



Town of Davidson
Affordable Housing and Equity Board Regular Meeting
Community Room 120
251 South Street
Thursday, September 19, 2024 at 6:30 PM

I. CALL TO ORDER

II. WELCOME & INTRODUCTIONS

III. PUBLIC COMMENT

IV. REVIEW/APPROVAL OF MINUTES

a. August Meeting Minutes

Summary: The Affordable Housing and Equity Board will review and approve the minutes from the August 15, 2024, regular meeting.

V. OLD BUSINESS

a. Group Agreements

Summary: These are the group agreements the Affordable Housing and Equity Board uses to guide deliberations.

b. Subcommittee Updates

Summary: To receive updates from the subcommittee meetings held on September 12, 2024.

c. Ex-Officio Quarterly Update

Summary: Each quarter the ex-officios will provide an update on their organization's programs.

d. Update to bylaws: Addendum on Ex-officios Purpose and Process

Summary:

VI. NEW BUSINESS

a. Discuss Proposed Davidson Planning Ordinance (DPO) Updates to Chapter 5: Affordable Housing

Presenter: Jason Burdette, Planning Director

Summary: Planning Department staff is working with Affordable Housing & Equity Department staff to develop an update to the Davidson Planning Ordinance (DPO) Chapter 5: Affordable Housing. Goals for the update include ensuring that best practices are aligned with the DPO, improving developer-based affordable housing plans and the process to manage said plans, developing incentives to secure more built units, addressing the rental gap (as documented in the Affordable Housing Needs Assessment and Implementation Strategy), simplifying the chapter's structure, and providing improved clarity and options for developers. Potential options include both administrative (built units or payments-in-lieu), or legislative (opting out of the requirements of the chapter and electing to pursue conditional approval).

Action/Proposed Motion: This item is for discussion only.

b. Fall Engagement Strategy

Summary: Discuss fall engagement opportunities and strategies to share out information on affordable housing programs.

c. Tenant-Based Rental Assistance

Summary: As the current rental subsidy program funds end on December 31, 2024, discuss potential funding sources and ways to keep the program going through the remainder of the fiscal year (through June 30, 2025).

VII. OTHER ITEMS

a. Affordable Housing Implementation Strategy: Quarterly Review

Summary: Staff to provide an update on the chart from last time as part of the affordable housing implementation strategy.

b. Staff Updates

Summary: To receive announcements from Town staff on upcoming projects, events, and other information relevant to the Board.

1. Bonner Scholars
2. Town Staff Racial Equity Training
3. 153 Mock Road
4. 423 Jetton, 916 Mary Max Drive, and Future Parkside Commons Units
5. MLK Day Support
6. Latino/Hispanic Film Event

VIII. ADJOURNMENT



AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: August Meeting Minutes

ITEM SUMMARY/OVERVIEW

The Affordable Housing and Equity Board will review and approve the minutes from the August 15, 2024, regular meeting.

ACTION/PROPOSED MOTION

To approve the August 15, 2024, Affordable Housing and Equity Board minutes.

RELATED TOWN GOALS

NEXT STEPS



AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: August Meeting Minutes

ITEM SUMMARY/OVERVIEW

The Affordable Housing and Equity Board will review and approve the minutes from the August 15, 2024, regular meeting.

ACTION/PROPOSED MOTION

To approve the August 15, 2024, Affordable Housing and Equity Board minutes.

RELATED TOWN GOALS

NEXT STEPS



AFFORDABLE HOUSING & EQUITY BOARD

MINUTES

August 15, 2024, 6:30 p.m.

Community Room 120, Town Hall & Community Center
251 South Street, Davidson, NC

I Call to Order

Chair Tisdale called the meeting to order at 6:32pm.

II Roll Call

Quorum is present (Nathan, Graf, Roeder absent)

III Public Comment

There were no public comments made.

IV Approval of the Minutes from June 20, 2024

Discussion: There was no discussion on the June 20, 2024, minutes.

MOTION: Recommended approval of June minutes (Guernsey, Duke 2nd)

ACTION: Motion carried, 10-0

V Old Business

A. Updated Bylaws

MOTION: Recommended approval of amended bylaws (Guernsey, Duke 2nd)

ACTION: Motion carried, 10-0

B. The Role of Ex-Officios

Discussion: The discussion centered around the three-legged stool that is affordable housing, what support looks like from an ex-officio, a discussion on the historical role of an ex-officio includes updates and finding partnerships and synergies. The Board landed on the role of ex-officios being three-fold, including: acting as subject matter experts, developing partnerships, and brainstorming new ideas and approaches.

A gap was also identified in that there are no equity-related ex-officios. The Board committed to closing this gap by seeking out and finding ex-officios who have experience and roles in the equity space.

VI New Business

A. Urgent Home Repair Pilot Program

Discussion: The discussion centered on adding a measure of success around demographics, thinking about the customer service aspect from the Town, the gap in services that exists now. Discussion also centered around layering the existing programs and finding sources, including with Lake Norman CDC and the Davidson Community Foundation. Also discussed parameters of program, including that there will be no deed restriction, the vendor expectations, and that the home is owner-occupied.

The Board also committed to and advised on talking points, messaging, and additional community engagement around this program, including a tbaling or grassroots event at National night Out in October.

VII Other Items

Subcommittees decided to meet via Zoom in September. Staff will send out a Zoom link and ensure it is publicly accessible.

VIII Staff Announcements

- A. Updates from Town Board of Commissioners meeting
- B. Presentation on affordable housing statistics
- C. Update on mandatory racial equity training for Town staff

IX Adjournment

- A. Referred to the group agreements to see how well they worked. An example of how the Vice-Chair used them effectively
- B. Chair Tisdale requested an adjournment at 8:01pm.

MOTION: Move to adjourn (Guernsey, Duke 2nd)

ACTION: Motion carried, 10-0



AFFORDABLE HOUSING & EQUITY BOARD

GROUP AGREEMENTS

1. Embrace the truth, lived experience and history, and test your assumptions
2. Seek understanding and be curious
3. Create space for others to share
4. Be here, be present, be engaged
5. Honor and accept personal responsibility – be vulnerable and thoughtful
6. Be patient, tolerant, and have grace
7. Embrace tension, be agreeable while working together
8. Utilize the parking lot for tangents



AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: Update to bylaws: Addendum on Ex-officios Purpose and Process

ITEM SUMMARY/OVERVIEW

Proposed addendum to the bylaws to clearly describe what ex-officios roles are.

ACTION/PROPOSED MOTION

RELATED TOWN GOALS

Strategic Plan Alignment

Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents.

Historic Preservation – Preserve the historic character of our Town, including its people, places, & stories. Honor the history of our residents through their lived experiences.

Connecting People and Places - Expand, improve, and diversify the town’s transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

Affordable Living, Equity & Inclusion - Work together to foster a culture of equity, belonging, inclusion, and advance the Town’s Affordable Housing program. Provide, create, and support opportunities for all. Treat everyone with respect, dignity, and recognize every voice.

Sustainability and Natural Assets - Preserve Davidson’s natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges.

Economic Development - Attract diverse commercial development contributing to Davidson's unique economy and support new initiatives to create local jobs and add to the vibrancy of the community.

Operational Excellence - Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources and a

professional and committed workforce.

Core Values

Citizens are the heart of Davidson, so town government will treat all people fairly, with courtesy and respect.

Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm.

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.

Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.

The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

As home to Davidson College, the town will engage the college's faculty, staff and students in constructive communication and collaboration.

Davidson exists in proximity to and is interdependent with other jurisdictions, so we strive for local, regional, state and federal cooperation.

NEXT STEPS

Purpose of Ex-Officios on Town of Davidson’s Affordable Housing and Equity Board

The Affordable Housing and Equity Board’s membership will include ex-officio members representing organizations and bodies of work connected to the purpose of the Affordable Housing and Equity Board. Ex-officio members will contribute to the board through three key actions:

1. Perspective

Ex-officio members of the Affordable Housing and Equity Board are subject matter experts. They serve on the board because they represent an organization or body of work directly related to the Affordable Housing and Equity Board and the board relies on their expertise in the field when making recommendations, voting on policies, and determining strategy. Ex-officio members will provide guidance and advice to the board based on their experience and expertise.

2. Partnership

Ex-officio members of the Affordable Housing and Equity Board represent organizations and bodies of work activating strategies for the growth of affordable housing and equity in Davidson and the greater Mecklenburg County region. As such, the ex-officio position can strengthen ties and help facilitate collaboration between affiliated organizations, strategies, and the Affordable Housing and equity Board. Ex-officio members and their organizations provide needed partnership to secure and sustain affordable housing and equity efforts in Davidson.

3. Problem Solving + New Ideas

Ex-officio members of the Affordable Housing and Equity Board are uniquely positioned to support affordable housing and equity projects within the Town of Davidson because of their expertise and their organization’s vested interest in solving affordable housing and equity challenges within the town. Therefore, ex-officio members can provide counsel and ingenuity to the Affordable Housing and Equity Board to define opportunities and problem and identify solutions.

Process for Addition of Ex-Officio Members to the Affordable Housing and Equity Board

Membership

1. Ex-officio members and organizations can be nominated by any town staff or Affordable Housing and Equity board members.
2. The Affordable Housing and Equity Board must have a majority vote to accept new ex-officio members and organizations.

Governance

1. Ex-officio members and organizations should agree to providing perspective, partnership, and problem solving + new ideas, and be able to meet monthly as outlined in the bylaws.

2. Ex-officio members can appoint members from their organization to represent the organization should they not be able to attend.
3. Ex-officio members are non-voting members of the Affordable Housing and Equity Board.



AGENDA MEMO

To: Davidson Board of Commissioners

From: Alexander Cahill, Affordable Housing & Equity Director

Date: September 19, 2024

Re: Discuss Proposed Davidson Planning Ordinance (DPO) Updates to Chapter 5: Affordable Housing

ITEM SUMMARY/OVERVIEW

Planning Department staff is working with Affordable Housing & Equity Department staff to develop an update to the Davidson Planning Ordinance (DPO) Chapter 5: Affordable Housing. Goals for the update include ensuring that best practices are aligned with the DPO, improving developer-based affordable housing plans and the process to manage said plans, developing incentives to secure more built units, addressing the rental gap (as documented in the Affordable Housing Needs Assessment and Implementation Strategy), simplifying the chapter's structure, and providing improved clarity and options for developers. Potential options include both administrative (built units or payments-in-lieu), or legislative (opting out of the requirements of the chapter and electing to pursue conditional approval).

ACTION/PROPOSED MOTION

This item is for discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

Affordable Living, Equity & Inclusion - Work together to foster a culture of equity, belonging, inclusion, and advance the Town's Affordable Housing program. Provide, create, and support opportunities for all. Treat everyone with respect, dignity, and recognize every voice.

Core Values

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

NEXT STEPS

Work with Planning Board Ordinance Committee, Affordable Housing & Equity Board, and other stakeholders to develop proposed text.



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Work with Planning Board Ordinance Committee, Affordable Housing & Equity Board, and other stakeholders to develop proposed text.



Davidson Planning Ordinance (DPO) Chapter 5 Proposed Text Amendments

Jason Burdette
Planning Director
August 27, 2024

www.townofdavidson.org

Strategic Plan

Goal D: Affordable Living, Equity & Inclusion– Work together to foster a culture of belonging, inclusion, and advance the Town’s Affordable Housing program.

- Priority Strategy 1: Advance priorities identified in the Affordable Housing Needs Assessment Implementation Strategy.
- Priority Strategy 4: Research workforce housing options and opportunities.

PLAN SUPPORT (CONT.)

Davidson Comprehensive Plan

Goal 5.2 Diverse and Inclusive Housing Options:

- Policy 5.2.1 Foster a Diversity of Housing Options: Foster a diversity of well-integrated housing options within neighborhoods...not limited to tenure, type, and income.
- Policy 5.2.2 Promote Permanent Affordable Housing Infrastructure: Promote the construction, protection, and management of high-quality affordable housing including low-income and very low-income households...Affordable homes should continue to be required and provided...
- Policy 5.2.6 Support Private Devp't of Affordable Housing: Continue to promote the construction of affordable housing in private development through incentives, regulations...

PLAN SUPPORT (CONT.)

Affordable Housing Needs Assessment & Implementation Strategy

ASSESSMENT:

- Goal: Create New Affordable Housing Units
- Greatest Need: Those Earning Less than 80% AMI & Rental

IMPLEMENT (CREATE):

- Developer Incentives
- Affordable Housing Ordinance

PROPOSED CHANGES: PURPOSE

- **Ensure that Best Practices Align with DPO**
- **Improve Developer Affordable Housing Plans**
 - Template/Management
- **Develop Incentives to Secure More Built Units**
- **Address the Rental Gap**
 - Affordable Housing Needs Assessment/Implementation Strategy
 - Data Based
- **Simplify Chapter's Structure**
- **Improve Clarity & Options for Developers**

PROPOSED CHANGES: DRAFT SUMMARY

- **DPO 5.1 General Goals**

- Clarify Goals of Chapter
- Direct Ties to Adopted Plans
 - Comprehensive Plan
 - Strategic Plan
 - Affordable Housing Needs Assessment + Implementation Strategy
- Direct Ties to State Statute (N.C.G.S. 160D & N.C.G.S. 157)

PROPOSED CHANGES: DRAFT SUMMARY

▪ **DPO 5.2 Affordable Housing Standards**

- Increase Development Applicability to 12 units (Aligns with 12.5% Goal)
- Provide Options for Compliance
 1. Administrative: Build Units or Payment-in-Lieu (PIL)
 2. Legislative: Opt-Out of Chapter Requirements; Enter Conditional Process
- Clarify Compliance Through Various Processes (Master Plan, Construction Docs, Final)
- Remove Complex AMI Distribution Table
- Simplify Required Units/Built Unit Waiver Incentive

PROPOSED CHANGES: DRAFT SUMMARY

- **DPO 5.3 Affordable Housing Plan**
 - Clarify Exact Requirements of Affordable Housing Plans
(Plug & Play Template)
 - Remove Excess Requirements Better Suited for Policy Docs

PROPOSED CHANGES: IDEAS

- **Should Town Maintain 12.5% Requirement?**
 - Pros/Cons of Built Unit Waiver Incentive
- **Should Town Maintain Built Unit Waiver Incentive?**
- **Options: Administrative (Comply) & Legislative (Opt Out, Cond.)**
- **Explore Ways for Affordable Rental to be Included in Multi-Family Development**

PROPOSED CHANGES: FEEDBACK

- **Staff (Planning, Affordable Housing & Equity, Town Attorney)**
- **Planning Board Ordinance Committee (PBOC)**
- **Affordable Housing & Equity Board (AHEB)**
- **Other Stakeholders**
 - Developers
 - Consultants
- **Case Studies**
 - Other Communities Working on Affordable Housing

NEXT STEPS

Fall:

- Solicit Feedback from PBOC & AHEB
- Solicit Feedback from Developers/Consultants
- Research Case Studies

Winter:

- Begin Formal Text Amendment Process
- Public Hearing & Planning Board Recommendation
- Adoption (TBD)

DISCUSSION





AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: Fall Engagement Strategy

ITEM SUMMARY/OVERVIEW

Discuss fall engagement opportunities and strategies to share out information on affordable housing programs.

ACTION/PROPOSED MOTION

For discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

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Core Values

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NEXT STEPS

Board members to carry out engagement plan.



AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: Tenant-Based Rental Assistance

ITEM SUMMARY/OVERVIEW

As the current rental subsidy program funds end on December 31, 2024, discuss potential funding sources and ways to keep the program going through the remainder of the fiscal year (through June 30, 2025).

ACTION/PROPOSED MOTION

For discussion only.

RELATED TOWN GOALS

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NEXT STEPS

Staff to continue researching funding opportunities for tenant-based rental assistance.



AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: Affordable Housing Implementation Strategy: Quarterly Review

ITEM SUMMARY/OVERVIEW

Staff to provide an update on the chart from last time as part of the affordable housing implementation strategy.

ACTION/PROPOSED MOTION

RELATED TOWN GOALS

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NEXT STEPS

Staff to bring the draft action plan to the Affordable Housing and Equity Board in October.

AFFORDABLE HOUSING STRATEGIC FRAMEWORK

Educate

Marketing &
Communications
Plan

Homebuyer &
Homeownership
Education

Financial Literacy



Create

Town-owned Land
Evaluation &
Development

Developer
Incentives

Housing
Ordinance

Land Acquisition

Rental Subsidy
Program

Preserve

Essential Home
Improvement

Urgent Home
Repair

Enforcement &
Administration
(Ongoing
Maintenance)

Support

Down Payment
Assistance

Staffing &
Capacity

Partnerships

Recurring
Funding



AGENDA MEMO

To: Davidson Board of Commissioners

From:

Date: September 19, 2024

Re: Staff Updates

ITEM SUMMARY/OVERVIEW

To receive announcements from Town staff on upcoming projects, events, and other information relevant to the Board.

1. Bonner Scholars
2. Town Staff Racial Equity Training
3. 153 Mock Road
4. 423 Jetton, 916 Mary Max Drive, and Future Parkside Commons Units
5. MLK Day Support
6. Latino/Hispanic Film Event

ACTION/PROPOSED MOTION

RELATED TOWN GOALS

NEXT STEPS

AN OUTDOOR FILM SCREENING

LOS HERMANOS THE BROTHERS

A FILM BY MARCIA JARMEL AND KEN SCHNEIDER

FRIDAY, OCTOBER 4 | FREE | 7:30 PM | DAVIDSON TOWN GREEN

PRESENTED BY



REGISTER HERE:



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LOS HERMANOS THE BROTHERS

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CINE EN LOS BARRIOS

LOS HERMANOS THE BROTHERS

UNA PELICULA DE MARCIA JARMEL AND KEN SCHNEIDER

VIERNES, 4 DE OCTUBRE | GRATIS | 7:30 PM | DAVIDSON TOWN GREEN

PRESENTADA POR



REGISTRESE AQUI:



CINE EN LOS BARRIOS

LOS HERMANOS THE BROTHERS

UNA PELICULA DE MARCIA JARMEL AND KEN SCHNEIDER

VIERNES, 4 DE OCTUBRE | GRATIS | 7:30 PM | DAVIDSON TOWN GREEN

PRESENTADA POR



REGISTRESE AQUI:



MUSICAL GUEST ANNOUNCEMENT!



SAL CONTRINO

CHARLOTTE-BASED CLASSICAL GUITARIST

CONCESSIONS

PROVIDED BY

The logo for Manolo's Latin Bakery is centered within a white rectangular area. It features a large yellow oval background. Inside the oval, the word "Manolo's" is written in a black, cursive script font. Below it, the words "LATIN BAKERY" are written in a black, uppercase, sans-serif font.

Manolo's

L A T I N B A K E R Y

SPECIAL GUEST ANNOUNCEMENT!



ILMAR GAVILÁN

ONE OF THE BROTHERS FEATURED IN THE *LOS HERMANOS* FILM