
Housing Committee Meeting Summary – April 21, 2026

COMMITTEE AGENDA TOPICS

1. Housing Trust Fund Request for Proposals Overview

COMMITTEE INFORMATION

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

Committee Members Absent: n/a

Other Council Members: n/a

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

Meeting Start Time: 3:00 p.m.

MEETING SUMMARY

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

Housing Trust Fund (HTF) Request for Proposals Overview

The Committee received an overview of the Affordable Housing Funding Policy, Housing Trust Fund current balance, current request for proposals (RFP) applications discussed at the April 13, 2026 City Council meeting, location of the current applications along with 2024 housing bond investments, and proposals recommended for deferral.

The Committee received the following information:

- Details of four proposals recommended for deferral to a future RFP funding application opportunity: River District II, Nevin Place, The Grier Reserves, and West Side CLT Scattered Site Homeownership+ADUs. Staff will continue to work closely with these developers in an effort to help them strengthen their proposals and create stronger value propositions for the city in future RFP application opportunities.
- Housing innovation is anticipated to be cultivated in partnership. The Committee and Council have already seen innovation in action in ways other than through the HTF, for example: the transfer of City-owned property to Habitat to support the Housing Innovation Challenge and the discussion around public development models.
- The Housing Trust Fund is one single tool among many that the city employs to address housing stability - Council’s decision to invest in resident services alongside other tools is important.
- Staff talked through different developer homeownership models that the city has participated in (e.g., Habitat’s model that provides a 15-year re-sale provision, effective period of additional restrictions for 45 years, and right-of-first refusal).

Highlights of Committee discussion:

- Noted desirability of larger rental units with 3 or more bedrooms, to serve families.
- Expressed interest in balancing needs across household types (e.g., low-income senior households, families, etc.).
- Noted the number of homeless students reported by CMS and the desire to help address the represented need through the city's housing investments.
- Requested information be included in project summaries regarding whether a proposed development has been considered in previous HTF RFP rounds and if so, what has changed since previous submissions that effectively strengthens the current proposal.
- Expressed interest in better understanding what occurs when developers commit, as part of a rezoning petition, that the use of the property will "revert back" to the original zoning classification should the developer be unsuccessful securing affordable housing funding for their proposed housing project.

At the May Committee meeting, and depending upon the outcome of action taken at the April 27, 2026 City Council business meeting, the Committee will have an opportunity to discuss how it would like to proceed with the remaining balance of HTF funds and make a recommendation to the full City Council if desired.

Adjournment

Meeting adjourned at approximately 4:30 p.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 21, 2026 meeting video link is [City Council Housing Committee - April 21, 2026](https://www.youtube.com/watch?v=QW5iyBnzBb4) (<https://www.youtube.com/watch?v=QW5iyBnzBb4>).
