

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Comment Source	Who Provided Comment	Comment Category	General Comment Category	Summarized Comment	Staff Response
Public Input	Community	General Comment	Missing Middle Housing	In support of policies to encourage missing middle housing.	Thank you for your suggestion. 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.
Public Input	Community	General Comment	Missing Middle Housing	Revise proposed policy language.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	The diversification of neighborhoods should permit innovative building types such as tiny homes and shipping containers.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Reduce parking requirements for ADUS, Duplexes, and other diversified housing types.	Thank you for your suggestion. 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.
Public Input	Community	General Comment	Affordable Housing	Create and grow businesses it's in the section all about housing. Remove business reference.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Opposition to permitting duplex and triplex in single family neighborhoods as proposed. Recommends more restrictive zoning.	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.
Email	Community	General Comment	Missing Middle Housing	The diversification of neighborhoods should permit mobile home parks.	Thank you for your suggestion. 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.
Email	Community	General Comment	Anti-displacement	Prevent anti-displacement by actively supporting those most threatened by displacement.	City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities. Please check the City's website to follow the progress of this program at <a href="http://www.charmeck.org">www.charmeck.org</a> .
Email	Community	General Comment	Anti-displacement	Add stronger enforcement of housing codes, using tools such as "in rem" enforcement to foreclose on substandard apartment complexes in Goal 3.	Thank you for your suggestion. 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.
Email	Community	General Comment	Anti-displacement	Utilize land banking to provide affordable housing.	Thank you for your suggestion. 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.
Email	Community	General Comment	Affordable Housing	Recommends including strategies to attract more federal funding for affordable housing.	Thank you for your suggestion. 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.
Email	Community	General Comment	Affordable Housing	Revise proposed policy language.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Don't just limit quadraplexes along arterials. Allow them within neighborhoods.	Thank you for your suggestion. 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.

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Email	Community	General Comment	Missing Middle Housing	Single family attached housing, fourplexes, and small-scale multifamily should be allowed on collectors, local roads, etc.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	ADUs should require a one time payment to the city for the increased impervious area.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Citizen has a lot of experience constructing cottage clusters throughout the southeast and would like additional conversations about what works and what doesn't work.	Thank you for your comment. Staff will follow-up to discuss.
Email	Planning Commission	General Comment	Missing Middle Housing	In Goal 2, are apartments discouraged and other residential housing types prohibited? What does "larger developments to include a mix of housing types" mean?	No. Apartments are not discouraged, but are encouraged to locate in locations near other uses such as retail, office or transit. Apartments can also be developed as part of one development that may include other housing types like single family homes or townhomes.
Email	Planning Commission	General Comment	Affordable Housing	How do you reduce cost burdened households and increase rates of homeownership with land use? Don't you need to incentivize jobs?	Providing housing affordability takes an integrated approach to increase capacity and impact. A land use plan can support policy to provide more housing options to expand our housing supply which impacts affordability and offers a range of housing at various price points for changing demographics. Yes. Another essential component of the affordable housing strategy is continuing to support workforce development programs and other initiatives and services that seek to improve economic mobility and family self-sufficiency.
Email	Planning Commission	General Comment	Affordable Housing	Revise proposed policy language.	Thank you for your suggestion. 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.
Email	Community	General Comment	Affordable Housing	Add the following action to Goal 3 short term actions: Increase HTF allocation to \$75M in next bond cycle, with similar increase going forward.	Thank you for your suggestion. 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.
Email	Community	General Comment	Affordable Housing	Add the following action to Goal 3 short term actions: Implement "in rem" foreclosure remedy for egregious code enforcement violation.	Thank you for your suggestion. 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.
Email	Community	General Comment	Affordable Housing	Add the following action to Goal 3 short term actions: Change zoning to promote multi-family homes, and allow tiny homes, even if potentially mobile homes.	Thank you for your suggestion. 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.
Email	Community	General Comment	Affordable Housing	Add the following action to Goal 3 short term actions: Establish fund for land bank around new transit as new transit is approved (1% of approved transit funding to be allocated).	Thank you for your suggestion. 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.
Email	Planning Commission	General Comment	Affordable Housing	The short term actions related to Bonus Menus and Zoning Incentives need to list Economic Development as a support agency.	Thank you for your suggestion. 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.
Public Input	Community	General Comment	Anti-Displacement	Rephrase language in intro as to what are the causes for displacement.	Thank you for your suggestion. 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.

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Public Input	Community	General Comment	Missing Middle Housing	I support the effort of this plan, and believe it is critical that the needs of all Charlotteans are taken into account. For a more equitable future we will have to remove current constraints and add targets to achieve. Mixed price housing and expanding housing types and options in the city are imperative to providing economic and education opportunity.	Thank you for your support. 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.
Email	Community	General Comment	Missing Middle Housing	The recommendation for duplexes, triplexes, and ADUS in single family neighborhoods contradicts previous planning recommendations to that assign parts of town as a "Wedge" and recommend no more tha 4 DUA.	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 community.
Email	Community	General Comment	Affordable Housing	Opposition to recommendation to lead charge to pass enabling legislation for mandatory inclusionary zoning because it is currently illegal and will lower property values.	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.
Email	Community	General Comment	Affordable Housing	Opposition to recommendation to streamline existing homeownership assistance programs. Citizen believes policy is currently illegal and will result in lower property values.	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.
Email	Planning Commission	General Comment	Missing Middle Housing	The Neighborhood Diversity and Inclusion Goal does not address retention of communities of color or immigrants. Policy only addresses diversity of housing options. It should address access, equity, and integration more.	City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities. Please check the City's website to follow the progress of this program at <a href="http://www.charmeck.org">www.charmeck.org</a> .
Email	Planning Commission	General Comment	Affordable Housing	The Housing Access For All Goal needs to call out breaking implicit bias practices and being intentional to create wealth transfer and economic mobility.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes permitting these housing types drastically increases the density in single family neighborhoods which then changes the character. The citizen invested significant dollars to afford the single family quality of life and does not thinks it's fair or equitable to take that away from those who worked hard earn that privilege.	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.
Email	Other	General Comment	Missing Middle Housing	While well-intentioned, many of the comprehensive plan goals remain questionable as to their ability to be accomplished. The following metric should be used to evaluate goals and action items: What is the cost impact? Would this recommendation or action help or hinder the development and/or construction of affordable housing or add to the cost of development? Strongly encourage that the Planning Department conducts a cost/benefit analysis for each and every goal/policy/initiative.	The Charlotte Future 2040 Plan is a long-term plan. The implementation and impacts of the Plan will be monitored and reported on an annual basis. This data will be used to reevaluate the Plan's goals and policies every five years.
E-Plan	Community	General Comment	Affordable Housing	Support for tiny homes and less restrictions on these on existing properties.	Thank you for your suggestion. 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.
Email	Other	General Comment	Affordable Housing	While the citizen supports the recommendation to encourage changes to state law that hamper the development of affordable housing, the citizen strongly disagrees with the two legislative changes the City has mentioned; - inclusionary zoning and impact fees.	Thank you for your support. 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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Email	Other	General Comment	Affordable Housing	Support the idea of neighborhood conservation overlay districts, but if residents do not decide on location of these overlay districts then it feels like a "taking" or a form of eminent domain.	The current intent of the neighborhood conversation overlay is to be a voluntary process that residents choose to participate in.
Email	Other	General Comment	Affordable Housing	Support the recommendation to encourage development of a variety of housing product types, but limiting housing to a select few place types will minimize opportunity for more affordable housing to be built.	Thank you for your support. 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.
Email	Other	General Comment	Affordable Housing	Support the recommendation to encourage and address barriers to the development of transit-oriented housing. Burdensome regulations are the ultimate barriers so the city should review development standards (such as reducing parking requirements).	Thank you for your support. 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.
Email	Other	General Comment	Affordable Housing	In support of including provisions similar to the Bonus Menu included in the TOD Zoning Ordinance, but would encourage the City to consider where the existing Bonus Menu falls short, the impact of COVID on multifamily housing, and the possibility of tax abatements.	Thank you for your support. 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.
Email	Other	General Comment	Affordable Housing	Agree with the recommendation to explore new and support existing public/private partnerships to build affordable housing on City-owned land. It is not just the responsibility of the developers.	Thank you for your support. 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.
Email	Other	General Comment	Affordable Housing	Generally support using Equitable Growth Framework metrics to evaluate privately initiated rezoning applications and their impact on affordability. Caution should be used around metrics, staff expertise, and private vs public rezonings.	Thank you for your support. 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.
Email	Other	General Comment	Affordable Housing	Agree with the creation of ombudsman office to support developers of affordable housing but tax payers should not pay for additional staff.	Thank you for your support. 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.
Email	Other	General Comment	Affordable Housing	Opposition new City-wide regulatory programs that require or incentivize affordable housing in mixed-income areas. Inclusionary zoning and Bonus Program techniques do not seem effective.	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.
Email	Other	General Comment	Affordable Housing	Opposition to market-focused regulatory and administrative changes to encourage production of affordable housing. This change will increase the cost of developing housing which will be passed along to the renter.	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.
E-Plan	Community	General Comment	Missing Middle Housing	The elimination of single family zoning will only create higher density of like people in like 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.
Public Input	Community	General Comment	Missing Middle Housing	Concern over the policies regarding duplex and triplex housing units on single family lots and suggests that focus should be put on the economic mobility issues.	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.
Email	Community	General Comment	Missing Middle Housing	The single family home is part of the American Dream. Will this policy inadvertently drive those who want single-family homes out of the city? How does the proposed policy to allow duplex and triplexes affect covenants and deed restrictions?	The policies within this Plan will not impact existing covenants, codes or restrictions associated with Home Owners Associations.
Email	Community	General Comment	Affordable Housing	Does the dedication of 10% of future housing trust funds mean tax dollars will be used to help someone buy a home? Isn't it less expensive to help folks pay rent until they can afford to buy a place of their own?	The City's Housing Trust fund is used to support a number housing programs. Please visit the City's Housing and Neighborhood Services website to learn more about the number of programs that are provided. <a href="https://charlottenc.gov/HNS/Housing/Landlords/Pages/HTF.aspx">https://charlottenc.gov/HNS/Housing/Landlords/Pages/HTF.aspx</a>

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Public Input	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes permitting these housing types will cause gentrification and inflate home prices	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.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes permitting these housing types will erode values and tax base.	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.
Email	City Council	General Comment	Affordable Housing	As the Plan addresses the City's Growth Strategy, citizen believes that the City needs to accelerate the "variety of housing types" concept, while partnering with affordable housing developers and lenders.	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
Email	City Council	General Comment	Affordable Housing	Question on what is the value add for middle density housing.	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. 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 community.
Email	City Council	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes permitting these housing types will lead to increased renting and disinvestment.	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.
Email	Community	General Comment	Missing Middle Housing	Opposition to Policy 2.1. The neighborhood association is tracking court cases related to the ability to enforce deed restrictions. Group cautions neighbors that if deed restrictions are not enforceable and Policy 2.1 in the 2040 Plan is approved the character of the neighborhood will drastically change.	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.
Email	Community	General Comment	Missing Middle Housing	Are we expecting opposition to the suggested zoning changes in section 2.1?	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.
Email	Planning Commission	General Comment	Affordable Housing	Need to emphasize more clearly the importance of a diverse housing stock for sustainable growth and quality of life.	Thank you for your suggestion. 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.
Email	Planning Commission	General Comment	Missing Middle Housing	Permitting small footprint housing units is the key to increasing affordability. If UDO regulations allow more density in Neighborhood 1 is must also increase the number of small footprint housing.	Thank you for your suggestion. 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.
Email	Planning Commission	General Comment	Missing Middle Housing	To encourage housing diversity the Plan and UDO must increase the number of small footprint housing units.	Thank you for your suggestion. 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.
Email	Planning Commission	General Comment	Missing Middle Housing	Use stronger language instead of "consider" reducing or removing barriers to ADUs.	Thank you for your suggestion. 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.
Email	Planning Commission	General Comment	Affordable Housing	Add a strategic partnership under Goal 3. City Council should consider the impact a rezoning case may have on NOAH units when deciding whether or not to approve the case.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Opposition to Goal 2.1. Citizen thinks Goal 2.1 disproportionately hurt lower-income communities	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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Email	Community	General Comment	Missing Middle Housing	1. What details are there on how this plan is different than current zoning where multi-family housing is already in place? 2. Are we doing away with historical districts? 3. Do you expect developers to be attracted to less-expensive s.f. property? 4. It seems that this plan will benefit developers. 5. How has this become a racial issues.	The Comprehensive Plan does NOT change zoning. However, it DOES provide policy direction to remove barriers to creating more housing diversity and making residential areas more inclusive. Historic districts will remain in tact and other neighborhoods will continue to have the opportunity to pursue that designation should they choose to and meet the requirements.
	Community	General Comment	Missing Middle Housing	There are concerns about the impact of increased density on the East side which already lack significant infrastructure.	The Plan provides an integrated approach to accommodate growth in areas where infrastructure can support it and a strategy to direct investments to areas where needed.
E-Plan	Community	General Comment	Anti-displacement	Are there ways to help mitigate gentrification/displacement? Has staff looked at limiting multi-family size?	City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities. This effort will provide a more strategic approach to complement the recommendations in the Comprehensive Plan. Please check the City's website to follow the progress of this program at <a href="http://www.charmeck.org">www.charmeck.org</a> .
Public Input	Community	General Comment	Missing Middle Housing	Opposition to Goal 2.1 and the impact increased neighborhood density will have on tree canopy.	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.
E-Plan	Community	General Comment	Missing Middle Housing	Explain how Goal 2 will result in affordable housing and rental options, while explaining regulation changes as a result of this Goal. How will these changes impact tree canopy, water quality, and air quality?	Providing housing affordability takes an integrated approach to increase capacity and impact. A land use plan can support policy to provide more housing options to expand our housing supply which impacts affordability and offers a range of housing at various price points for changing demographics. Development standards within the Unified Development Ordinance will help us to achieve a balanced, quality development.
E-Plan	Community	General Comment	Missing Middle Housing	Support for permitting duplexes and triplexes in single family neighborhoods because it increases the supply and creates more options.	Thank you for your support. 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.
E-Plan	Community	General Comment	Affordable Housing	Will permission of duplexes and triplexes in single family neighborhoods override deed restrictions? What is the Bonus Menu proposed in the Neighborhood 2 Place Type and where is Neighborhood 2	The policies within this Plan will not impact existing covenants, codes or restrictions associated with Home Owners Associations. The Bonus Menu referenced will be included in the Unified Development Ordinance currently under development and will begin public review in the Summer 2021. Neighborhoods 2 in on page 56 of the Plan document.
E-Plan	Community	General Comment	Affordable Housing	Suggestion to accomplish goals of Housing Access for All via regulatory requirements instead of taxpayer funds.	Thank you for your suggestion. 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.
E-Plan	Community	General Comment	Missing Middle Housing	Opposition to Goal 2's policies for Neighborhood Diversity and Inclusion. Citizen believes there is correlation between HUD housing imbedded in neighborhoods and CMPD's statistics of crime extending out from those sites.	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.
E-Plan	Community	General Comment	Anti-Displacement	Displacement should be handled by regulation: (1) preventing house flips for profit and (2) Control entrepreneurs from mass overtaking of a neighborhood. There's no impact to the taxpayer.	Thank you for your suggestion. 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.
E-Plan	Community	General Comment	Missing Middle Housing	Support for Goal 2: Neighborhood Diversity and Inclusion.	Thank you for your support. 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.
E-Plan	Community	General Comment	Affordable Housing	Suggestion to accomplish goals of Housing Access for All via regulatory requirements instead of taxpayer funds.	Thank you for your suggestion. 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.

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E-Plan	Community	General Comment	Affordable Housing	San Francisco is a poor example of healthy living and exercise. The homelessness is due to outlandish taxes. Please avoid the same mistake.	Thank you for your comment. The Charlotte Future 2040 Team will evaluate the comment and share with City Council for review and action.
E-Plan	Community	General Comment	Missing Middle Housing	Opposition to duplexes and triplexes in single family neighborhoods because they ruin the character of the neighborhood.	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.
Email	Community	General Comment	Missing Middle Housing	This comment was submitted as part of the mass dissent campaign labeled VOTE NO from the Myers Park Homeowners Association.	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.
Email	City Council	General Comment	Anti-displacement	Recommendation to include anti-displacement language in policy 2.1 (which permits duplexes and triplexes in single-family neighborhoods).	Thank you for your suggestion. 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.
Email	City Council	General Comment	Anti-displacement	Recommendation to include anti-displacement language in policy 2.1 (which permits duplexes and triplexes in single-family neighborhoods).	Thank you for your suggestion. 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.
Email	City Council	General Comment	Missing Middle Housing	There should be a place type exclusively for Single Family due to the traffic impact of density.	Thank you for your suggestion. 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.
Email	City Council	General Comment	Missing Middle Housing	There is a need for HOA protection from Goal 2.1 which recommends allowing for duplex and triplex housing on lots where single-family housing is allowed.	The policies within this Plan will not impact existing covenants, codes or restrictions associated with Homeowners Associations.
Public Input	Community	General Comment	Missing Middle Housing	I am OPPOSED to changing zoning and allowing duplexes, triplexes, and quadplexes throughout any single family housing neighborhood.	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.
Public Input	Community	General Comment	Missing Middle Housing	In some neighborhoods increasing the number of units such as duplexes, triplexes and quadraplexes will promote demolition and gentrification as currently affordable units are replaced by more expensive 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.
Email	Planning Commission	General Comment	Missing Middle Housing	Support for allowing a greater mix of housing types in neighborhoods that surround mixed-use activity centers.	Thank you for your support. 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.
Email	Community	General Comment	Missing Middle Housing	Allowing multiplexes into neighborhoods will allow larger structures closer to lot lines than single family zoning allows for single family homes. Just adding one house to the illustration that maxes out the building area of the lot would help illustrate this, or replace the existing single family home with one that maxes out the building area.	Thank you for your suggestion. 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.
Public Input	Community	General Comment	Affordable Housing	Sustain Charlotte fully supports Goal 3: Housing Access for All. We especially support the efforts in the Plan to bring inclusionary zoning to Charlotte. This is a vital tool in the fight for affordable housing. We also support the idea of neighborhood conservation overlays to preserve and foster naturally occurring affordable housing.	Thank you for your support. 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.
Email	Community	General Comment	Missing Middle Housing	People pay money to be in a good location with solid infrastructure. If we provide solid infrastructure first in certain areas of Charlotte then and require that 50% of new units be affordable then we will be able to create a more equitable Charlotte.  Introducing multi-family developments in single-family zoned areas is not the answer	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received.

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	Community	General Comment	Affordable Housing	Increasing the variety of housing type doesn't seem to increase the idea of affordability.	Providing housing affordability takes an integrated approach to increase capacity and impact. A land use plan can support policy to provide more housing options to expand our housing supply which impacts affordability and offers a range of housing at various price points for changing demographics. Yes. Another essential component of the affordable housing strategy is continuing to support workforce development programs and other initiatives and services that seek to improve economic mobility and family self-sufficiency.
	Community	General Comment	Affordable Housing	How are you going to provide incentives to developers to build in areas like Myers Park that are not affordable?	The Comprehensive Plan provides ideas to incentivize affordable development. These proposals will be evaluated and incorporated into the development of the UDO.
	Community	General Comment	Missing Middle Housing	Will expanding single family zoning to include mid-density housing units accelerate gentrification?	City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities. This effort will provide a more strategic approach to complement the recommendations in the Comprehensive Plan. Please check the City's website to follow the progress of this program at <a href="http://www.charmeck.org">www.charmeck.org</a> .
	Community	General Comment	Anti-Displacement	Grandfathering in existing neighborhoods so new development will not push residents out is one solution to help with displacement.	Thank you for your suggestions. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received.
	Community	General Comment	Anti-Displacement	Place Type mapping after plan adoption seems to be out of sequence. How can we support this without knowing how our neighborhoods and community will be impacted by Place Types?	The Comprehensive Plan will provide policy guidance for Place Types and a more detailed community mapping exercise will begin after plan adoption. The Process is outlined in Section 4 (now Volume 2) of the Plan document.
	Community	General Comment	Missing Middle Housing	How will the city manage greenspace when encouraging higher-density housing options like triplexes and quads? There should be lot size minimums in place.	The Unified Development Ordinance will provide land development regulations for open space and lot size requirements.
	Community	General Comment	Missing Middle Housing	How will housing values be impacted for those who have already invested in their homes?	The Comprehensive Plan is policy document that does not regulate housing values. However, many of our existing neighborhoods have a variety of housing types and have not experienced adverse impacts in their housing values.
	Johnson	General Comment	Missing Middle Housing	Will you be able to build duplexes and triplexes on arterial streets?	This will be addressed in the revised Policy 2.1, which is being revised by City Council.
	Community	General Comment	Missing Middle Housing	What impact do covenants and deed restrictions have on the Plan's recommendation of allowing duplexes and triplexes in s.f. zoned areas?	The policies within this Plan will not impact existing covenants, codes or restrictions associated with Homeowners Associations.
	Community	General Comment	Missing Middle Housing	Council should take a tour of sf neighborhoods which already demonstrate increased density.	Thank you for your suggestions. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received.



Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Email	Community	General Comment	Affordable Housing	Goal 2, pg. 102 (Neighborhood Diversity and Inclusion). The policies presented will make affordability more difficult in both the Arch and the Wedge in Charlotte. They will destroy the character of single family neighborhoods. Development guidelines such as setbacks should be included in the Comprehensive Plan, not just in the UDO. Up-zoning by right does not allow for any input from neighborhoods most impacted by change.	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 community. Single-family homes are not being eliminated, torn down or not allowed in future developments. This is reflected in the current plan. The 2040 Comprehensive Plan remains committed to preserving and protecting Charlotte's charming neighborhoods and vibrant communities. The Comprehensive Plan does NOT change zoning. However, it DOES provide policy direction to remove barriers to creating more housing diversity and making residential areas more inclusive.
Email	Community	General Comment	Affordable Housing	Retaining NOAH is great but may be in conflict with the goal for increased density as well as the rights of the property owner. Selling market rate units mixed with more affordable units is not realistic, and the market rate units may end up being overpriced. Developers are also not incentivized to build well-constructed quads. Wrap-around services which .lead to self-sufficiency and help individuals remain in their homes are a better option for affordability	Thank you for your suggestions. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received.
Email	Community	General Comment	Missing Middle Housing	Opposition to Goal 2: Neighborhood Diversity and Inclusion. Stay away from existing single-family zoning. We already have the ability to build accessory dwelling units in most instances. It is not likely that opening up the ability to build a duplex or quadplex will contribute to affordability.	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.
Email	Community	General Comment	Missing Middle Housing	Opposition to Goal 2: Neighborhood Diversity and Inclusion. Stay away from existing single-family zoning. We already have the ability to build accessory dwelling units in most instances. It is not likely that opening up the ability to build a duplex or quadplex will contribute to affordability.	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.
Email	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes permitting these housing types will lead to the decline of the city.	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.
Email	City Council	General Comment	Affordable Housing	Support for increasing homeownership, especially in areas with low Access to Housing Opportunity scores. Also supports dedicating more than 10% of future housing trust funds to home ownership.	Thank you for your support. 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.
Email	City Council	General Comment	Affordable Housing	Prioritize increasing homeownership rather than using public dollars to create more affordable housing	Thank you for your suggestion. 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.
Email	City Council	General Comment	Missing Middle Housing	Citizen believes allowing duplexes and triplexes in single family neighborhoods contradicts the goal to Retain Our Identity and Charm	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.
Email	City Council	General Comment	Missing Middle Housing	Opposition to permitting duplex and triplex in single family neighborhoods as proposed. Recommend amending the Comprehensive Plan after UDO work is complete.	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.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Public Input	Community	General Comment	Missing Middle Housing	Opposition to duplexes and triplexes in single family neighborhoods because they ruin the character of the neighborhood.	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.
Email	Other	General Comment	Anti-Displacement	Commission an Anti-Displacement Stakeholder Group composed of members appointed by the Community Benefits Coalition: This group shall be integrated into the 2040 Comprehensive Plan and shall be composed of neighborhood leaders, housing advocates, community organizers and residents all threatened by housing displacement.	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	Provide clarification about proposal to allow duplexes and triplexes in single family neighborhoods. Could a developer build multi-family in place of a single family home?	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 community. Developers will be required to meet zoning and land development standards for established for single-family neighborhoods.
Email	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen would like data or case studies proving this is a good idea.	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.
Email	Community	General Comment	Affordable Housing	Affordable housing in single family neighborhoods will benefit developers more than homeowners. The demand for homes and value of homes will decrease, as those who can move will do so.	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.
Email	Community	General Comment	Missing Middle Housing	What type of parking requirements will be enforced with the implementation of Goal 2.1 and how will these requirements impact storm water and street traffic? Have there been any analyses on traffic impacts associated with increased density?	Parking requirements will be outlined in the Unified Development Ordinance which will include development standards.
	Community	General Comment	Missing Middle Housing	Support for mixed densities along arterial roads and mixed use centers.	Thank you for your support. 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.
E-Plan	Community	General Comment	Affordable Housing	General comment concerned about how expensive housing is in Charlotte, and the East side doesn't have the amenities found in South Park.	Increasing our housing stock by providing diverse housing types at different price points will help provide more affordability in our neighborhoods. Page 127 in the draft Plan document recommends providing more diverse uses in amenities in the East and West areas of our community.
E-Plan	Community	General Comment	Affordable Housing	The Plan proposes permitting increased housing diversity, which is imperative if we are to create greater opportunities for housing types. However, if the underlying dirt is unaffordable, then the ability to build affordable units without incentives is challenged.	Thank you for your support. 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.
E-Plan	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. Recommends limiting those building types to older neighborhoods where stock already exists. The best way for local government to increase diversity is through affordable housing scattered within wealthy neighborhoods, increased educational/training opportunities, removal of source of income discrimination in housing, and via school zoning/supporting low income schools.	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.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

E-Plan	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes these housing types will not be affordable. Instead, citizen recommends using private contributions to construct affordable housing and increasing programs that help homeowners update and stay in their current homes.	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.
E-Plan	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes these housing types will destroy property values in existing neighborhoods. Also believes more engagement and analysis is required on the topic.	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.
Email	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes these housing types will not be affordable. Recommends allowing multifamily where land is more affordable.	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.
Email	Other	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes these housing types will not be affordable.	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.
Email	Other	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen does not believe allowing these housing types will reduce racial segregation	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.
Email	Other	General Comment	Missing Middle Housing	Citizen believes it's necessary to conduct additional analysis related to duplexes and triplexes in single famiy neighborhoods. Analyses should be neighborhood-based, ask what % of Eligible Construction of Higher Density Units has occurred by year over the last 20 years when the properties were sold, and ask what was the % difference in Unit Cost to lower Density Units within the Neighborhood where denser units were developed.	Thank you for your suggestion. 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.
Email	Other	General Comment	Missing Middle Housing	Citizen believes that it is necessary to conduct additional analysis related to permitted duplexes and triplexes in single famiy neighborhoods. The results will likely show increased density will not contribute to affordable housing and developers will not take advatange of such regulations in single family neighborhoods.	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.
Email	Community	General Comment	Missing Middle Housing	The current environment (COVID-19) is not conducive to educating residents about changes to rules and regulations. The UDO should not be released after CLT Future 2040 adoption. The allowance of multifamily dwellings on single famiy lots is ineffective planning.	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.
Email	City Council	General Comment	Missing Middle Housing	Infuse reuse and preservation into more Place Types. Is there a way to regulate ADUs being used for short-term rental?	Thank you for your suggestion. 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.
Email	Community	General Comment	Missing Middle Housing	This comment was submitted as part of the mass dissent campaign labeled VOTE NO from the Myers Park Homeowners Association.	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.
Email	Community	General Comment	Missing Middle Housing	Opposition to permitting duplexes and triplexes in single family neighborhoods. The citizen believes permitting these housing types will have a negative impact on low income neighborhoods.	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.
Email	City Council	General Comment	Affordable Housing	How is it possible to ensure that housing access incentives provide adequate infrastructure and do not contribute to poor environmental quality or significant loss of tree canopy?	Every community experiences competing interests and opposing priorities when it comes to growth and development. The intent of the Charlotte Future 2040 Plan is to recognize and balance our community's competing priorities and ensure there are choices for all.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Email	Community	General Comment	Missing Middle Housing	Opposition to Missing Middle Housing recommendations. There is an assumption that single family housing zoning will be removed.	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.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to Missing Middle Housing recommendations. There is an assumption that single family housing zoning will be removed.	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.
Public Input	Community	General Comment	Missing Middle Housing	Allowing for increased density in single family neighborhoods will only contribute to existing problems such as lack of infrastructure, overcrowded schools, and traffic. Additionally, increased density will not create 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.
Email	Community	General Comment	Missing Middle Housing	I am concerned about the elimination of single family zoning proposal in the Plan. Many constituents who are homeowners are already concerned about gentrification, rising property taxes, and the consequences of intense development in their neighborhood (ex. runoff issues). Out of state LLC reps are also worried about the proposal.	Single-family homes are not being eliminated, torn down or not allowed in future developments. This is reflected in the current plan. The 2040 Comprehensive Plan remains committed to preserving and protecting Charlotte's charming neighborhoods and vibrant communities. The Comprehensive Plan does NOT change zoning. However, it DOES provide policy direction to remove barriers to creating more housing diversity and making residential areas more inclusive.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to duplexes and triplexes in single family neighborhoods because they ruin the character of the neighborhood.	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.
Email	Community	General Comment	Missing Middle Housing	Opposition of the 2040 Plan because of the following concerns: The current environment (COVID-19) is not conducive to educating residents; the UDO's adoption after this plan's adoption; and increased housing density in single family neighborhoods.	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.
Email	Planning Commission	General Comment	Missing Middle Housing	Goal 2.1 which recommends allowing duplex and triplex housing units on all lots where single-family housing is allowed should have a clear connection to Goal 7 (Integrated Natural and Built Environments) and Goal 10 (Fiscally Responsible):a. Upzoning is good for the tree canopy by providing an alternative to greenfield development. b. Upzoning is also fiscally responsible as it reduces the cost to deliver services.	Thank you for your suggestion. 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.
Public Input	Community	General Comment	Affordable Housing	Developers should not be responsible for creating affordable housing. I agree with the idea that we have get creative and explore more options for public/private partnerships with city owned land. We owe it to those in the community that are unhoused. We also need to address Source of Income discrimination in Charlotte and another taskforce isn't going to solve that.	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.
Public Input	Community	General Comment	Missing Middle Housing	In some neighborhoods increasing the number of units such as duplexes, triplexes and quadraplexes will promote demolition and gentrification as currently affordable units are replaced by more expensive units. What guard rails can be added to the Comprehensive Plan to prevent that type of displacement going forward, particularly in more fragile neighborhoods in Charlotte?	City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities. Please check the City's website to follow the progress of this program at <a href="http://www.charmeck.org">www.charmeck.org</a> .
Email	Community	General Comment	Missing Middle Housing	Opposition to Goal 2.1, which recommends allowing duplex and triplex housing units on all lots where single-family housing is allowed and require conformance with residential lot size requirements, setback requirements, and other site development standards specified within the Unified Development Ordinance (UDO).	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.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Email	Community	General Comment	Anti-Displacement	Goal 2: Neighborhood Diversity and Inclusion needs clear anti-displacement language.	Thank you for your suggestion. City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities. Please check the City's website to follow the progress of this program at <a href="http://www.charmeck.org">www.charmeck.org</a> .
Email	Community	General Comment	Affordable Housing	When looking at Goal 3: Housing Access for All, the following should be considered: Is the TOD Bonus Menu being considered? Is it possible to with the general assembly to allow affordable housing to be in conventional rezonings or by-right? Developers should not be responsible for creating affordable housing. Can there be a policy of "no net loss of affordable housing" for all development plans and projects, especially in gentrifying 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.
Email	Community	General Comment	Missing Middle Housing	Opposition of the 2040 Plan because of the following concerns: The current environment (COVID-19) is not conducive to educating residents; the UDO's adoption after this plan's adoption; and increased housing density in single family neighborhoods.	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.
E-Plan	Community	General Comment	Missing Middle Housing	Opposition to Goal 2's recommendation to allow for more housing types in traditional single-family zoning districts to encourage housing diversity everywhere in our community.	Thank you for your comment. Support and opposition for 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.
E-Plan	Community	General Comment	Anti-Displacement	It is difficult to achieve equity if lower income communities do not have the resources for day to day and cannot afford to live in their homes.	Thank you for your comment. The Plan includes a variety of policies and strategies to provide resources and affordable housing to low-income communities. See specific policies, projects, and programs in Goals 1, 2, and 3 and Section 4 (now Volume 2) for more detail. City staff is currently developing a community wide Anti-Displacement strategy to support residents in staying in their communities.
E-Plan	Community	General Comment	Missing Middle Housing	Without the ability to break down segregation and allow access to social networks in wealthy neighborhood by allowing affordable housing duplexes, triplexes and quads on corners within exclusive neighborhoods, all other efforts at equity and mobility will fail.	Thank you for your support of housing diversity. 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.
E-Plan	Community	General Comment	Affordable Housing	Goal 3: Housing Access for All should be edited to state "Housing Access for All in All of Charlotte's Neighborhoods". It should include creation of affordable housing in wealthy "segregated" neighborhoods by encouraging subdividing existing homes to provide opportunities for low income and minorities to live, attend schools, and benefit from formerly wealthy "whites only" social networks.	Thank you for your suggestion. 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.
E-Plan	Community	General Comment	Affordable Housing	Neighborhood 1 place types should allow for true duplexing, triplex thru additions and expanded ADUs. By providing access to affordable housing in the predominately wealthy neighborhoods, you provide access to the schools and social networks that are key to curing the poverty and lack of economic mobility.	Thank you for your suggestion. 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.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

E-Plan	Community	General Comment	Missing Middle Housing	Goal 2: Neighborhood Diversity and Inclusion states....all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units (ADUs), and other small lot housing types) Does this protect the current zoning of single family homes? Will this plan seek to take away exclusivity for existing communities currently zoned for single family? Are those who aspired for the ultimate American Dream, now being punished if their choice is to be in a single family community? Why not grandfather existing single family communities and then launch future builds with this plan?	Thank you for your questions. This policy direction is being evaluated by City Council and a compromise being reached to address these points. Policies in the Plan will not effect existing covenants and HOAs.
Email	Community		Missing Middle Housing	This is a great goal. Our concern is that making the proposed changes to SF zoning will result in much new investment in lower priced neighborhoods, leading to gentrification and ultimately involuntary displacement. Please consider moving this to the separate policy statement. In the Freedom/Tuckaseegee corridor as an example, 61% of SF homes are renter occupied. Owners selling homes for redevelopment will lead to involuntary renter displacement.	Thank you for your suggestion. 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.
Email	Community		Missing Middle Housing	Policy 2.13 -- Is it an Equitable Policy (which is really equality) to hide prior evictions from property owners who bear some liability for their tenant actions and are then stuck with the difficult process of evictions for non-payment? As an alternative: fund a Landlord Liaison program like Seattle whereby the City acts as a backstop for unpaid rent, damages, and eviction costs for those landlords who agree to take a tenant with criminal or eviction in their past.	Thank you for your suggestion. 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.
Email	Community		Missing Middle Housing	Policy 2.14 -- Is it an Equitable Policy (which is really equality) to hide criminal convictions from property owners who bear some liability for their tenant actions and are then stuck with the difficult process of evictions? As an alternative: fund a Landlord Liaison program like Seattle whereby the City acts as a backstop for unpaid rent, damages, and eviction costs for those landlords who agree to take a tenant with criminal or eviction in their past.	Thank you for your suggestion. 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.
Email	Community		Affordable Housing	The likelihood of changing state statues to allow for Inclusionary Zoning (IZ)will result in lawsuits. Better to first work with the legislative on this issue before including Inclusionary Zoning in this document. Why not propose greater use of Tax Increment Grants and Financing (already allowed) to provide gap funding for affordable housing?	Thank you for your suggestion. 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.
Email	Community		Affordable Housing	Eliminate references to mandatory inclusionary zoning.	Thank you for your suggestion. 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.
Email	Community		Affordable Housing	In 3.1, it states "Investigate new City-wide programs that require or incentivize development of affordable housing". There is a huge difference between require and incentivize, which is it?	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.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Email	Community		Affordable Housing	It is not legal to require affordable housing. Policy 3.2 will accomplish the goal and not result in years of costly litigation. In addition to removing the regulatory impediments, bonuses, and expedited projects and sources of capital work to create more affordable housing.	Thank you for your support. 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.
Email	Community		Affordable Housing	There is no mention whatsoever of supporting property tax waivers to help stimulate new affordable housing. This is one of the most effective ways to stimulate new development of Affordable/ Workforce Housing.	Thank you for your suggestion. 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.
Email	Community		Affordable Housing	There is no mention of supporting State Tax Credit Programs that parallel Federal LIHTC programs. States like GA, CO and SC that have implemented these have seen new AH development explode.	Thank you for your suggestion. 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.
Email	Community		Affordable Housing	LIHTC bonuses for Affordable Housing should be given in affluent areas, not in Qualified Census Tract (QCT) areas like is currently done. The current program literally promotes further concentration of poverty and the development of new AH in areas with poorer schools and a lack of amenities and other infrastructure.	Thank you for your suggestion. 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.
Email	Community		Affordable Housing	It is not legal to require affordable housing. Policy 3.2 will accomplish the goal and not result in years of costly litigation. In addition to removing the regulatory impediments, bonuses, and expedited projects and sources of capital work to create more affordable housing.	Thank you for your support. 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.
Email	Community		Missing Middle Housing	Citizen lives in a Charlotte neighborhood that includes a variety of housing types and supports Goal 2. Without this mixture a housing types, housing development will not be able to keep up with population growth in Charlotte. What growth there is will often be forced to the outskirts.	Thank you for your comment and support of Goal 2. Increased housing diversity is a key goal of the Charlotte Future 2040 Comprehensive Plan.
E-Plan	Community	General Comment	Missing Middle Housing	Strong support for Goal 2: Neighborhood Diversity and Inclusion and allowing multi family housing in all neighborhoods.	Thank you for your support. 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.
E-Plan	Community	General Comment	Missing Middle Housing	We do not need neighborhoods where single family housing is the predominant use. We need a more diverse housing stock with more affordable options at a variety of scales and types.	Thank you for your comment and support of Goal 2. Increased housing diversity is a key goal of the Charlotte Future 2040 Comprehensive Plan.
E-Plan	Community	General Comment	Missing Middle Housing	An expressed desire for more duplexes, triplexes, quadraplexes, and civic uses in the Neighborhood 1 Place Type.	Thank you for your comment and support of Goal 2. Increased housing diversity is a key goal of the Charlotte Future 2040 Comprehensive Plan.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

E-Plan	Community	General Comment	Anti-Displacement	Support for Housing Diversity and Access along with concern for potential displacement. Resident wants to ensure that lower income people can continue to live in their neighborhoods, even as new housing types are introduced.	Thank you for your support. 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.
Email	Community	General Comment	Missing Middle Housing	How do neighborhoods know when a property is sold that it will be upzoned to a duplex, triplex or quad without public notice of a rezoning? Rezoning are the only way the public knows about the new owner's intentions for that particular lot. Does this mean that neighborhoods have to keep a close eye on every transaction?	Thank you for your comment. While details are still being discussed, the current idea is that development can meet the land development standards of one of the zoning districts assigned to that Place Type. However, if a development requests different development standards than permitted by the designated zoning districts then the project would need to go through the rezoning process. There will be a process of notifying neighborhoods about this process.
Public Input	Community	General Comment	Missing Middle Housing	Support of the 2040 Plan's recommendation for increased housing density. Current single family regulations are concerning because of the following reasons: suburban sprawl's impact on efficiency and single family housing cost's contribution to a lack of affordable housing.	Thank you for your comment and support of Goal 2. Increased housing diversity is a key goal of the Charlotte Future 2040 Comprehensive Plan.
Email	Community	General Comment	Affordable Housing	The City should conduct a study to determine what impact this plan will have on housing affordability before additional plan sections are approved.	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.
Email	Community	General Comment	Missing Middle Housing	More middle housing is required in our Community. However, concerns around unintended consequences of missing middle housing are valid. It is recommended that middle housing be allowed in all place types, rather than attempting to eliminate single family 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.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to Goal 2.1 policy language around increased housing density in single family neighborhoods.	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.
Public Input	Community	General Comment	Affordable Housing	Recommendation for the City to consider implementation of "homestead exemption" on property taxes. This is common in Florida, and greatly helps to preserve residents to stay in their homes and prevents gentrification.	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.
E-Plan	Community	General Comment	Anti-Displacement	Concern that new housing policies will lead to re-development and displacement of lower income residents and people of color.	Thank you for your comment. The Anti-Displacement Strategy (Volume 2) is a key revision to the Plan document in order to address displacement and affordability concerns.
Public Input	Community	General Comment	Missing Middle Housing	Less intrusive options for increasing housing affordability should be explored as part of the 2040 Comprehensive planning process. Example: Allow a small back yard dwelling to be built, like a garage loft apartment, that is hidden in the rear of the lot and blends in like a garage.	Thank you for your comment. ADUs (backyard dwellings) are allowed and encouraged as part of the Charlotte 2040 Plan. 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.
Public Input	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	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?	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.



Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Public Input	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	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".	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Planning Commission	General Comment	Missing Middle Housing	Recommendation to connect Policy 2.1, missing middle housing, with Goal 7 and Goal 10, as ppzoning is a fiscally responsible policy that is good for the tree canopy.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.

Housing  
(Affordable Housing + Missing Middle Housing + Anti-Displacement)

Public Input	Planning Commission	General Comment	Missing Middle Housing	Recommendation to delete "(15 units or less)" from policy 2.3 as artificial limits on density should be removed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	General Comment	Missing Middle Housing	Support of increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	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.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	General Comment	Missing Middle Housing	Opposition to increased density in Pace Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.