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## Housing Committee Meeting Summary – March 5, 2026

### COMMITTEE AGENDA TOPICS

1. Policy Referral – Affordable Housing Funding Policy
2. Affordable Housing Funding Recommendation

### COMMITTEE INFORMATION

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**Committee Members Present:** LaWana Mayfield (CMGC), Joi Mayo (CMGC), J.D. Mazuera Arias (CMGC), Kimberly Owens (CMGC)

**Committee Members Absent** Renee’ Johnson

**Other Council Members:** n/a

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

**Meeting Duration:** 9:00 – 10:30 AM

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### MEETING SUMMARY

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

#### **Policy Referral: Affordable Housing Funding Policy**

On February 3, 2026, the Mayor asked the Committee to consider what enhancements to the Affordable Housing Funding Policy (Policy) may be needed to integrate with the goals of the Mobility Plan to mitigate displacement pressures now that transit and transportation projects are funded. The Committee began reviewing the Policy at its February meeting, and continued discussions at the March meeting.

The Committee reviewed the following:

- Current Policy funding allocation goals for the \$100M housing bond, including \$49M dedicated to anti-displacement activities across homeownership, rental housing preservation, housing rehabilitation and emergency repairs, and site acquisition for future affordable housing.
- Location priorities and mobility/anti-displacement integration, including alternate strategies for consideration (affordable housing concierge pilot underway, strengthening prioritization of new transit lines (rail and bus) in the existing location tool, exploring direct acquisition of land in planned transit areas for affordable housing.
- Importance of public-private partnerships to produce affordable housing, including prioritizing proposals that incorporate broad partnerships across public, private and philanthropic funding sources, maximizing affordability through development allowances and incentives, and building capacity for new partners (e.g., LISC’s REDi training program, HNS Contractor Assistance Program, etc.) while ensuring clear pathways to funding opportunities.
- Gaps and opportunities:
  - The Policy and related contract requirements only apply to communities approved since January 2025.
  - Rising Area Median Income (AMI) leads to higher rents, without adjustments for individual household income. This challenge is difficult to solve with the HTF funding source (bond funds), particularly as the NC General Statutes allows for housing bonds to support only capital investment and associated costs - No rental subsidy allowed. Currently this issue is addressed with resource/referral services through partners.
  - Limitations of the larger market - The city’s gap funding requirements must remain compatible with other financing sources.

- Concerns around property management practices - Greater emphasis in staff evaluation that look at the quality and track record of proposed management companies.

Committee discussion highlights include:

- Interest in exploring the impact and possible actions when Council approves a rezoning request based upon a developer's commitment to affordable housing during the rezoning, and subsequently the development/affordable housing commitment does not come to fruition after which the property is then available for by-right development at the new zoning classification.
- Support for evaluating property management practices (slower rent escalations, etc.); considering creative ways to anticipate and help manage the real issues tenants face so that they are not subject of the vagaries of the market, and not just look at AMI.
- Mitigating unintended segregation in areas with numerous deed restricted developments.
- Including priorities to encourage mixed-use developments versus housing units only, in support of 10-minute neighborhoods.
- Helping people navigate resource access and processes, comparable to the County's centralized resource centers.
- Exploring opportunities for clawing backs city financial support when appropriate.
- Thinking about projects that are upcoming and how we support the community that may be impacted, to help minimize impact.

The Committee will continue examining the Policy and consider recommendations for possible Policy enhancements over the next few committee meetings.

#### **Affordable Housing Funding Recommendation – NOAH @ 1001 N. Tryon**

In 2024, the city issued a rolling Naturally Occurring Affordable Housing (NOAH) Acquisition, Rehabilitation and Subsidy Request for Proposals (RFP) to provide gap funding for the preservation and rehabilitation of NOAH communities in the city. The rolling RFP allows the city to evaluate proposals on a rolling basis and allows developers to be responsive to quickly changing market conditions.

Staff presented a recent proposal received from Community Solutions International, Inc. (developer) in response to the rolling RFP to preserve the NOAH property at 1001 Tyvola Road in Council District 3, within walking distance of the Tyvola Blue Line station. The developer is requesting, and staff supports, \$3.5M in Housing Trust Fund support to preserve the 297-unit development built in 2021. The developer proposes keeping 100 units affordable to households earning 80% and below AMI for 60 years. The remaining 197 units will remain affordable to 80% AMI households for 20 years (separate from HTF deed restrictions), at the conclusion of which time they will convert to market-rate units. Additionally, the developer is committing to prioritizing 100 units for veterans exiting homelessness by working within the existing network of nonprofits, government agencies, and philanthropic entities, and including leveraging Veterans Affairs Supportive Housing (VASH) vouchers. An on-site resident services coordinator is proposed and no displacement will occur; existing residents will be allowed to remain for as long as they choose with rent increases for existing tenants capped at 3% annually.

**MOTION AND VOTE.** Council member Mayo made a motion to support staff's recommendation for \$3.5 million to support the preservation of 1001 N. Tryon Street for affordable housing and move the recommendation forward to full Council for consideration. Council member Mazuera Arias seconded the motion. The Committee voted unanimously in favor of the motion.

#### **Adjournment**

Meeting adjourned at approximately 10:30 a.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 March 5, 2026 meeting video link is [City Council Committee Meetings - March 5, 2026](https://www.youtube.com/watch?v=7El4LfmXkmo) (<https://www.youtube.com/watch?v=7El4LfmXkmo>).