



Charlotte City Council
Housing, Safety & Community Committee
Summary
December 5, 2022

COMMITTEE AGENDA TOPICS

- I. Housing Trust Fund Tune-up (Informational)
- II. Housing Partner Testimonial (Informational)
- III. ARPA Update - Housing (Informational)
- IV. Infrastructure Meeting Planning (Discussion)

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)

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

Meeting Duration: 4:00 – 5:30 PM

Video available online: <https://youtu.be/vz- uSd4gps?t=21638>

MEETING MATERIALS

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

- 1. Presentation: Housing Trust Fund Tune-up
- 2. Presentation: Housing Partner Testimonial (West Side Community Land Trust)
- 3. Presentation: ARPA Update - Housing
- 4. Infrastructure Meeting Planning

DISCUSSION HIGHLIGHTS

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

Housing Trust Fund Tune-up

Shawn Heath reminded the Committee that the HTF Tune-up was briefly discussed at the June 27, 2022 Great Neighborhoods committee meeting.

Warren Wooten walked the committee through a history of the Housing Trust Fund (HTF) and the current HTF program, eligible uses of the fund based on state enabling legislation, the purpose of a HTF tune-up, current economic conditions and outlook, feedback from developer's that have participated in the HTF program, future approaches under consideration, and the tune-up process. Future approaches under consideration, while not meant to be all-inclusive, include funding and zoning integration, strengthening the value proposition of HTF investments, enhancing the HTF application, clarifying funding priorities, and exploring opportunities to partner with large employers for teamforce housing. The winter HTF request for proposals (RFP) will move forward as planned. The Housing & Jobs Summit planned for January 2023 will also help to shape HTF updates, which will then be incorporated in the spring RFP.

Housing Partner Testimonial – West Side Community Land Trust

Charise Blackmon, Executive Director of the West Side Community Land Trust (WSCLT), provided an overview of the WSCLT and its work. She reminded the Committee that the city is currently partnering with WSCLT in the Commons at Carr Heights development with a \$2.2million HTF investment. The WSCLT plans to request additional city support and funds in the future to help realize its goals. Ms. Blackmon shared that the city can also help by ensuring council members are in alignment with residents, incorporating more flexibility in the HTF such as creating access to forgivable funds so that costs associated with repayment do not have to be passed along to residents, and making sure that residents are aware of what is happening in their communities (e.g., rezoning requests, etc.) so that the community's voice is heard.

Alyson Craig shared that community meetings will be required for all rezonings as part of the UDO, including conditional rezonings, thereby providing opportunities for residents to be involved. She also shared that the Community Area Planning process is an excellent place for residents to engage.

Anna Schleunes shared that land banking itself is not authorized by state statute, however, there are strategies the city can pursue that essentially accomplish the same thing, such as land acquisition with a specific intention to develop the land for affordable housing or some other public purpose.

Shawn Heath shared that the conveyance of city-owned land requires Council approval. The most recent proposals for city-owned land for affordable housing development will come back to Council when each project is ready for the land conveyance, and some of the proposed projects may additionally request HTF or other city support which will also come to Council.

ARPA Update - Housing

Shawn Heath provided an update on the \$47 million ARPA funds earmarked for strategic housing-related investments, including potential uses currently under consideration.

Infrastructure Meeting Planning

The committee discussed a future infrastructure meeting planned for January 2023.

Next Meeting

The next meeting will occur on January 3, 2023.

Meeting adjourned at approximately 5:30 pm.