



COMMITTEE AGENDA TOPICS

1. Policy Referral – Solid Waste Services Ordinance
2. Affordable Housing Innovation: New Models and Strategies
3. Land Acquisition Recommendation – Five Points

COMMITTEE INFORMATION

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

Other Council Members: n/a

Staff Resources: Monica Allen, City Manager’s Office
Rodney Jamison, Solid Waste Services
Rebecca Hefner, Housing & Neighborhood Services
Warren Wooten, Housing & Neighborhood Services

Meeting Duration: 9:00 – 10:30 AM

MEETING SUMMARY

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

Policy Referral: Solid Waste Services

On January 27, 2026, the Mayor asked the Committee to review and recommend technical updates or enhancements needed to clarify or modernize the Solid Waste Ordinance (Chapter 10). The ordinance was last revised effective January 2018.

Staff provided an overview of recommended technical updates including clarifying definitions, ADU eligibility for curbside collection, service eligibility for business enterprises, townhomes, apartments, condominiums and multiplexes (duplexes, triplexes, quadraplexes, etc.). The proposed updates do not include changes to service. Staff shared that they have evaluated leaf vac trucks – specialized vehicles designed to collect loose leaves from the curb – and determined that they are not cost effective for a city the size of Charlotte and also may also create safety concerns for staff and the public.

The Committee expressed support for the updating the ordinance.

MOTION AND VOTE. Council member Mazuera Arias made a motion to recommend updating the Solid Waste ordinance as presented by staff. Council member Owens seconded the motion. The Committee voted unanimously to support the motion.

Affordable Housing Innovation: New Models and Strategies

The Affordable Housing Funding Policy encourages innovative, scalable approaches to housing affordability and new incentives to activate private market participation in affordable housing development. Staff provided an overview of two potential new models/strategies for Committee discussion and feedback.

1. Tax Review Supported Investment (TRESI). A collaborative City-County property tax grant that utilizes new property tax revenue generated by new market-rate developments to support affordable units and create mixed-income housing. Eligible developments would provide a minimum of 20% of units to households earning 60% and

below AMI (required to satisfy state statutes) and receive an annual grant from the City and County equal to a percentage of new property tax revenues.

2. **Public Development Model.** An innovative strategy for delivering diverse price-point housing for working families with reduced municipal funding. Highlights include: City issues tax-exempt revenue bonds for a development - no Housing Trust Fund or other city funding required; minimum of 20% of units to households earning 60% and below AMI (required to satisfy state statutes); City owns the project (land and improvements) and controls asset at the end of the debt period; City partners with experienced developer and subsequent asset and property managers; City assumes both upside and downside risk.

The Committee expressed interest in further evaluation of the models, noting opportunities to activate Council priorities around anti-displacement, transit-oriented development, and creating units that meet local priorities. Committee members provided feedback on potential program design, optimal affordability mix, and guardrails to protect the city and emphasized the opportunity to utilize local firms and explore applicability to single-family developments to create affordable homeownership opportunities.

Staff will continue to work with internal and external partners to explore and refine possible program parameters and return to Committee at a future meeting with additional information.

Developer Land Acquisition Support – Five Points

Historic West End Partners, Inc. (HWEP) has submitted a request for city support for its proposed land acquisition on the Gold Line at Five Points, in response to the city’s rolling TOD Land Acquisition RFP. HWEP’s development proposal includes a mixed-use development with a housing component; development details will be refined over the coming months.

Staff provided an overview of the TOD land acquisition program and the HWEP request. City land acquisition support will enable HWEP to secure ownership of the land, while simultaneously ensuring that there will be affordable units included in the housing component of the mixed-use project. Support at this early phase creates an opportunity for the city to work closely with the development team on the housing proposal which is expected to come back to the city through a HTF RFP when plans are fully developed. While the affordability and AMI ratio commitments are still to be determined as plans are finalized, staff noted that affordability requirements will be in accordance with the requirements of City Council’s Affordable Housing Funding Policy which requires a minimum of 20% of units affordable to 30% AMI households. Proposed funding for the land acquisition will include combined Housing Trust Fund and TOD Affordable Housing Program Fee-in-Lieu funds in the amount of \$4,131,000.

The Committee expressed support for the land acquisition request. Council member Johnson expressed a desire to have more definitive information and commitment for the number of affordable units and AMI levels served, with a specific commitment for 30% AMI units.

MOTION AND VOTE. Council member Mazuera Arias made a motion to recommend the proposal to the full City Council for consideration and approval of the funding request for the acquisition of the proposed land along the Gold Line for future affordable housing. Council member Owens seconded the motion. The Committee voted 4-1 (Mayfield, Mazuera Arias, Mayo, and Owens in favor; Johnson opposed)

Adjournment

Meeting adjourned at approximately 10:30 a.m.

MEETING MATERIALS

All meeting materials are available online at the [Charlotte Legistar Site](#). City Council Committee meeting videos and transcripts can be viewed on the [City of Charlotte’s YouTube channel](#). The *February 5, 2026 meeting link is [Charlotte City Council Committee Meetings - February 5, 2026](#)*.

Solid Waste Services Ordinance Revisions

HOUSING COMMITTEE

FEBRUARY 5, 2026

Rodney Jamison, Director

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Solid Waste Services Ordinance Revisions

Council Priority Alignment

- ▶ Great Neighborhoods, Safe Communities and Well-Managed Government focused on the Environment

Purpose

- ▶ Introduce the referral topic related to Chapter 10, Articles I and II, technical changes and modernization

Key Takeaways

- ▶ Council previously revised City Code Chapter 10 on September 11, 2017, with an effective date of January 1, 2018.
- ▶ The SWS ordinance was separated from the Public Health Nuisance ordinance, which is enforced by Code Enforcement.
- ▶ There are clarifications and enhancements necessary to modernize the Ordinance and to conform with current practices and regulations.

2

Policy Referral Summary

Description

The City of Charlotte's Solid Waste Services Ordinance (Code of Ordinances, Chapter 10, Article II) governs the types of solid waste services – such as trash, recycling, yard waste, and bulky item pick up – provided by the city's Solid Waste Services Department. These services are necessary for the preservation of the health and general welfare of the people of the city. The Solid Waste Services Ordinance was last updated in 2017. There are clarifications and enhancements necessary to modernize the Ordinance and to conform with current practices and regulations.

Policy Question

- ▶ What technical updates are needed to clarify and modernize the Solid Waste Services Ordinance?

Committee Charge

- ▶ Review current Health & Sanitation Ordinance, Chapter 10, Articles I and II.
- ▶ Recommend any technical changes/enhancements necessary to clarify and/or modernize the ordinance.

Objectives



Provide background information



Offer reasons for the ordinance revisions



Outline key ordinance revisions



Provide next steps

Background

Council previously revised City Code Chapter 10 on September 11, 2017, with an effective date of January 1, 2018.

The SWS ordinance was separated from the Public Health Nuisance ordinance, which is enforced by Code Enforcement.

SWS ordinance is codified in Chapter 10, Article I (definitions) and Chapter 10, Article II (collection services).

Reasons for the Ordinance Revisions

- ▶ Ordinance revisions are **not** meant to delve into service level changes (enhancements or reductions)
- ▶ Clarify service eligibility for duplexes, triplexes, quadraplexes, townhomes, and etc.
- ▶ Ordinance revisions are necessary to conform to SWS's longstanding service delivery approach.

Reasons for the Ordinance Revisions

- ▶ **SWS collection services (dumpster vs. rollout) has been based on the number of residential units in the residential development for:**
 - Duplexes, Triplexes, Quadraplexes, etc.
 - Townhomes
 - Apartments, Condos

Outline Key Ordinance Revisions – Modified definition and updated references

Large Container-eligible development means 30 or more residential units in a residential development approved by the city prior to January 1, 2018, or 12 or more residential units in a residential development approved by the city after January 1, 2018. For this definition, any calculation of the number of the residential units shall include those residential units in duplexes, triplexes, quadraplexes, apartments, condos, townhomes, and/or residential units sharing a common wall or roof. This definition excludes detached single-family dwellings.

Outline Key Ordinance Revisions – Modified definition and updated references

Small Container-eligible development means 29 or less residential units in a residential development approved by the city prior to January 1, 2018, or 11 or less residential units in a residential development approved by the city after January 1, 2018. For this definition, any calculation of the number of the residential units shall include those residential units in duplexes, triplexes, quadraplexes, apartments, condos, townhomes, and/or residential units sharing a common wall or roof. This definition excludes detached single-family dwellings.

Outline Key Ordinance Revisions – Modified definition

- Personal waste container means any container that is not a city-issued container and is used by a person for collection services of ~~garbage and recyclables, and is smaller than a large waste container~~ yard waste.
- Small waste container means the city-issued receptacle for use by a person for collection services of garbage, recyclables, and small business garbage.

Outline Key Ordinance Revisions – New definition

- ▶ Unified Development Ordinance approval means any approval of a premises for purposes of zoning, subdivision, or development by the City's Planning, Design and Development department, or other designated department of the city.

Outline Key Ordinance Revisions – Amended Section 10-30

- ▶ **Updated Section 10-30(a)(1)**
 - This service shall be provided to city facilities and the following residential units: detached single-family dwellings, ~~duplexes, triplexes, quadplexes, small multi family development~~ small waste container-eligible development, and ~~large multi family development~~ large waste container-eligible development.

Outline Key Ordinance Revisions – Amended Section 10-31

▶ Added Section 10-31(a)(3) and renumbered remainder

- A business enterprise is eligible to receive a small waste container for service pursuant to section 10-30(b) and section 10-30(c).

Outline Key Ordinance Revisions – General

- Clarified that accessory dwelling units are eligible to receive curbside collection services in a separate small container. Any accessory dwelling unit must have its own address.
- Updated references throughout ordinance.
- Streamlined language to improve readability.

Next Steps

1

Committee discussion and vote today (if ready) on recommended ordinance revisions

2

If Committee votes in favor of ordinance revisions, policy item will be placed on future Council agenda for vote

3

If Council votes in favor of ordinance revisions, ordinance revisions will become effective soon thereafter

Questions/Comments



Affordable Housing Funding Policy

HOUSING COMMITTEE

FEBRUARY 5, 2026

1

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

2

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**

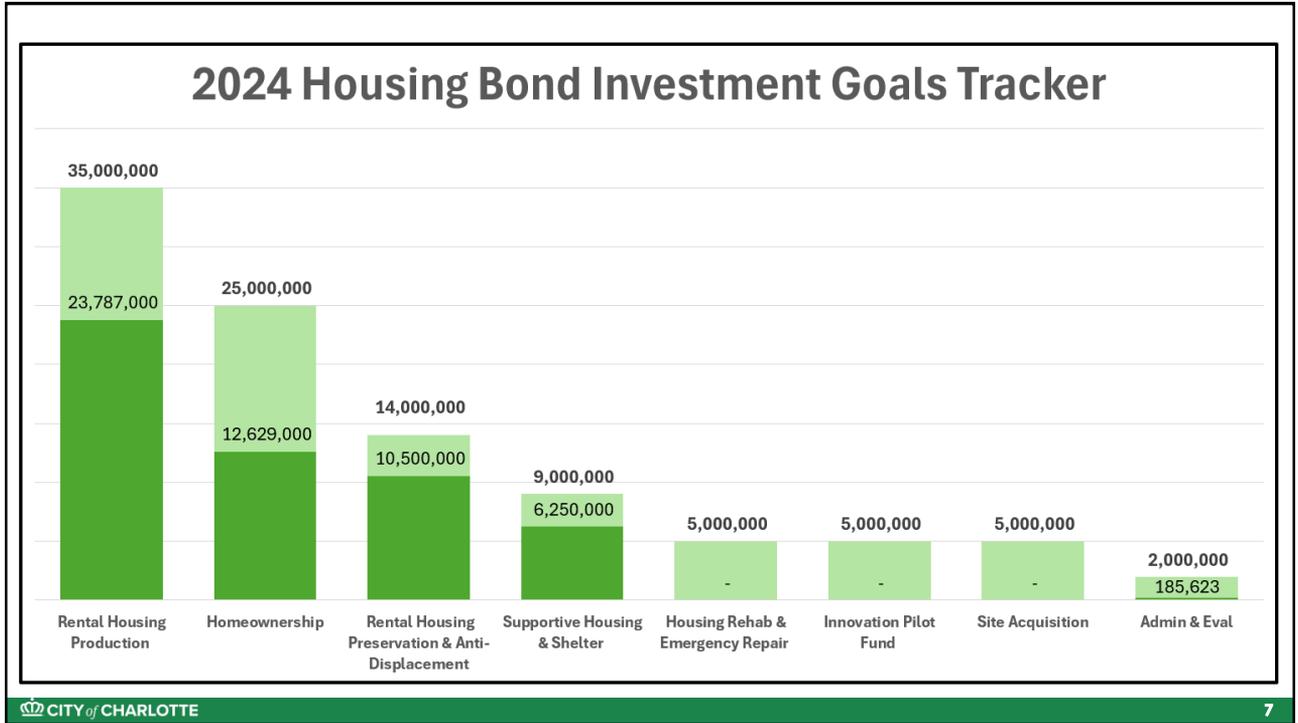
Link housing and services to create stronger outcomes

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

HOUSING COMMITTEE
 FEBRUARY 5, 2026

1

Land Acquisition Funding Recommendation: Five Points

Council Priority Alignment

- ▶ Great Neighborhoods; Affordable Housing

Purpose

- ▶ Provide an overview of the city's Land Acquisition Request for Proposals and introduce a staff recommendation for land acquisition investment in a Transit-Oriented Development area along the Gold Line in District 2.

Key Takeaways

- ▶ Land acquisition in Transit-Oriented Development areas is funded by Affordable Housing Density Bonus Fee-in-Lieu funds and allocations in the Housing Trust Fund.
- ▶ The city has a rolling Request for Proposal (RFP) for Land Acquisition in Transit-Oriented Development Areas. A response to this RFP was submitted by Historic West End Partners and The Integral Group on January 20, 2026.
- ▶ Staff recommends investment of \$4.13 Million in the Developer's acquisition of land along the Gold Line for future affordable housing.

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Land Acquisition for Affordable Housing

- ▶ Land acquisition is an affordable housing development approach that allows the city to make forward-leaning investments in strategic development locations
- ▶ Acquisitions can be made by the city directly or through a development partner
- ▶ This approach typically involves a two-stage process:
 - In stage one, the city supports the land acquisition
 - In stage two, the city approves the affordable housing development including any subsidy investment
- ▶ The Barton South affordable housing community along the Blue Line (2022) and the Dorton Street parcel along the Blue Line Extension (2024) are examples of city-funded land acquisition

Transit-Oriented Development Land Acquisition Program Overview

- ▶ As part of the Unified Development Ordinance adopted in 2022, the city established Development Bonuses to incentive the voluntary inclusion of City Council objectives in certain development areas, including affordable housing [Section 16.3]
- ▶ The Affordable Housing Density Bonus allows developers to increase project density through several options:
 - Provide affordable housing units on-site, pay a fee-in-lieu, provide affordable housing off-site, and dedicate land for affordable housing
- ▶ When collected, fee-in-lieu revenue is allocated to support land acquisition in Transit-Oriented Development areas
 - Current available balance of \$1.74 Million (additional \$14 Million in commitments)
- ▶ In addition, City Council allocated \$5 Million in the 2024 Housing Bond to strategic land acquisition in transit areas

Transit-Oriented Development Land Acquisition Program Overview

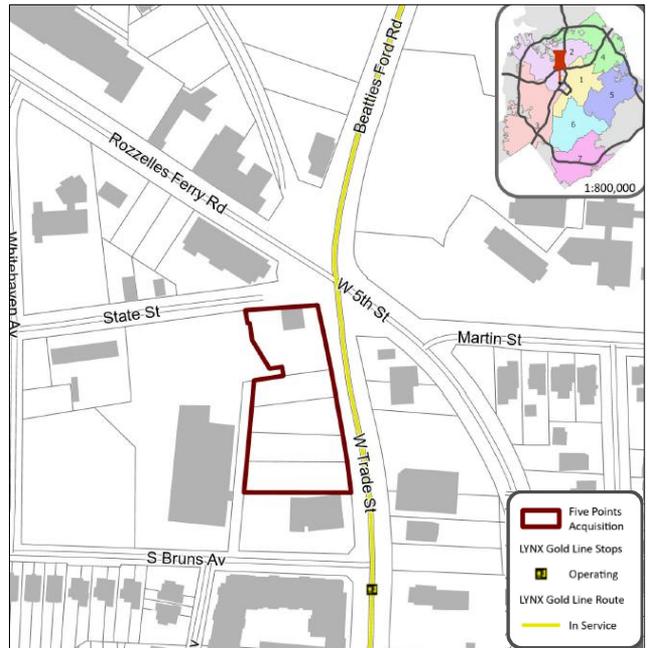
- ▶ In January 2024, the city issued a rolling Transit-Oriented Development (TOD) Land Acquisition RFP to support developer acquisition of TOD-zoned land for future affordable housing
- ▶ The rolling RFP allows the city to evaluate proposals on a rolling basis as market opportunities arise, and allows developers/community partners to be responsive to quickly changing market conditions
- ▶ The RFP allows for 90% financing of land acquisition in TOD areas through a short-term (up to three years) loan
- ▶ When proposals seeking land acquisition support are approved by the city, staff will then work with the developer over the term of the loan to finalize project concepts for the development of affordable housing on the property, in alignment with City Council priorities
- ▶ Full proposals for affordable housing will be considered by City Council through future Housing Development Fund requests for proposal
- ▶ The city's investment is protected through a lien against the property

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Development Details

- **Historic West End Partners**
- **District:** 2
- **Request:** \$4,131,000
- **Description:** Acquisition of 1.25-acre assembled site for a proposed affordable housing development. Estimated yield of 145 units (exact yield TDB)
- **Zoning:** NC
- **HTF within 0.5 miles:** 1
- **Site Score:**

Proximity	Access	Change	Diversity	Total
8.0	5.9	8.6	6.2	28.70



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Housing Trust Fund Forecast [If Recommendation Is Approved]

Land Acquisition / Housing Trust Fund Balance	
Affordable Housing Density Bonus Fee-in-Lieu Revenue Current Balance	\$1,740,000
Housing Trust Fund Site Acquisition Category Current Balance	\$5,000,000
Less Land Acquisition Recommendation	(\$4,140,000)
Housing Trust Fund Site Acquisition Category Ending Balance <i>(if recommended project is approved)</i>	\$2,600,000
Housing Trust Fund Total Ending Balance <i>(if recommended project is approved)</i>	\$44,200,000

Next Steps

- ▶ February 5, 2026 – Economic Development and Workforce Committee will receive an overview of the proposed Five Points Mixed-Use Development
- ▶ February 9, 2026 – Council will receive an overview of the land acquisition recommendation at Action Preview meeting
- ▶ February 23, 2026 – Council Vote on Land Acquisition at Council Business Meeting

Questions

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