



Housing Community Recovery Task Force Work Plan – Task 1 Final Recommendations

June 4, 2020



IMPORTANT PRINCIPLES/BACKGROUND

- Affordable housing developments should continue to include high-quality, mixed-income communities built to market-rate standards
- City's 2018 Housing Charlotte framework is still relevant and important
- Recommendations included are limited to use of the remaining funds from the 2018 Housing Bonds and the \$50 million of potential proceeds from 2020 Housing Bonds



TASK 1 – FINAL RECOMMENDATIONS AND USES OF 2020 HTF FUNDS (\$50MM)

- New construction of affordable rental housing, including supportive housing (60%)
- New construction of affordable for-sale housing (10%)
- Rehabilitate and preserve affordable rental housing, including NOAH's and supportive housing (30%)
- Reevaluate allocation targets after each RFP round based on demand
- Issue RFPs Twice a Year
- Rolling for NOAH's



2020 HTF FUNDS (\$50MM) – RENTAL AND FOR-SALE HOUSING

Affordable Rental Housing

- Each development must include at least 20% of units at 30% AMI and include housing at mixed-income AMI levels.
- Raise the HTF subsidy cap per unit and tie the subsidy cap to location and average AMI served to provide incentives for the equitable spread of affordable housing and to provide housing at AMI levels that are most needed.
 - Higher HTF subsidy cap per unit in District 6 and 7

Affordable For Sale Housing

- Must include a minimum of 20% of homes at 60% AMI to be eligible for HTF with HTF investment per unit based on average AMI served
- Land acquisition including for a community land trust should be considered
- Homes must have a minimum 15-year deed restriction



REMAINING 2018 HTF FUNDS AND OTHER CONSIDERATIONS

- Delay 2nd Round in 2020
- Package of additional benefits to automatically pair with a HTF funded development
 - Tax Increment Grant (model for Mecklenburg County)
 - Elimination or reduction of water and sewer capacity and connection fees
 - Elimination or reduction of permit fees (model for Mecklenburg County)
- Continue to utilize previously adopted City-owned land policy
 - Provide model to Mecklenburg County and CMS
- Federal and State Advocacy
 - Federal - Fix the 4% Tax-credit
 - State - Additional credits to fully fund 2019 and 2020 tax-credit awards and advocate for a new State Tax-credit