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**TO:** Mayor Joines, MPT Adams and Council Members  
**FROM:** Angela I. Carmon, City Attorney  
**DATE:** May 31, 2022  
**SUBJECT:** Affordable Housing/Housing Justice Act  
**CC:** Aaron King, Assistant City Manager  
Patrice Toney, Assistant City Manager  
Marla Newman, Community Development Director

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Following the discussion that ensued at the March 22, 2022, meeting of the Community Development/Housing/General Government Committee regarding the longevity of the affordability restrictions for single family housing in particular, staff reached out to other municipalities to determine the existence of any affordability restrictions associated with affordable housing created using city, state or federal funds or city owned property. Based upon that research, it appears that the longevity restrictions have varied over the years, especially in Charlotte. However, current restrictions in Charlotte require an affordability period of at least fifteen (15) years for single family housing developments and at least thirty (30) years for multifamily housing developments with the goal of seeking a longer restriction if such will not impact the financial viability of development project.

Accordingly, the affordability restrictions for the City's Affordable Housing Program and Housing Justice Act have been revised from 30 years to at least 15 years for single family housing and from 50 years to 30 years for multifamily housing. This revision will hopefully allow the Affordable Housing Program ("AHP") and the Housing Justice Act ("HJA") to advance to City Council for approval. Staff will continue to monitor the impact of the affordability restrictions on the housing crisis to determine if an adjustment to the longevity period is warranted.



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**City Council:** Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity