
Housing Committee Meeting Summary – April 6, 2026

COMMITTEE AGENDA TOPICS

1. Housing Trust Fund Request for Proposals Overview
2. Activating Public Land for Affordable Housing

COMMITTEE INFORMATION

Committee Members Present:Joi Mayo (CMGC), J.D. Mazuera Arias (CMGC), Renee’ Johnson (virtual), Kimberly Owens (CMGC)

Committee Members Absent LaWana Mayfield

Other Council Members: Dante Anderson (virtual), James Mitchell

Staff Resources: Rebecca Hefner, Housing & Neighborhood Services
Warren Wooten, Housing & Neighborhood Services

Meeting Duration: 9:00 – 10:30 AM

MEETING SUMMARY

City Council member Owens called the meeting to order and asked everyone to introduce themselves.

Housing Trust Fund (HTF) Request for Proposals Overview

In December 2025, the city issued a Request for Proposals (RFP) for HTF Affordable Housing Development Support, the third funding cycle following the \$100M bond referendum approved in November 2024. The deadline for developers to submit responses to the RFP was January 30, 2026. Staff are evaluating the proposals for financial feasibility and alignment with City Council’s funding priorities and will submit recommendations to City Council at its April 13, 2026 action preview meeting.

The Committee received an overview and discussed:

- Housing Trust Fund: what it is, how it’s funded, and bond funding cycles since 2002.
- Low Income Housing Tax Credits (LIHTC), including LIHTC key parameters.
- 2024 \$100M Housing Bond status - investment allocations and investments made in each category; Council has the discretion as a body to reallocate funds from any category at any given time.
- Investment priorities (priority populations, location priorities, resident services, partnerships and leverage, and innovation).
- Proposals (applications) received in response to the RFP..
- HTF process: how proposals are reviewed and evaluated. This includes a review of eligibility (meeting requirements of RFP), financial feasibility, development track record and capacity, planning review; negotiations and refinement with developers; alignment with city priorities, cost per unit and feasibility re: fund balance and constraints.
- [Housing Locational Tool](https://community.charlottenc.gov) scoring components (<https://community.charlottenc.gov>)
- What sets strong projects apart (value proposition, advancing and expanding impact, and advancement of Council’s strategic priorities and initiatives)

- The Housing [Affordability Gap](https://data.charlottenc.gov) (<https://data.charlottenc.gov>): The city has a variety of strategies working together to meet the gap including creating and preserving affordable housing, helping residents upskill, learn trades and potentially get on the path of economic mobility, etc., along with investments being made by the County; the HTF is one of the tools, but itself will not meet the need.

Highlights of Committee discussion:

- Expressed interest in incorporating future planned transit projects including high frequency bus service in the location score; exploring a requirement that developers complete the rezoning process prior to applying for city financial support; examining the city's policy to require 20% of subsidized units be available for 30% AMI households.
- Noted that lower overall household income in an area can limit the ability to attract amenities.

Activating Public Land for Affordable Housing

The committee received an overview of various strategies used to activate public land for affordable housing. Strategies are guided by city policies and goals (Guidelines for the Evaluation and Disposition of City Owned Land for Affordable Housing, Affordable Housing Funding Policy, NEST Commission recommendations). City land development activities represent an opportunity to layer broader city goals to maximize input – mobility/housing goals, investing in Corridors of Opportunity, and developing social multi-outcome hubs.

Staff reviewed the strategies and discussed how each is evaluated and applied for each unique scenario. Strategies include:

- Requests for Proposals. For city-land suitable for affordable housing as identified through staff assessment of the city's asset portfolio. Example: Evoke Living at Ballantyne.
- City Directed Land Development. Staff identify preferred development plan and release RFP for development partner to activate the plan. This is best used for: mixed-use development, significant impact on neighborhood character, testing innovative approaches. Example: Eureka Street (portion of Double Oaks School site).
- Land Acquisition and Development. City participates in site purchase of strategic land assets, either directly by city (example: Catherine Simmons Ave.) or through support of a development partner acquisition request (example: Dorton Street acquisition by Give Impact).
- Public Development Model. Innovative model best suited for larger mixed-income, mixed-use developments; model is currently under evaluation and to be reviewed by Committee at a future meeting.

Public land partnerships was discussed. These partnerships – amongst the City, County and CMS – provide opportunities to leverage public land for affordable housing. An example of this is CMS' planned Educator Village, for which City Council committed \$1M in pre-development activities in FY 2025. City Council will consider an Interlocal Agreement regarding the CMS Educator Village at a future business meeting.

Staff also provided an update on an opportunity to leverage four city-owned parcels to showcase affordable homeownership opportunities created through the Housing Innovation Challenge (Challenge). The Challenge will kickoff in Charlotte at the May 2026 Housing Innovation Summit, at which ten professional building-student teams will be announced. The teams will then proceed to build homes at ten locations in Charlotte neighborhoods, including at four city-owned parcels. The four city-parcels are recommended to be donated to Habitat for Humanity which will serve as the sponsor for the Challenge development on the four parcels, and sell the properties to qualifying homeowners upon completion.

Highlights of Committee discussion:

- Expressed interest in receiving information about municipal authority to implement fee-in-lieu options in North Carolina; receiving a briefing on inclusionary zoning; being intentional about requiring 30% AMI rental units in all city-funded developments.

Adjournment

Meeting adjourned at approximately 10:30 a.m.

MEETING MATERIALS

All meeting materials are available online at the [Charlotte Legistar Site](https://charlottenc.legistar.com/Calendar.aspx) (<https://charlottenc.legistar.com/Calendar.aspx>). City Council Committee meeting videos and transcripts can be viewed on the [City of Charlotte's YouTube channel](https://www.youtube.com/charlottegovchannel) (<https://www.youtube.com/charlottegovchannel>). The direct link to the April 6, 2026 meeting video link is [Housing Committee 04062026](https://www.youtube.com/watch?v=EXvxpzOhByM) (<https://www.youtube.com/watch?v=EXvxpzOhByM>).
