as artificial limits on density should be removed.	Thank you for your comment. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
5.25.21	Public Input	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	Your opposition and support to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Missing Middle Housing	Support of increased density in Pace Types where single family housing is allowed.	Thank you for your support.
5.26.21	Public Input	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Email	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan unless Goal 2.1 policy language around increased housing density in single family neighborhoods is eliminated or drastically changed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Email	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan unless Goal 2.1 policy language around increased housing density in single family neighborhoods is eliminated or drastically changed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.

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5.26.21	Email	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan Goal 2.1 policy language around increased housing density in single family neighborhoods. Citizen believes Goal 2.1 will have detrimental impacts on existing neighborhoods. There are bigger issues, such as the lack of planning and upgrades to existing transportation options.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.27.21	Email	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan Goal 2.1 policy language around increased housing density in single family neighborhoods. Citizen believes single family neighborhoods so not need apartment complexes.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.30.21	Email	General Comment	Missing Middle Housing	Support of the CLT Future 2040 Plan. Citizen agrees with plan values, such as making all neighborhoods more livable for more people.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.30.21	Email	General Comment	Missing Middle Housing	Opposition to the Comprehensive Plan Goal 2.1 policy language around increased housing density in single family neighborhoods. Citizen believes Goal 2.1 would make quality of living worse.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2: Neighborhood Diversity & Inclusion policy recommends reducing or removing barriers identified in the Accessory Dwelling Unit Report. What are/ were the barriers identified? Why is there not a link to the report?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2: Neighborhood Diversity & Inclusion - What is the minimum Housing Model?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Support of Goal 2: Neighborhood Diversity and Inclusion big policy idea - diversity of housing options. However, recommendation to remove buffer requirements between types.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2.1 recommends allowing duplex and triplex housing units on all lots where single-family housing is allowed, as well as metrics and measures in the Equitable Growth Framework, and site development standards specified within the Unified Development Ordinance (UDO) including residential lot size, setbacks, scale, height, parking, and others. Citizen believes that the UDO development standards will be what keeps this policy from being implemented.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2: Neighborhood Diversity and Inclusion policy speaks to "removing barriers". Recommendation to apply to private sector affordable housing also, as that is the only way to get more than a token number of new middle-density units per year.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2: Neighborhood Diversity and Inclusion policy recommends preserving existing supply of middle density and small footprint housing and reduce conversion to largefootprint single-family units using a neighborhood character overlay district. Citizen suggests implementation of a Neighborhood Conservation Overlay District will also remove all flexibility for development with more of the housing types you are supporting.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2.15 recommends requesting legislation to amend state landlord-tenant and fair housing laws to end housing discrimination for persons with misdemeanors and some felony criminal records.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Goal 2.22 recommends creating a funding program to assist lowincome homeowners with construction of ADUs in return for a commitment to rent the unit at an affordable price, for a designated period of time, especially in areas with existing or planned access to employment, amenities, goods, and services. This serves the dual purpose of increasing affordable housing stock and increasing homeowner income. Citizen believes a funding program for low income owners to build ADU's should be offered through the private capital markets not City funds.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Missing Middle Housing	Opposition to Goal 2.1, which recommends allowing duplex and triplex housing units in all place types where single-family housing is allowed.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.

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5.26.21	Public Input	General Comment	Missing Middle Housing	Support of Goal 2.1 which recommends allowing duplex and triplex housing units in all place types where single-family housing is allowed. Continued innovation and adaption of our laws to increase affordable housing and make housing more flexible as demand shifts.	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
5.26.21	Public Input	General Comment	Missing Middle Housing	Concerns around Goal 2.1 policy language which recommends allowing duplex and triplex housing units in all place types where single-family housing is allowed. Traffic flow management is not factored into the decisions about density of occupants in multi-family housing.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
5.27.21	Public Input	General Comment	Missing Middle Housing	Concerns around Goal 2.1 policy language which recommends allowing duplex and triplex housing units in all place types where single-family housing is allowed. Without clear incentives for affordable development, citizen believes this goal opens the door for developers and gentrification in low income communities.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.1.21	Public Input	General Comment	Missing Middle Housing	Recommendation to consider rural, larger plots of land for possible affordable housing units vs. single family lots.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.2.21	Public Input	General Comment	Missing Middle Housing	Opposition to Goal 2.1 which recommends allowing duplex and triplex housing units in all place types where single-family housing is allowed. Recommendation to keep high density development uptown. Concerns regarding environmental impacts (excessive storm water runoff, for example) of large structures on smaller plots of land in suburban areas.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
6.2.21	Public Input	General Comment	Missing Middle Housing	Opposition to Goal 2.1 which recommends allowing duplex and triplex housing units in all place types where single-family housing is allowed. Citizen believes implementation of this goal will/has proven to destroy tree canopy, will ruin existing neighborhood aesthetic, does not confine growth to transit corridors, is not context-sensitive development, and will not reduce housing costs.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
6.2.21	Public Input	General Comment	Missing Middle Housing	Concerns around implementation of Goal 2.1 in the Dilworth community are as follows: residents are already experiencing incredible density along the neighborhood periphery, a lack of commitment to providing services to accommodate new neighborhood growth, increased pressure to tear down historic homes, and doubts that this policy will actually contribute to increased affordable housing.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
6.2.21	Email	General Comment	Missing Middle Housing	Since tear downs and displacement of the vulnerable and lower middle income residents are big concerns, using new construction triplex costs, has anyone analyzed how inexpensive the land and demolition must be to still result in affordable housing? i.e. using your own AMI standards? And remember the new extra 2 units have to make up enough savings to help pay for replacing the dwelling that was demolished. In other words how cheap does a tear down site need to be to warrant eliminating a house for a triplex where all 3 units are still actually affordable.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.2.21	Email	General Comment	Missing Middle Housing	Would planning staff and proponents of eliminating single-family zoning be willing to include a stipulation where one can only do such duplex/triplex's if they meet strict affordability metrics? Wouldn't that mitigate opponents largest concerns? e.g. a) displacement of residents in established low income/vulnerable single-family homes or b) McMansion expensive triplex developments that don't do anything for affordability yet sandwich homeowners who simply saved up to buy a home they thought would to be within houses - not multi-family. Those homeowners planned and acted based on the ground rules, code or law.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.2.21	Email	General Comment	Missing Middle Housing	You might think this is redundant to A) above but this differs as it asks for more. Has planning staff done a cost approach analysis of how in practice the blanket zoning might lead to affordability? For example lay out hypothetical examples within specific existing Charlotte neighborhoods with related lot sizes prices etc. Or is the plan to count on a "more supply experiment"? Are you concerned that the rules of supply and demand don't as easily work, when replacement costs on new construction supply are so much higher than the existing stock of housing supply?	Charlotte is estimated to add 400,000 to its population by 2040. To accommodate future growth, we need to be proactive in thinking about how to meet the demand for providing housing for changing demographics and at different price points in all parts of our community. Diverse housing options, such as duplexes, triplexes and fourplexes are house-scale buildings intended to fit seamlessly into existing residential neighborhoods and support walkability, local-serving retail, and public transportation options. This approach will also respond to the shortage in housing supply in our
6.2.21	Email	General Comment	Missing Middle Housing	Has staff looked at the most illustrative existing examples - duplexes allowed and built on corners in the last 5 yrs. to see how many of those fall under staff's affordability thresholds?	Thank you for your suggestion. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.

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6.2.21	Email	General Comment	Missing Middle Housing	Is there an example of a city that has used such a blanket change, that over some years lead to more affordable housing? Is there data driven evidence to demonstrate it is worth this massive change and some would argue disruption and potential displacement?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.2.21	Email	General Comment	Missing Middle Housing	Even if you are time constrained, your fastest analysis would be to just look at one “very best case” scenario (in your mind) i.e the ideal Charlotte neighborhood with it’s applicable pricing to gauge how much affordability it brings. If it is not a slam dunk in the most cost effective demolished home/redeveloped as triplex, then how would it be expected to work on the 90% that’s not ideal? With that considered, you and staff might think, maybe we shouldn’t rezone 83% of the private property in charlotte.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.2.21	Email	General Comment	Missing Middle Housing	If Charlotte now and historically has been able to build single-family homes on what is defined and termed multi-family zoning then isn’t it misleading to call the blanket 2.1 change anything other than “multi-family” or something like “low density Multifamily or Triplex zoning”?	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.3.21	Email	General Comment	Missing Middle Housing	Sustain Charlotte supports Goal 2 - Neighborhood Diversity and Inclusion WITH modified language of Policy 2.1 to legalize the building of houses for 2, 3, and 4 families.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.3.21	Email	General Comment	Missing Middle Housing	Sustain Charlotte supports Goal 2: Neighborhood Diversity and Inclusion because it promotes: - The opportunity to diversify housing types and increase the population within neighborhoods by allowing at least 2 to 3 times as many residents to live in the already limited space people want to live in.	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
6.3.21	Email	General Comment	Missing Middle Housing	Sustain Charlotte supports the following changes to the draft: - We support the removal of "existing" to now include all neighborhoods ensuring that land-use regulations allow for flexibility in housing creation. - We support the clarified language that ensures duplexes and triplexes are limited in scale and more closely match the existing neighborhoods in “residential lot size, setbacks, scale, height, parking,”. - We highly support the addition of all three sections which includes 2.23 - 2.24 - and 2.25	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
6.3.21	Email	General Comment	Missing Middle Housing	Sustain Charlotte supports the added recommendation of “The Commission will launch an anti-displacement study and recommend tools and strategies for protecting residents of moderate to high vulnerability of displacement. Using Commission recommendations, adopt and Anti-Displacement Strategy focusing on vulnerable neighborhoods” - We also support the suggested action of a partnership with UNC-Charlotte; We would like to recommend outside partnerships or established communication with cities like Austin, TX/University of Texas.	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.