



Affordable & Workforce Housing City Council Dinner Briefing

November 27, 2017

Today's Briefing

- Background
- Needs and Progress towards 5,000 units
- Next Steps

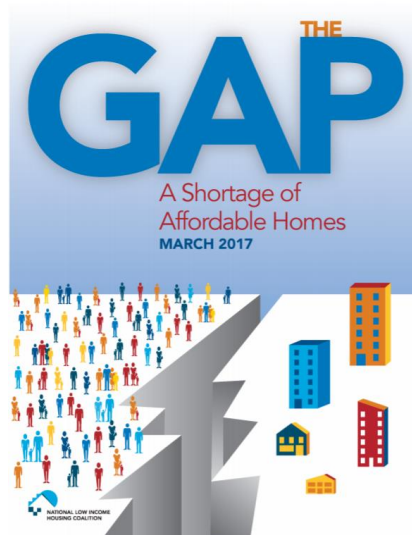


Council Updates

- › Monthly Updates at Workshops
- › August 28, 2017 - Dinner Presentations
- › October, 2017 - One Year Later Report
- › November, 2017 - Council Orientation

Affordable Housing Crisis is not a new issue and one that isn't unique to Charlotte

- › **"Not a single U.S. county has enough affordable housing"** (Fortune.com, 2015)
- › **"Every major metropolitan area in the US has a shortage of affordable and available rental homes..."** (National Low Income Housing Coalition, 2017)
- › **Charlotte's housing issues are substantially similar to those of many cities** experiencing growth.." (ULI Terwilliger report 2017)



Affordable housing intrinsically linked to:

- Good paying jobs
- Workforce development
- Safe neighborhoods and business districts
- Quality education
- Other services



Building communities and people not just housing units

Affordable Housing is a Community Wide Effort

▸ HOUSING ADVISORY BOARD

- Appointed by Mayor, City Council and County Commissioners
- Mission: To educate, advocate, engage and partner with community stakeholders to prevent and end homelessness and ensure a sufficient supply of affordable housing throughout Charlotte-Mecklenburg.

WELLS FARGO



charlotte CHAMBER



U.S. Department of Veterans Affairs



FOUNDATION FOR THE CAROLINAS



CHARLOTTE

Bank of America



CHA

Charlotte Housing Authority

BB&T

Carolinas HealthCare System



United Way of Central Carolinas

THE UNIVERSITY OF NORTH CAROLINA at CHARLOTTE



▸ CENTER CITY PARTNERS



▸ GREATER CHARLOTTE APARTMENT ASSOCIATION



▸ OTHERS COMMUNITY PARTNERS

- Developers
- Non-Profits
- Faith-Based Organizations
- Others

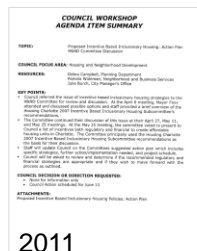
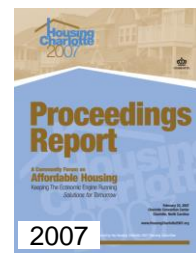
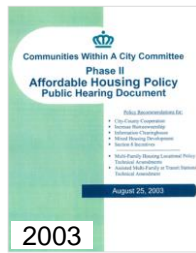
Charlotte's Housing Policy Goals



Charlotte's housing policies seek to:

- Preserve existing housing stock
- Expand the supply of affordable housing
- Provide safe and decent housing with priority for persons earning less than 80% AMI (\$56,550)

The work of affordable housing is evolutionary



Community Letter Overview

On October 3, 2016, Charlotte City Council issued a letter to the community outlining goals for policing, housing and jobs to address issues and concerns expressed following the Charlotte demonstrations.

This Community Letter is about **everyone working together** – across all communities – to make Charlotte the best city for all.

For City Council, that means four things in particular:

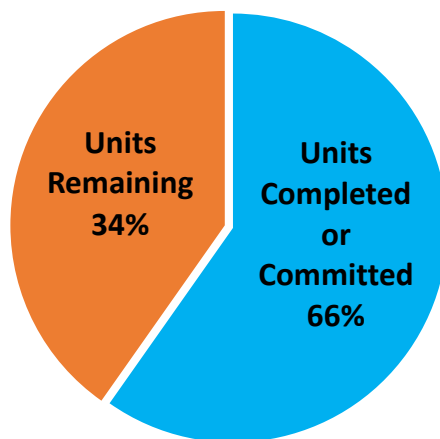
1. Trust in community policing
2. **Quality, affordable housing**
3. Good jobs and the skills to get them
4. Other opportunities: the community letter is just the beginning



 Community Letter

Progress Towards 5,000 units Goal

► Accomplishments: January 1, 2016 – November 22, 2017



 Community Letter

Recommendations for increasing affordable and workforce housing

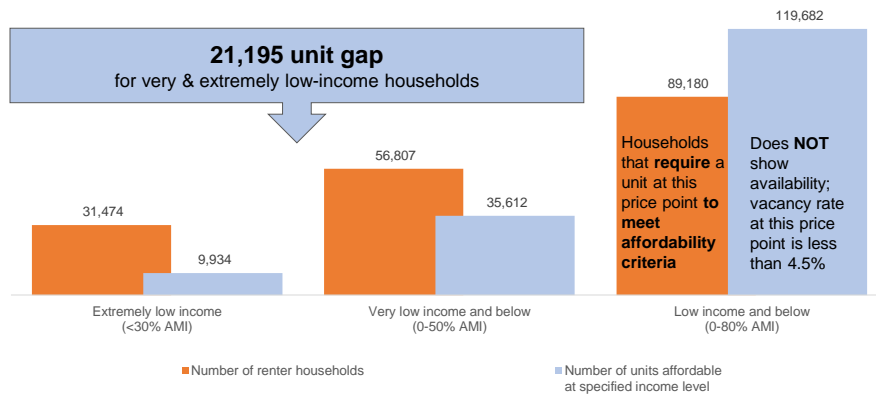
Recommendations	Opportunity Task Force	Terwilliger
Support City's goals of creating or preserving housing units	X	X
Pursue new and/or dramatically expanded sources of public funding to support affordable housing development	X	X
Engage private, nonprofit and public developers in new conversations to create innovative strategies to address locational and financial barriers to affordable housing.	X	X
Encourage and support more place-based initiatives that include affordable housing as part of neighborhood revitalization efforts	X	X
Ensure mixed income housing is always considered when planning new residential or mixed used development	X	X
Use excess public-owned land for affordable housing when feasible	X	X
Act on the recommendations outlined in the Charlotte-Mecklenburg Strategies for Affordable Housing Development Report	X	X

Current Need



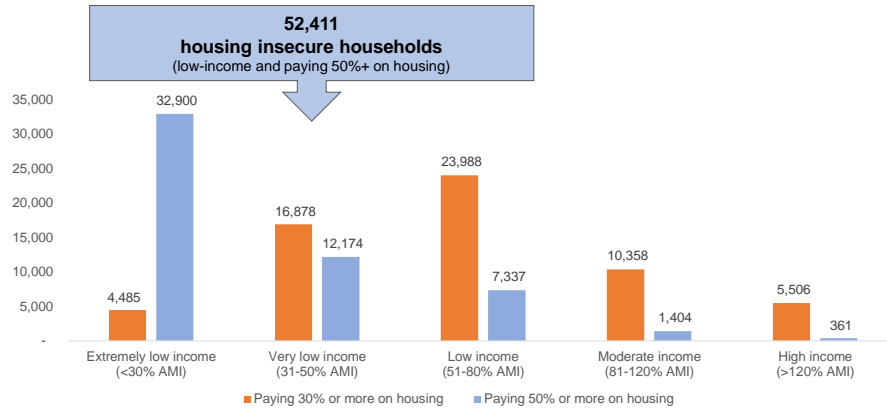
- **Mismatch** between naturally occurring housing market pricing and household incomes.
- Households of higher incomes are occupying more moderately priced units.
- Landlords can rent to anyone, and in naturally occurring affordable housing landlords often rent to higher income households than that which the unit can support.

Total affordable rental units by income level



Housing Insecurity

Households experiencing cost-burdens by income level



- 36% of Charlotte households experience **cost burdens**; 16% experience **housing insecurity**.
- Housing insecurity affect **renters** at a rate of nearly **three times higher** than owners.
- A **higher share of housing insecure renters** live in racially or ethnically concentrated areas of poverty (R/ECAPs) than hosing insecure owners.
- More than **one-half** of housing insecure owner and renter households are **single-person households**.
- More than **one-third** of housing insecure owners are **seniors** (65+ years or older).

Next Steps

- Complete the Comprehensive Strategic Housing Plan
- Continue implementation or development of the following:

1. Policy & Program Revisions and Process Improvements

- Land Development Permitting Process Improvements
- Housing Locational Policy
- Density Bonus
- Evaluate RFQs for City Land

Next Steps

2. Financial

- › Continue Housing Trust Fund Efforts
- › Determine the amount of the upcoming Housing Bond
- › Establish an Equity Fund
- › **Possible Acquisition of Public Property for Affordable Housing**
- › Possible Acquisition of Naturally Occurring Affordable Housing
- › Continue existing Programs / Partnerships
 - › House Charlotte Program
 - › Targeted Rehab Program
 - › Tenant Based Assistance
 - › A Way Home Endowment
 - › HousingCLT

3. Other

- › Monitor proposed tax reform to determine implications to local affordable housing

Next Steps

› Acquisition of publicly-owned land

- › Continue exploring best method for redevelopment for affordable and workforce housing with CMS and Developers

Possible Acquisition of Public Property



Double Oaks

Double Oaks

- 1209 Eureka Street
- 11.11 acres
- Zoned R-22 MF



Possible Acquisition of Public Property



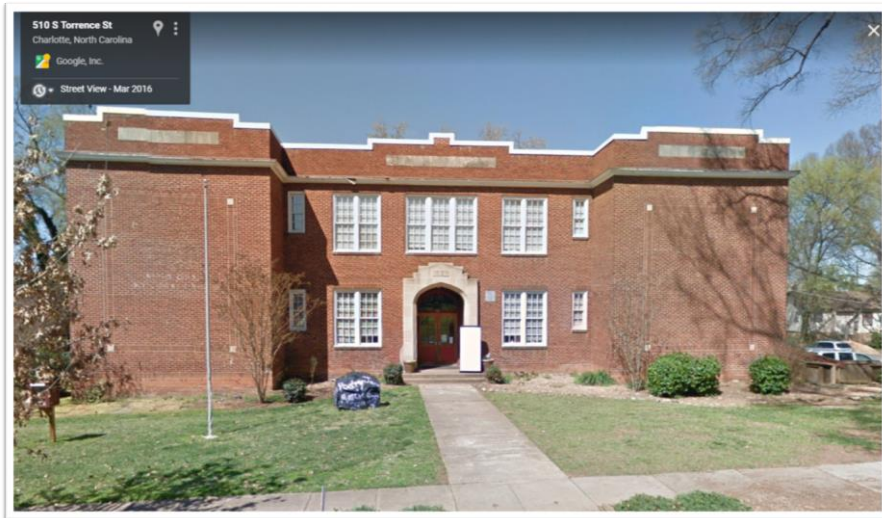
Wilmore

Wilmore

- 428 West Blvd
- 3.28 acres
- Zoned R-8



Possible Acquisition of Public Property



Morgan School

Cherry (Morgan School)

- › 510 S Torrence St
- › 1.78 acres
- › Zoned R-22 MF

