



Charlotte City Council
Housing, Safety & Community Committee
Summary
November 7, 2022

COMMITTEE AGENDA TOPICS

- I. Housing and Jobs Summit Planning (Informational)
- II. Development Fees (Informational)

COMMITTEE INFORMATION

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

Other Council Members Present: Braxton Winston (CMGC), James Mitchell (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=npC9mhY4-D8>

MEETING MATERIALS

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

- 1. Presentation: Housing & Jobs Summit Planning
- 2. Presentation: Policy Referral: Supporting Affordable Housing Development (Development Fees)

DISCUSSION HIGHLIGHTS

Council member Watlington called the meeting to order, asked everyone to introduce themselves, and provided an overview of the agenda.

Housing and Jobs Summit Planning

The committee discussed a future housing and jobs summit and expressed support for thinking about housing and economic development/economic mobility together. The committee suggested the summit be focused on policy-makers with actionable outcomes that could lead to innovative policy/programs, and could include understanding the barriers that residents experience, national best practices, and robust pre-read materials. The committee also encouraged staff to explore opportunities for resident education.

Development Fees

The committee considered a proposal for a development fee reimbursement pilot program to support the production of affordable housing development throughout the city and incentivize the inclusion of affordable units in market-rate developments. Rebecca Hefner explained that development of the proposed pilot program included evaluation by the city attorney's office. The pilot would not be applicable to projects already receiving city financing investments since the developer in these projects has already included total development fees as part of total project costs used in evaluating their financing gap and request for city assistance. The pilot proposes to incentivize affordable units in market-rate construction to help broaden the geography/locations where affordable units can go across the city, considering the current constraints in the way that tax credits work. Funding for the pilot is proposed to be sourced from ARPA funds; if the pilot is successful and Council wanted to extend the program in the future, funding would at that time need to be identified in the general fund.

Next Meeting

The next meeting will occur on December 5, 2022.

Meeting adjourned at approximately 5:30 pm.