



**Town of Davidson  
Affordable Housing and Equity Board Regular Meeting  
Community Room 120  
251 South Street  
Thursday, June 12, 2025 at 6:30 PM**

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**I. CALL TO ORDER**

**II. WELCOME & INTRODUCTIONS**

**III. PUBLIC COMMENT**

**IV. REVIEW/APPROVAL OF MINUTES**

**a. Meeting Minutes**

**Summary:** Approve the minutes from the May15, 2025 meeting.

**V. NEW BUSINESS**

**a. Group Agreements**

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

**VI. OLD BUSINESS**

**a. Role and Purpose of the Affordable Housing and Equity Board**

**Summary:** The Board will discuss and determine board goals, planning outcomes and timeline. They will review and edit board calendar, and vote on a new secretary.

**VII. OTHER ITEMS**

**VIII. ADJOURNMENT**

# **AFFORDABLE HOUSING & EQUITY BOARD**

## **MINUTES**

**May 15, 2025, 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 6:30pm.

### **II Roll Call**

Present: Tisdale, Graf, Wilson, Roberts, Gray, Sponsel,  
Robinson

Absent: Nathan

### **III Public Comment**

There were no public comments made.

### **IV Approval of the Minutes from March 20, 2025**

No minutes as Board did not have quorum at that meeting.

### **V Old Business**

No old business items.

### **VI New Business**

#### **A. Affordable Housing Department Update**

Assistant Town Manager, Austin Nantz provided an update and reviewed the Housing Gaps Analysis presentation from the Development Finance Initiative.

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.

1. Town-Owned Land Development:

The Town has contracted 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.

2. 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.

3. Critical 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 with an additional 2 underway. This effort is crucial in preventing displacement due to gentrification and ensuring safe living conditions for residents.

A. Discuss Future Direction of the Affordable Housing & Equity Board

Summary:

There was a discussion about the Affordable Housing and Equity Board's current charge and their desire to continue the work that that discussed at their January meeting.

The Board discussed holding informal meetings between now and the June meeting to develop a proposed new scope/charge that could then be presented to the Board of Commissioners for consideration.

**VIII Staff Announcements**

None.

**IX      Adjournment**

Adjourned at 7:47 p.m.



## **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