



Charlotte City Council
Great Neighborhoods Committee
Summary
August 18, 2021

COMMITTEE AGENDA TOPICS

- I. Legacy Commission Update (Informational)
- II. Naturally Occurring Affordable Housing (NOAH) Rental Subsidy Program (Action)
- III. Rental Subsidy Requirements in City Supported Housing (Action)

COMMITTEE INFORMATION

Committee Members Present: Malcolm Graham (CMGC), Tariq Bokhari (virtual), Julie Eiselt (CMGC), Victoria Watlington (virtual)

Committee Members Absent: Braxton Winston

Staff Resources: Shawn Heath, City Manager's Office
Pamela Wideman, Housing & Neighborhood Services
Emily Kunze, City Manager's Office
Nicole Storey, Housing & Neighborhood Services
Todd DeLong, Economic Development Office

Meeting Duration: 12:00 – 1:20 PM

Video available online: <https://www.facebook.com/CLTgov/videos/322394083014165/>

MEETING MATERIALS

All meeting materials are available online at https://charlottenc.gov/CityCouncil/Committees/Pages/Neighborhood_Development.aspx

- 1. Presentation – Legacy Commission Update
- 2. Presentation – NOAH Rental Subsidy Program
- 3. Presentation – Rental Subsidy Requirements in City-supported Housing

DISCUSSION HIGHLIGHTS

Council member Graham called the meeting to order and asked everyone to introduce themselves. Shawn Heath provided an overview of the meeting agenda.

Legacy Commission Update

Emily Kunze provided an update on community engagement outreach associated with renaming Jefferson Davis Street in the Druid Hills community. Through a robust community engagement strategy, the property owners and residents of Jefferson Davis Street voted to change the name to Druid Hills Way. Residents will be assisted as needed to update their respective addresses. A public unveiling of the new street signs will occur on September 25. Ms. Kunze also shared that Phifer Avenue, which has no homes or businesses, will be changed to Montford Point Street in line with recommendations of the Legacy Commission to honor the legacy of the first African Americans that enlisted in the U.S. Marine Corps in 1942 and contributed to the Allied victory in WWII. Staff will explore the possibility of creating a marker to explain the history of Montford Point Street in the event the street is removed in the future when the Hal Marshall site is redeveloped.

Community outreach is underway for renaming Aycock Lane, Jackson Avenue and Zebulon Avenue. Replacement name voting will occur in September and October, with a tentative effective date in late November.

Council member Graham shared this is the first step in righting some wrongs that have been in our community for many years.

Council member Bokhari shared his belief that a consensus of the full City Council is needed to finalize naming conventions as it pertains to naming streets after people, regardless of what historians feel is appropriate. He shared that if streets are named after people it will create challenges for future administrations.

NOAH Rental Subsidy Program

Pamela Wideman presented the proposed NOAH Rental Subsidy Program. The goal of the program is to create new rental subsidies for households earning 30% or less of area median income. She reminded the Committee that Council had piloted the program last year at the Lake Mist Apartments to create 22 new rental subsidies. Currently, eight households have been placed in the pilot, with full absorption anticipated by September 2022.

Ms. Wideman shared that the proposed city-wide program is in alignment with adopted NOAH preservation guidelines as well as other City priorities and policies. Mecklenburg County participation is required for each apartment community that will participate in the program. No existing residents will be displaced. City Council will have to decide if they want to put a cap on the amount of rental subsidy.

Council member Bokhari shared several points he believes should be considered, the use of data, the need to expand partnerships, the for-sum-profit model, and the need to connect this to the economic development strategic employment plan.

Council member Watlington suggested using the data from a regional standpoint for economic development and transportation opportunities, such as considering key transportation connections between counties to work together more broadly across the region to target NOAH preservation where coupled with our infrastructure investments.

MOTION AND VOTE. Mayor Pro Tem Eiselt made a motion to move forward the NOAH Rental Subsidy Program to full Council. Council member Watlington seconded the motion. The vote was unanimous in support of the motion.

Rental Subsidy Requirements in City-Supported Housing

Pamela Wideman explained that City Council directed staff to create a policy requiring acceptance of Housing Choice Vouchers and other forms of rental subsidy in all City supported housing. The proposed policy will prohibit prospective tenants in City-supported developments of affordable housing from being disqualified from participation based on a refusal to consider any lawful source of income. This is currently a practice for Housing Trust Fund developments and will be further codified to put the requirement in all the City's affordable housing development documents (loan documents, etc.). Ms. Wideman reminded the Committee that the City Attorney has determined that special or general legislation from the state of North Carolina would be needed to require this through the rezoning process.

The Committee discussed applicability of the proposed policy on tax increment financing grants (TIGs). Todd DeLong shared that the provision of affordable housing can be a negotiation tool. Council has approved five TIGs since 2015. One of the TIGs had no housing whatsoever as part of the project. The other four included terms to require the developer to provide affordable housing, and through the terms of those agreements this policy would apply under the presumption of know income housing tax credit and housing trust fund support. Todd shared that whether or not TIG dollars go directly to the supply of housing is a different situation with state enabling legislation. As long as TIG funding is not tied to the housing but instead is tied to infrastructure or some other public purpose, Economic Development staff negotiates some level of requirements of affordable housing into these public-private partnerships. This is something staff has done and has been pretty aggressive with over the last few years particularly as Council's objectives and goals for affordable housing have been really strong.

MOTION AND VOTE. Mayor Pro Tem Eiselt made a motion to move forward the Rental Subsidy Requirements in City-Supported Housing to full Council. Council member Graham seconded the motion. The vote was unanimous in support of the motion (3:0; Council member Bokhari had left the meeting at the time of the vote).

Next Meeting

The next meeting will occur on September 15, 2021.

Meeting adjourned at approximately 1:20 pm.