

# Affordable Housing Funding Policy

HOUSING COMMITTEE

FEBRUARY 5, 2026

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## Affordable Housing Funding Policy

### Council Priority Alignment

- ▶ Great Neighborhoods; Affordable Housing

### Purpose

- ▶ Introduce the Affordable Housing Funding Policy referral and provide an overview of the current Policy, including goals, investment priorities, allocation categories, and remaining funds in the 2024 bond.

### Key Takeaways

- ▶ The Council's policy goals and investment priorities established in the Affordable Housing Funding Policy guide City investments in affordable housing to address affordable housing needs
- ▶ The 2024 bond totaled \$100 Million in funding for affordable housing investments; \$46.6 Million remains available for investment
- ▶ The third round of Requests for Proposals for the Housing Trust Fund closed at the end of January; staff will bring recommendations to Housing Committee in April 2026

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# Policy Referral Summary

## Description

- ▶ City Council adopted the Affordable Housing Funding Policy (Policy) in September 2024 to guide the city's investment of the \$100 million affordable housing bond passed by voters in November 2024.
- ▶ Focused on the goals of residential stability, neighborhood affordability, and economic mobility, the Policy establishes priorities, investment categories, and allocation goals for each category.
- ▶ Within the current bond, \$49 Million has been allocated for anti-displacement activities across four categories – Homeownership, Rental Housing Preservation, Housing Rehabilitation, and Site Acquisition in Transit Areas.
- ▶ In 2025, Mecklenburg County voters approved a funding source for the Mobility Plan, estimated to generate \$19.4 Billion for transportation and transit projects over the next 30 years, intensifying concerns about potential displacement in transit corridors.

## Policy Question

- ▶ What enhancements are needed to the Affordable Housing Funding Policy to integrate with the goals of the Mobility Plan and to mitigate displacement pressures now that the transit and transportation projects are funded?

## Committee Charge

- ▶ Review the city's current Affordable Housing Funding Policy and ways it is integrated with mobility and anti-displacement goals
- ▶ Evaluate potential changes to the bond allocation categories and location priorities
- ▶ Review the city's current affordable housing partnership strategy to ensure effective use of public-private partnerships in housing investments
- ▶ Propose any recommended enhancements to the Policy for consideration by full Council

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# HOUSING: STORY

**Traditional Focus on Housing Unit Production**



**More Holistic Focus on Resident Outcomes**



**Economic Mobility**



**Neighborhood Affordability**



**Residential Stability**

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## Housing Funding Policy Goals

### ▶ Economic Mobility

*Residents will have access to services that increase employment, income, and wealth and reduce barriers to housing stability*

### ▶ Neighborhood Affordability

*Residents of all incomes will have access to diverse housing options in thriving neighborhoods*

### ▶ Residential Stability

*Residents will have access to safe, quality, affordable housing and supports to help them maintain housing stability*

## Housing Bond Investment Priorities

### ▶ Priority Populations

Focus on homebuyers, lower-wage workers, households at-risk for displacement, and vulnerable populations

### ▶ Location Priorities

Incentivize locations where investment increases housing choice and creates the greatest impact

### ▶ Resident Services

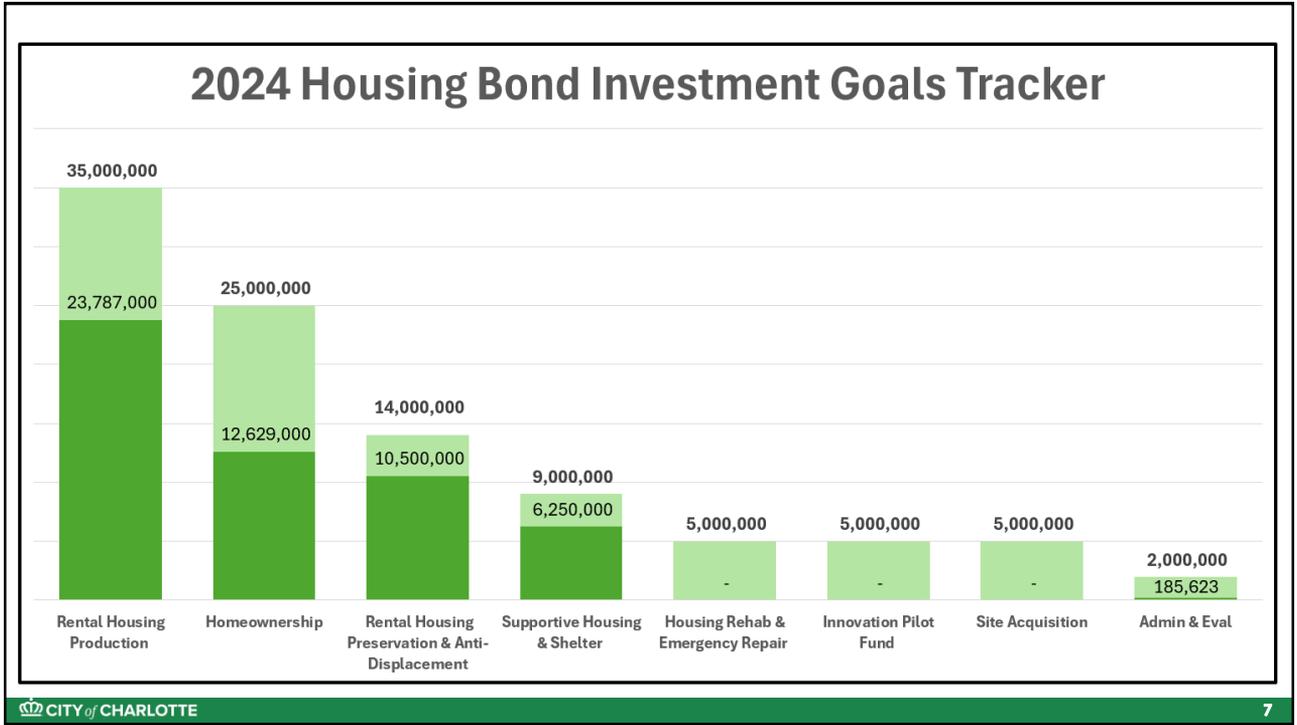
Link housing and services to create stronger outcomes

### ▶ Partnerships and Leverage

Build partnerships and leverage the market

### ▶ Innovation

Activate bold ideas with potential to scale



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## \$100 Million Housing Bond Activation

Investment Category	Goal	Balance	Activation Plan
Rental Housing Production	\$35 M	\$11.2 M	<ul style="list-style-type: none"> <li>• Housing Trust Fund RFP                             <ul style="list-style-type: none"> <li>◦ Third round recommendations April 2026</li> </ul> </li> </ul>
Homeownership*	\$25 M	\$12.3 M	<ul style="list-style-type: none"> <li>• Housing Trust Fund RFP</li> <li>• House Charlotte Program</li> <li>◦ Rolling Homeownership RFP May 2026, if funding available</li> </ul>
Rental Housing Preservation	\$14 M	\$3.5 M	<ul style="list-style-type: none"> <li>• Rolling NOAH RFP</li> <li>• Small Landlord Retrofit Program/HVAC Pilot</li> </ul>
Supportive Housing and Shelter Capacity	\$9 M	\$2.75 M	<ul style="list-style-type: none"> <li>• Housing Trust Fund RFP</li> </ul>
Housing Rehab and Emergency Repair*	\$5 M	\$5 M	<ul style="list-style-type: none"> <li>• RFP for Partner Rehab, spring 2026</li> <li>• Applications open for Emergency Repair</li> </ul>
Innovation Pilot Fund	\$5 M	\$5 M	<ul style="list-style-type: none"> <li>• HSC Committee provided guidance, staff cultivating opportunities to bring forward for consideration</li> </ul>
Site Acquisition*	\$5 M	\$5 M	<ul style="list-style-type: none"> <li>• TOD Land Acquisition RFP</li> </ul>
Administration & Evaluation	\$2 M	\$1.8 M	<ul style="list-style-type: none"> <li>• RFP and Partner Contracts for Evaluation and Services</li> </ul>
Total	\$100 M	\$46.6 M	

\*Note: There are other funding sources for these activities, in addition to the bond investment, including \$1.74 Million available for land acquisition in the Affordable Housing Density Bonus Program Fee-in-Lieu funds.

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## Housing Trust Fund Schedule

Milestone	Dates
Release Request For Proposals	December 4, 2025
Proposal Submission Deadline	January 30, 2026
Council Committee Discussion	April 6, 2026
City Council Action Preview	April 13, 2026
City Council Approval	April 27, 2026
Next RFP Cycle (if funding available)	Summer 2026

**Note:** NOAH, Land Acquisition (and future Homeownership) are rolling RFPs that stay open until funds are depleted. Applications may come forward to Council outside this cycle.

## Referral Next Steps

### ► March

- Discuss 2026 bond allocation categories, location priorities, and alignment with mobility investments and anti-displacement goals
- Review the city's current affordable housing partnership strategy

### ► April

- Staff provide draft recommendations based on Committee feedback, for Committee discussion and consideration

### ► May-June~

- Continue Committee discussion as needed
- Present recommendations to full Council for consideration

# Discussion

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