



**Town of Davidson
Affordable Housing and Equity Board Regular Meeting
Community Room 120
251 South Street
Thursday, March 20, 2025 at 6:30 PM**

I. CALL TO ORDER

II. WELCOME & INTRODUCTIONS

III. PUBLIC COMMENT

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes

Summary: Approve meeting minutes from the January 16, 2025 Affordable Housing & Equity Board meeting.

V. OLD BUSINESS

VI. NEW BUSINESS

a. Group Agreements

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

b. Affordable Housing Department Update and DFI Housing Gaps Analysis

Summary: The Town of Davidson, North Carolina, remains steadfast in its commitment to fostering an economically diverse community through the provision and preservation of affordable housing. This item is an update on the Affordable Housing Program, reviewing what was accomplished in 2024, and providing a glimpse into what is coming in 2025.

- **Town-Owned Land Development:** The Town entered into a contract with the UNC School of Government's Development Finance Initiative (DFI) to aid in the selection of sites for developing affordable housing on Town-owned land, leading to a solicitation for a development partner and the development of a development agreement.
- **Parkside Commons Initiative:** In collaboration with the Davidson Community Foundation (DCF) and developer Taylor Morrison, the Town

facilitated the creation of eight permanently affordable townhomes in the Parkside Commons development on Jetton Street. The first 3 units were sold to income-qualified households in the fall of 2024, with the remaining 5 slated for completion in 2025 and 2026. This initiative underscores the Town's innovative approach to expanding affordable housing through public-private partnerships.

- **Essential Home Repair Program:** To support existing homeowners, the Town, in partnership with Mecklenburg County (ARPA), DCF, Habitat for Humanity of the Charlotte Region, and Rebuilding Together of Greater Charlotte. The program has completed 10 projects by the end of 2024. This effort is crucial in preventing displacement due to gentrification and ensuring safe living conditions for residents.

c. **Discuss Future Direction of the Affordable Housing & Equity Board**

Summary: Discuss what's next for this Board. Provide space for members to provide input into the direction of the Board.

VII. OTHER ITEMS

VIII. ADJOURNMENT