



**Town of Davidson**  
**Affordable Housing and Equity Board Regular Meeting**  
**Community Room 120**  
**251 South Street**  
**Thursday, November 21, 2024 at 6:30 PM**

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**I. CALL TO ORDER**

**II. WELCOME & INTRODUCTIONS**

**III. PUBLIC COMMENT**

**IV. REVIEW/APPROVAL OF MINUTES**

**a. September 19, 2024, Minutes**

**Summary:** Approve the minutes from the September 19, 2024, regular meeting.

**b. October 17, 2024 Minutes**

**Summary:**

**V. OLD BUSINESS**

**a. Subcommittee Updates**

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

**b. Group Agreements**

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

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

**Presenter:** Alexander Cahill, Affordable Housing & Equity 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.

## **VI. NEW BUSINESS**

### **a. Bylaws Update**

**Summary:** The Town Board, in consultation with staff, has determined that 12 members shall be appointed to each advisory board. The existing bylaws state 13 members shall be appointed. As such, this amendment to the bylaws changes the AHEB appointment number to 12 members.

It was also requested by existing AHEB members to discuss removing ex-officios from the AHEB. The existing bylaws state ex-officios may be added or removed by a 2/3 vote of the current appointed Affordable Housing & Equity Board.

### **b. Addition of a Mid-Term Appointment**

**Summary:** The Affordable Housing and Equity Board recommends adding eCherse SPand of Legacy Davidson as a mid-term appointment to the AHEB.

### **c. Affordable Housing Action Plan**

**Summary:** The Affordable Housing & Equity Board has requested an action plan that demonstrates and shows what actions the Town is taking to address affordability. This action plan is a list of evidence-based best practices, community requests, staff requests, and Town Board requests that could potentially move the needle on affordable housing in Davidson. The plan is structured in line with the four pillars, with buckets related to educating, creating, preserving, and supporting affordable housing. Each action has a priory year and staff lift associated so that staff can prioritize time and resources. Town staff are looking for feedback on the action plan.

### **d. Equitable Engagement Draft Framework**

**Summary:** The Town of Davidson is committed to preserving its unique character and charm while also promoting diverse representation, inclusive and welcoming environments, transparency, and accountability. One way that we ensure that these values are being upheld is through community engagement efforts.

## **VII. OTHER ITEMS**

### **a. Staff Updates**

**Summary:**

## **VIII. ADJOURNMENT**

