



Charlotte City Council
Housing, Safety & Community Committee
Summary
February 6, 2023

COMMITTEE AGENDA TOPICS

- I. Development Fees / Fee Reimbursement Pilot (Action)
- II. Housing & Jobs Summit Follow-Up (Informational)

COMMITTEE INFORMATION

Committee Members Present: Victoria Watlington (virtual), Lawana Mayfield (CMGC); Tariq Bokhari (CMGC), Renee' Johnson (CMGC); Marjorie Molina (CMGC)

Other Council Members Present: Braxton Winston (CMGC)

Staff Resources: Reenie Askew, City Manager's Office
Shawn Heath, Housing & Neighborhood Services
Rebecca Hefner, Housing & Neighborhood Services
Alyson Craig, Planning, Design & Development

Meeting Duration: 4:00 – 5:30 PM

Video available online: <https://www.youtube.com/watch?v=NloLU64rGv8>

MEETING MATERIALS

All meeting materials are available online at <https://charlottenc.legistar.com>

- 1. Presentation: Development Fee Reimbursement Pilot
- 2. Presentation: Housing & Jobs Summit Follow-Up

DISCUSSION HIGHLIGHTS

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

Development Fee Reimbursement Pilot

Rebecca Hefner reminded the committee that this item was a policy referral, to explore options to lessen the financial burden that development fees place on affordable housing development. Ms. Hefner shared feedback received from developers, including their ideas and recommendations. The committee considered a recommendation for a development fee reimbursement pilot program funded with a \$1.5 million investment of American Recovery Plan Act (ARPA) funds for eligible affordable housing projects.

Alyson Craig shared that there is no one single tool that will comprehensively address affordable housing development; this pilot would be considered one component of a suite of items (legislative, funding, etc.) to help with affordable housing production.

Committee members discussed advocating for inclusionary zoning. The city attorney's office was asked to provide background on the history of the city's evaluation/consideration of inclusionary zoning and what other North Carolina communities are doing. The committee also discussed that Mecklenburg County is considering advocating for expansion of the Homestead Exclusion, and that the city would be looking at partnering in that advocacy.

MOTION AND VOTE. Council member Mayfield made a motion to move the proposed Development Fee Reimbursement Pilot Program forward to full Council for discussion. Council member Molina seconded the motion. The vote was 4:1 in favor of the motion (In favor: Watlington, Mayfield, Johnson, Molina; Opposed: Bokhari).

Housing and Jobs Summit Follow-Up

Shawn Heath provided an overview of key themes in support of production and preservation of affordable housing that emerged through Council feedback at the Housing and Jobs Summit, as well as housing related discussions at committee and Council meetings during the past year.

The committee provided feedback including:

- Jobs and housing have an inextricable component
- Providing opportunities for people/developers that are not often heard from to present unique ideas
- View reducing costs for affordable housing development from the perspective of city/county costs/fees that can be cut, not how to subsidize these city/county costs/fees
- Ensure Council has opportunities to consider all decisions related to affordable housing investments and programs
- Find ways to encourage and support eco-villages and co-housing
- Owners of nuisance NOAHs should not be able to benefit from city support in any way
- Find ways to hold owners of nuisance properties accountable
- Explore ways to protect voucher holders who have successfully rented for years at a development, but then the landlord of the development suddenly begins refusing to accept the subsidy/voucher or otherwise increase rents beyond what the tenant can afford and evicts tenants
- Be aware of possible impacts related to the maximum home purchase price in the city's House Charlotte homeownership assistance program
- Council can take action as needed/deemed necessary to bring clarity to housing policy

Mr. Heath also shared that staff has been in frequent conversations with the stakeholders of Three Sisters Market. There are various steps they are in the process of completing (fundraising, board development, staffing, site-control, etc.) - this is related to the city's previous ARPA earmark to support the market contingent upon satisfactory completion of these things. Mr. Heath also shared that staff is still in conversations with the development team of Brookhill to allow staff to stay abreast of the redevelopment plans.

Next Meeting

The next meeting will occur on March 6, 2023.

Meeting adjourned at approximately 5:30 pm.