



Charlotte City Council
Housing and Neighborhood Development Committee
Summary
October 31, 2018

COMMITTEE AGENDA TOPICS

- I. Housing Locational Policy (Motion passed 4:1)
- II. City-Owned Land Disposition Policy for Affordable Housing (Information only)

COMMITTEE INFORMATION

Committee Members Present: LaWana Mayfield (Chair), Ed Driggs, Larken Egleston, Justin Harlow, Matt Newton

Other City Council Members Present: Tariq Bokhari

Committee Members Absent: n/a

Staff Resources: Debra Campbell, Assistant City Manager
Pamela Wideman, Housing & Neighborhood Services
Warren Wooten, Housing & Neighborhood Services

Meeting Duration: 1:00 PM – 2:30 PM

Meeting Video: https://www.youtube.com/watch?v=-B4RY_9mXs

ATTACHMENTS

1. Presentation – Housing Locational Policy
2. Presentation – City-Owned Land Disposition Policy for Affordable Housing

DISCUSSION HIGHLIGHTS

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

Housing Locational Policy

Pamela Wideman introduced the Housing Locational Policy agenda item, after which Mr. Wooten provided staff responses to the Committee questions from the last meeting. Ms. Wideman then shared staff recommendations:

- Replace the policy with site scoring process
- Treat site evaluation comparable to a rezoning recommendation
- Eliminate permissible and non-permissible areas

Ms. Wideman continued by explaining that staff recommends that the site scoring process be applicable to multi-family rental developments with 24 or more units, all 4% low income housing tax credit developments, and development funded by local, state or federal funding sources; recommended exemptions include 9% low income housing tax credit developments, senior citizen and single-family developments, and any multi-family developments with less than 24 units.

Council member Newton expressed concerns that the site scoring system may inadvertently open the door for developers to locate housing that serves low income households in areas that are already below the median income, thereby reducing the opportunity for upward mobility in those communities. Ms. Campbell and Ms. Wideman shared that the site scoring would be one part of a larger evaluation of each proposed development, and that all of the data will be made available to Council for their consideration. Ms. Campbell also reminded the Committee that the underlying goal is to avoid concentrations of poverty.

Mr. Newton also shared that the scoring system should be made available to the general public and not just the development community. Ms. Wideman explained that the first priority is to implement the site scoring process and make it available to affordable housing developers. She explained that staff's final recommendation, including the final site score and data analysis, will be public.

The Committee discussed the need to identify how to address the lag in time that will very likely occur between the time that a developer first accesses the scoring system when they are beginning their site analysis, and the actual time at which staff will score the location for Councils' final vote. Staff acknowledged that the site scoring will be evolutionary. One of the goals is to make the scoring process flexible and transparent for the development community, while ensuring that the most recent data is being used at all times.

MOTION AND VOTE. Motion made by Council member Egleston and seconded by Council member Harlow to approve the revisions to the Housing Locational Policy to include the site scoring matrix, and recommend the revision to full City Council for approval. The vote was 4 to 1 in favor of the motion (Council member Newton voted against the motion).

City-Owned Land Disposition Policy for Affordable Housing

Pamela Wideman introduced the City-Owned Land Disposition Policy for Affordable Housing topic. She explained that, once fully developed, the policy will create parameters to help guide City Council's decisions about various land disposition options for increasing the supply of affordable housing. These options include selling land at market value, selling it at a discounted price, or entering into long-term lease transactions. She stressed that while the policy will serve as a framework for Council decisions, each development transaction will be evaluated on its unique merits; developers will continue to be encouraged to bring their best deals to the City for consideration.

Council member Harlow encouraged staff to also begin work on a land acquisition policy for affordable housing. Council member Newton agreed, encouraging staff to look at acquisition in areas that have historically not had affordable housing options.

In closing, Ms. Wideman shared that staff will work with Engineering and Property Management to ensure the final policy recommendations fully align with the City's overall property disposition process and assessment management guidelines. The Committee will continue to discuss this item at its next meeting.

Meeting adjourned at 2:25 pm.