

City of Charlotte Affordable Housing



CRE Presentation

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BRIEFING OBJECTIVES

- Affordable Housing Definition
- Area Median Income (AMI)
- Who Needs Affordable Housing
- Needs Assessment
- Housing Trust Fund
- Innovative Practices
- How To Get involved



AFFORDABLE HOUSING DEFINITIONS

- **Affordable Housing:** When an individual or family pays no more than 30% of income on housing costs (including utilities)
 - Generally, the public sector conversation is understood to refer to housing that serves **households earning 30%-80% of AMI**, and often refers to **housing subsidized with local, state or federal dollars as well as deed restrictions (public/publicly assisted)**
- **Workforce Housing:** While no common standard exists, workforce housing typically refers to housing serving households earning 80%-120% of AMI
- **Cost Burdened:** Households paying more than 30% on housing costs
- **Housing Insecure:** Low-income households spending more than 50% on housing or experiencing homelessness
- **NIMBY-ism:** Fear of affordable housing resulting in “Not in My Backyard” opposition



CHARLOTTE METRO AREA MEDIAN INCOME

YEAR	100%	80%	60%	30%
2022	\$96,300	\$77,040	\$57,780	\$28,890
2021	\$84,200	\$67,360	\$50,520	\$25,260
2020	\$83,500	\$66,800	\$50,100	\$25,050
2019	\$79,000	\$63,200	\$47,400	\$23,700
2018	\$74,100	\$59,280	\$44,460	\$22,230

AMI Chart - Based on Housing and Urban Development (HUD) Annual Publication

WHO NEEDS AFFORDABLE HOUSING

Customer
Service

Health Aides

Retail Sales

Teachers

Police/Fire

CURRENT NEED

- Over 34% of households in Charlotte are housing cost-burdened
- Households of higher incomes are occupying more moderately priced units.
- While Charlotte has made significant investments in affordable housing production, we still do not have enough options to meet our current and future needs.
- Gap of over 30 thousand units

Housing Trust Fund (HTF)

- Established in 2001 to provide gap financing to developers for acquisition, construction and rehabilitation of single and multi-family affordable housing developments
- YTD \$210M HTF was capitalized every two years by voter approved general obligation bond
- HTF produced over 12,000 units across various Area Median Income from homeless shelters to workforce housing development
- Over 20 years HTF program provided flexible gap funding including expedited affordable housing plan review and permitting process.

FINANCIAL

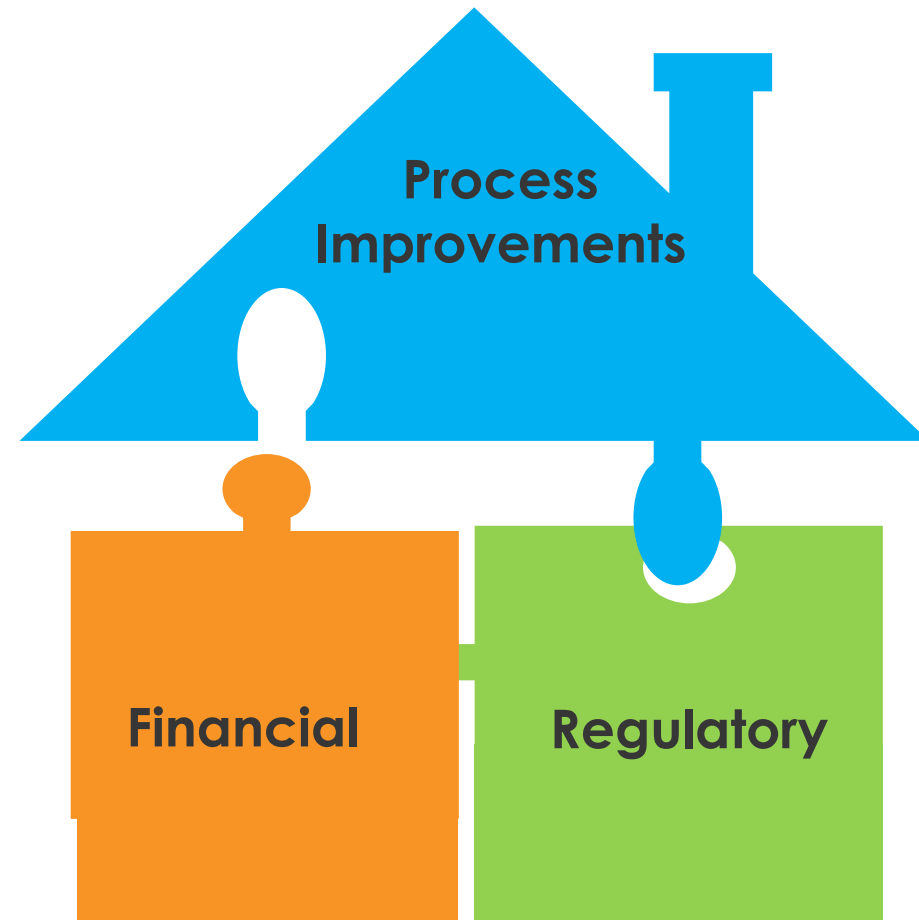
- Housing Trust Fund
- House Charlotte Down Payment Assistance
- Targeted Rehabilitation
- Tenant-Based Rental Assistance
- Partnerships

REGULATORY

- Density Bonus

PROCESS IMPROVEMENTS

- Use of City Owned Property
- Enhanced plan and construction permit approval process





MULTI-PRONGED APPROACH TO IMPACT

Targeted housing investments

Expanded funding and financing

Additional supportive policies

OBJECTIVE 1. Produce high-quality rental housing.

Increase the limited supply of affordable rental opportunities, especially for households earning below 60 percent of area median income.

OBJECTIVE 2. Preserve existing affordability, and preserve or improve quality, of rental housing opportunities.

Protect the quality and affordability of existing affordable housing options, which serve large number of Charlotte residents.

OBJECTIVE 3. Increase homeownership opportunities.

Ensure more Charlotte residents can become homeowners.

OBJECTIVE 4. Stabilize existing homeowners.

Help existing homeowners stay in their homes and ensure these homes remain in good condition.

Core considerations

TAKE ACTION

- Help with education and awareness
- Advocate for and support Affordable Housing
- Advocate for legislative changes (inclusionary zoning, etc.)
- Talk to your neighbors/combat NIMBY-ism!
- Engage in honest conversations about how equity and economic mobility issues show up in our community
- Encourage Market Rate Developer to utilize voluntary inclusionary zoning, Tax Increment Financing and other means to increase production

AFFORDABLE HOUSING EXAMPLES

Creating Affordable Housing Through Faith-Based Partnerships :

https://www.youtube.com/watch?v=jymETZ2YuJc&list=PLwbB1F787s_TWShwQBAWbDNKzW1g9SaoV

