

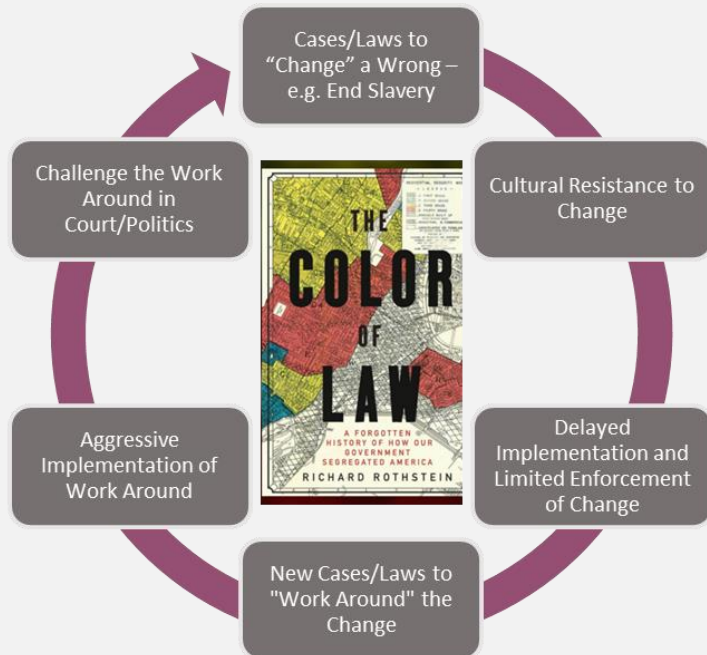


Affordable Housing Crisis Are we making Progress?

How can we hold elected officials
Accountable for Outcomes not promises?

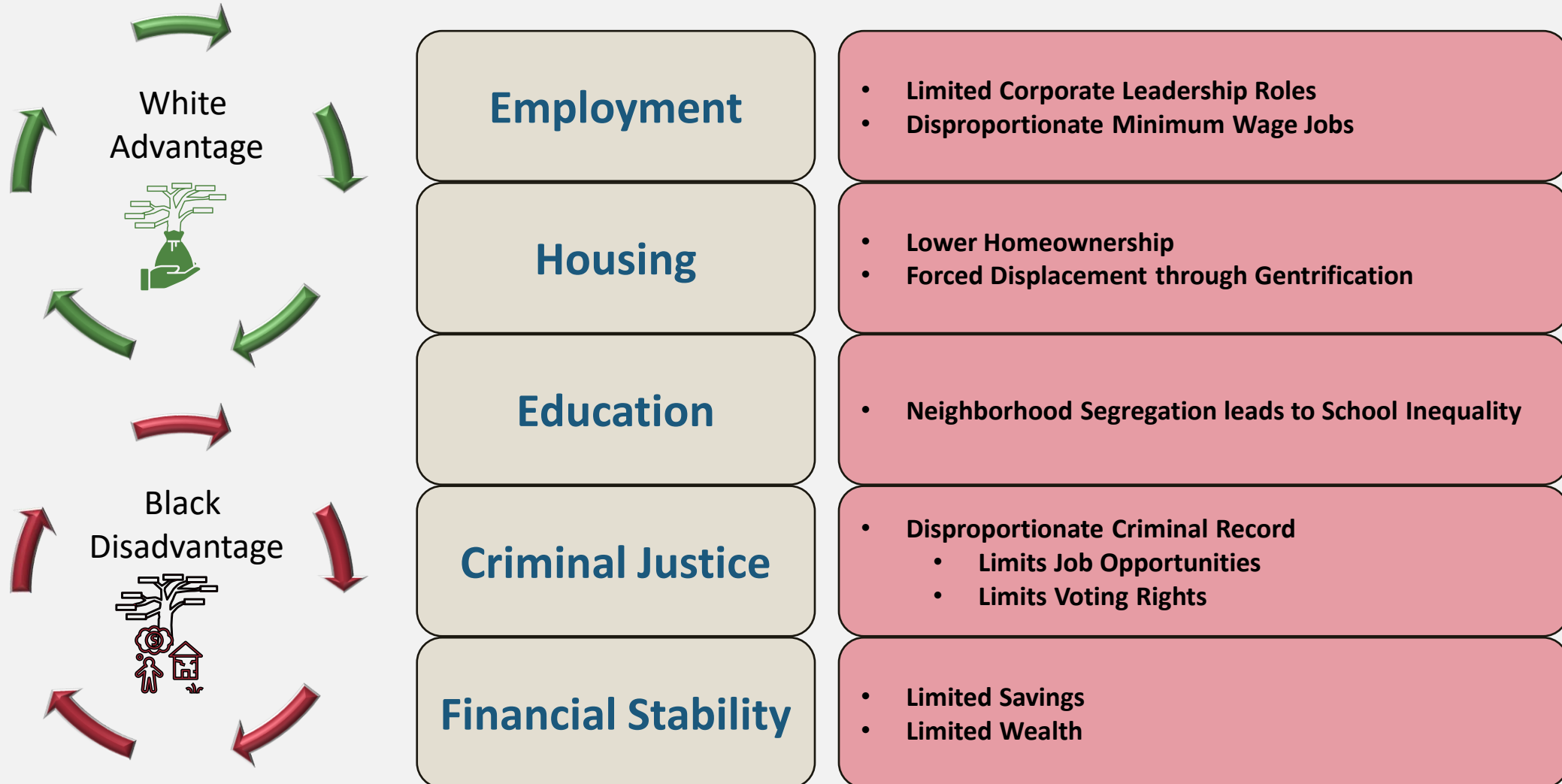
“Remembering” that we didn’t get Segregated Neighborhoods by Accident

Government helped **create the problem** then they have an **obligation** to explicitly **target policies to remedy the Segregation.**



Racism is an **institutional and systemic construct** combining racial prejudice and **legal, governmental, economic, and social power** as a tactic to advance **White advantage** – not individual acts of racial hatred. The methods of implementation are **continuously evolving** to circumvent the most recent limitations imposed.

Cumulative Impact of Systemic Racism



Obstacles to Renting/ Home Ownership	
	Evictions
	Rental History
	Criminal Record
	Credit Rating / Bankruptcy
	Savings / Downpayment
	Income Ratio
	Employment History

**Many Issues are the
result of the
Lingering Impact of
the Historical &
Continuing Racial
Bias against Blacks
& Other Minorities**

How Big is the Problem in Mecklenburg County?

How Large is the Affordable Housing Shortage??

In 2019

32,000 Households Earning < \$35,000 pay \geq 50% of Income for RENT

SEVERELY COST BURDENED

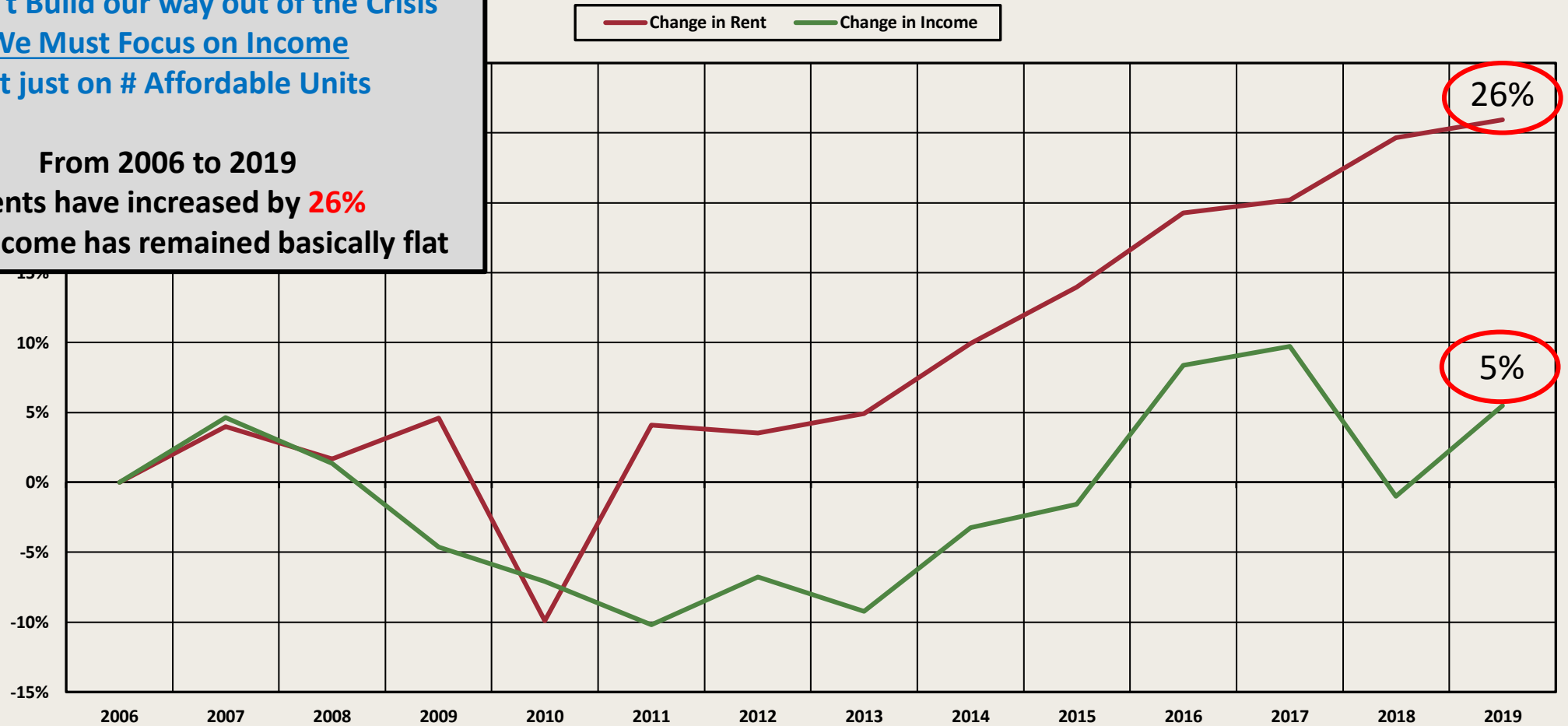
- Mecklenburg County has over 426,000 Households
- 96,000 or 23% Earn <\$35,000
- 68,000 Pay Rent
- **32,000 Pay \geq 50% of Income for Rent**

Based upon 2019 1 yr. ACS DATA

Annual Increase in Rent & Median Income 2006 -- 2019

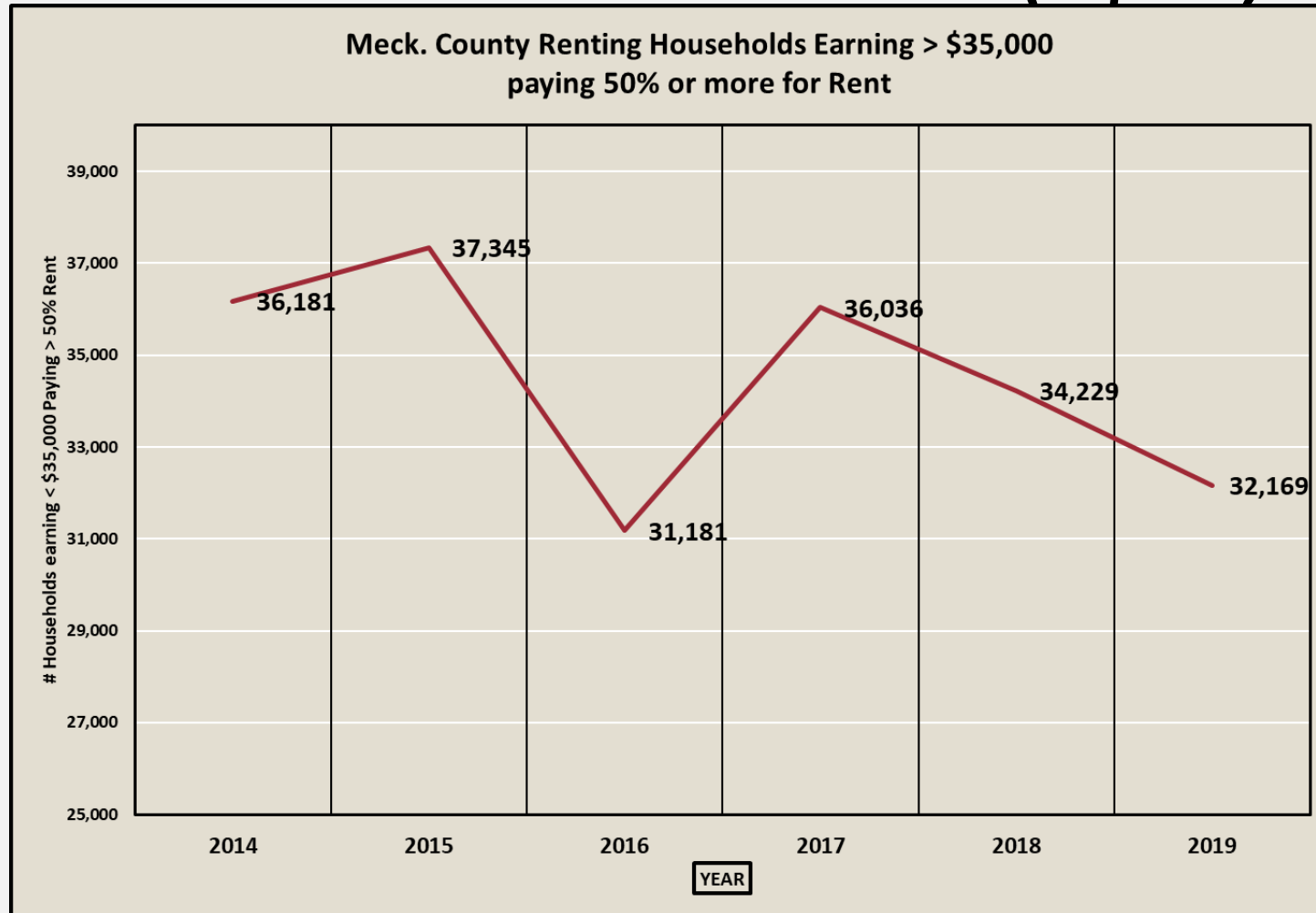
We can't Build our way out of the Crisis
We Must Focus on Income
not just on # Affordable Units

From 2006 to 2019
Rents have increased by **26%**
While Income has remained basically flat

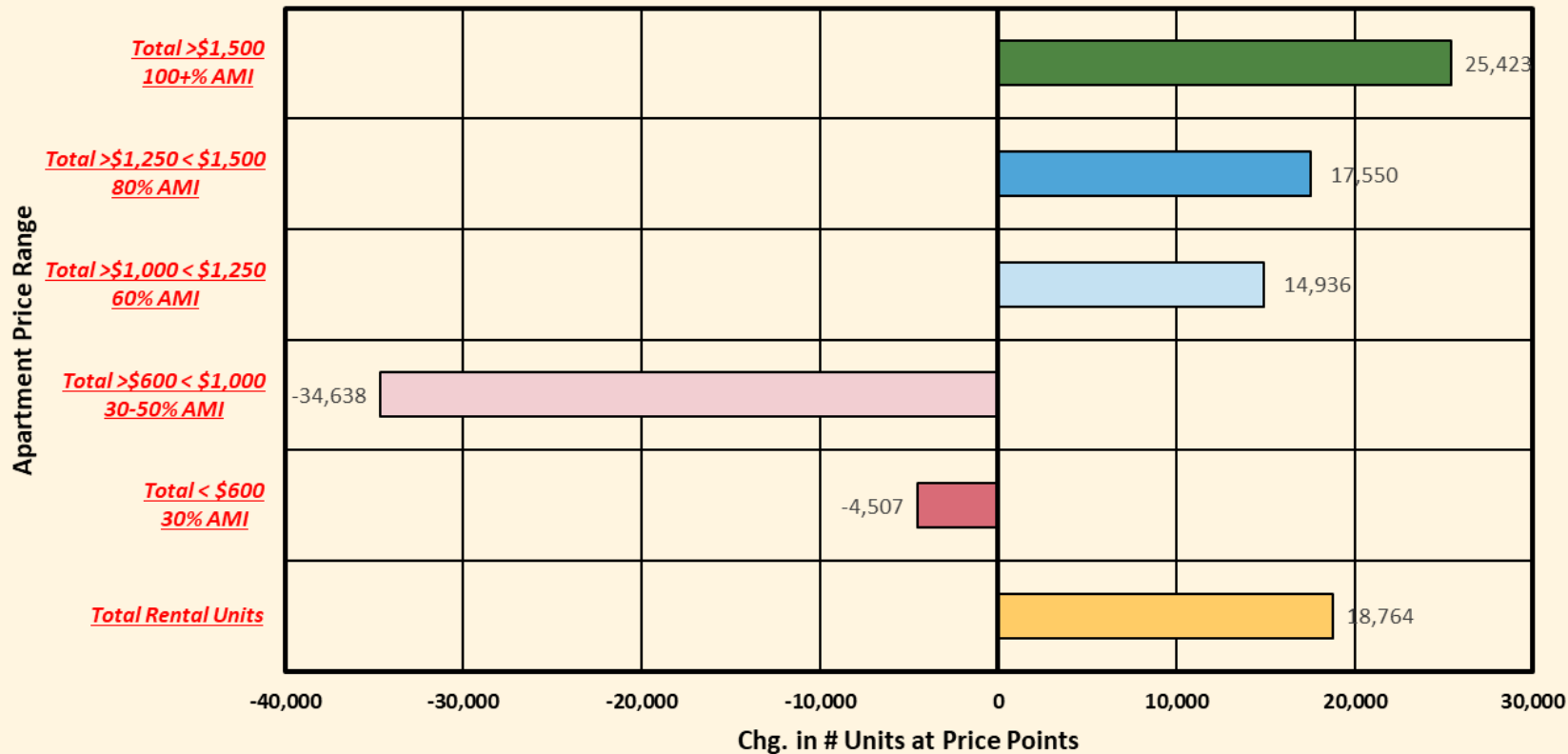


Source: ACS Data DP03,CP04

Trend of Extreme Cost Burdened (>50% Income) Lower Income Households (<\$35,000)



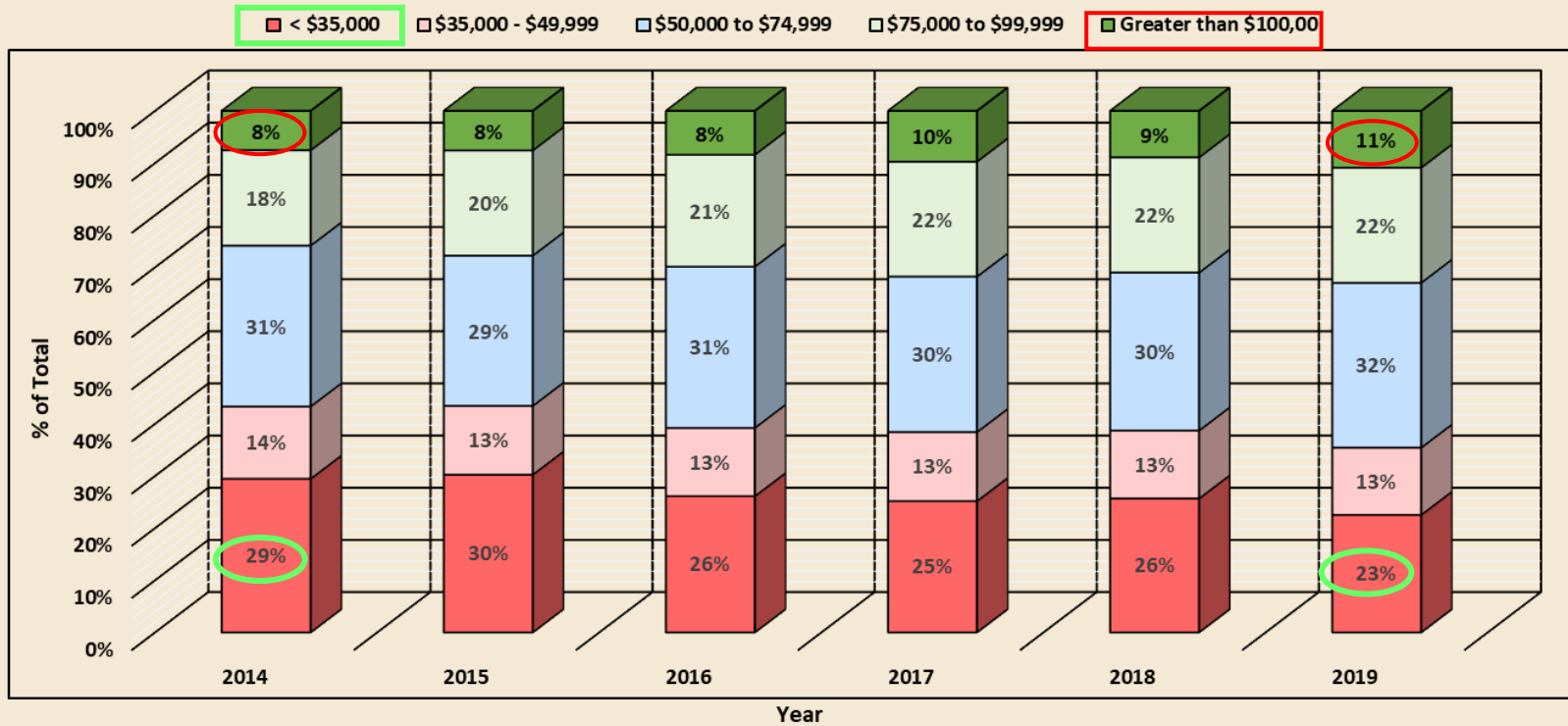
Change in Apartment Units Available at Various Points 2014-2019



We are demolishing NOAH
apts. faster than we are
 building affordable apts.
 Market Rate Apts. Account for
 the Growth

- Total # Apts. ↑ 19,000
- # ≤ 80% AMI ↓ 6,000
- # ≥ 100% AMI ↑ 25,000

Household Income Stratification from 2014 - 2019

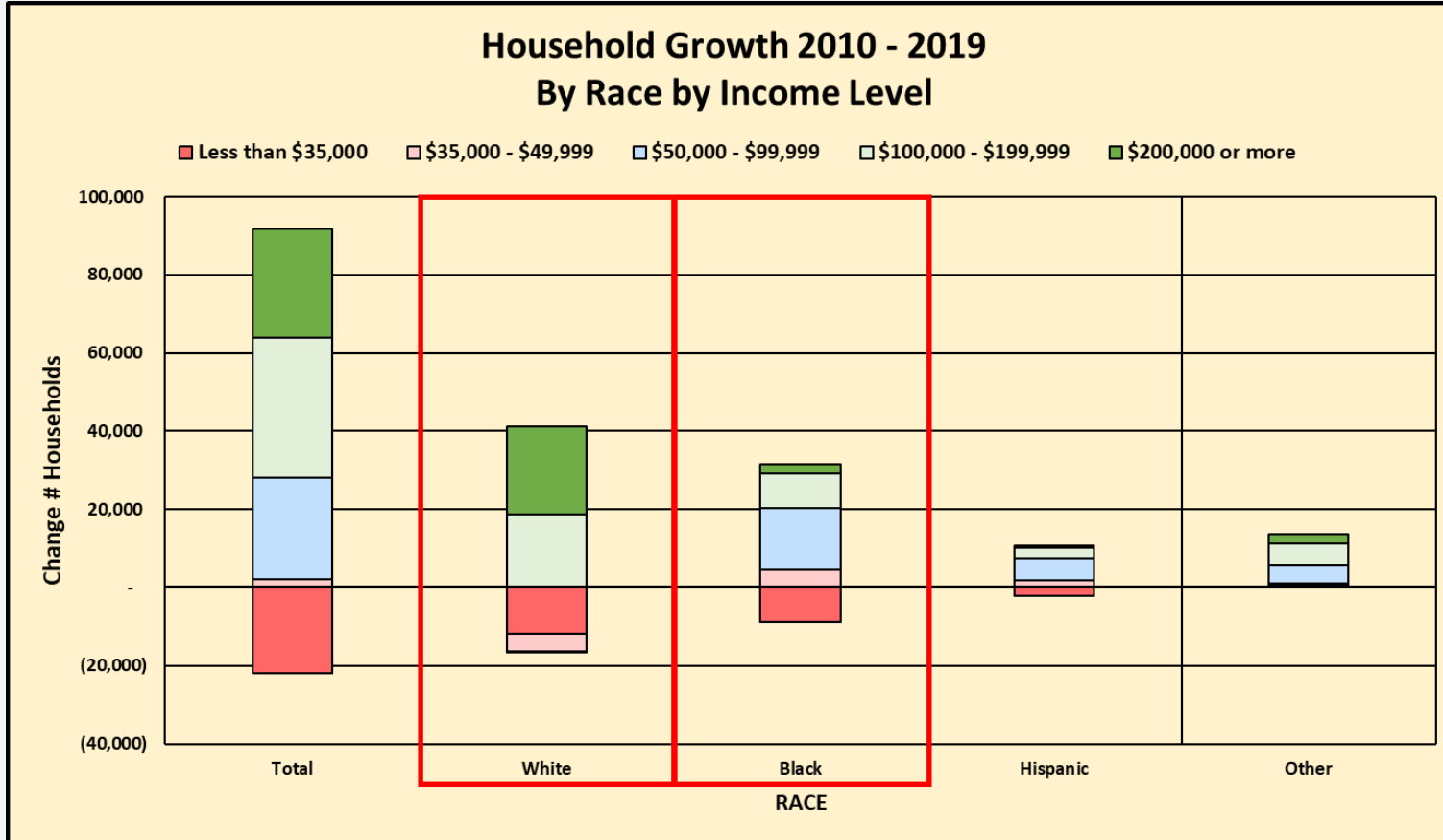


Progress?

Are housing prices driving low-income Households out of Mecklenburg County?

- Total Households ↑ 37,000
- Earning < \$35,000 ↓ 19,000
- Earning > \$100,000 ↑ 40,000

Households Income Level	2014	2015	2016	2017	2018	2019	Chg 14-19
< \$35,000	114,585	120,062	104,300	105,248	105,452	96,015	(18,570)
\$35,000 - \$49,999	53,946	52,447	52,377	55,331	53,546	54,972	1,026
\$50,000 to \$99,999	120,009	114,406	123,475	124,671	124,384	134,805	14,796
\$100,000 to \$199,999	71,134	80,130	85,735	92,202	90,758	94,100	22,966
Greater than \$200,00	29,373	30,112	33,617	40,683	36,630	46,421	17,048
Total Households	389,047	397,157	399,504	418,135	410,770	426,313	37,266



	Total	White	Black	Hispanic	Other
Less than \$35,000	(21,928)	(11,850)	(8,743)	(2,209)	874
\$35,000 - \$49,999	2,080	(4,353)	4,529	1,800	104
\$50,000 - \$99,999	25,955	(107)	15,794	5,686	4,582
\$100,000 - \$199,999	35,762	18,610	8,910	2,700	5,542
\$200,000 or more	27,817	22,482	2,351	536	2,448
Total	69,686	24,782	22,841	8,513	13,550

ACS Data 1 yr. Est. B19001

The impact of Historical Racism Continues

The # Households increased by 70,000

- **Whites** represented **52%** of the population in 2019
- **Whites** accounted for **81%** of the increase earning > \$200,000
- **Blacks** represented **32%** of the population in 2019
- **Blacks** accounted for only **8%** of the increase earning > \$200,000

Apartment Growth 2014-2019

	5 yr. Total Unit Change	Annual Average Change	# Apartments Change Since 2017 - 2019
Total Rental Units	18,764	3,753	9,342
Total < \$600 (30% AMI)	-4,507	(901)	(5,971)
Total >\$600 < \$1,000 (30-50% AMI)	-34,638	(6,928)	
Total >\$1,000 < \$1,250 (60% AMI)	14,936	2,987	
Total >\$1,250 < \$1,500 (80% AMI)	17,550	3,510	
Total >\$1,500 (100+% AMI)	25,423	5,085	13,825

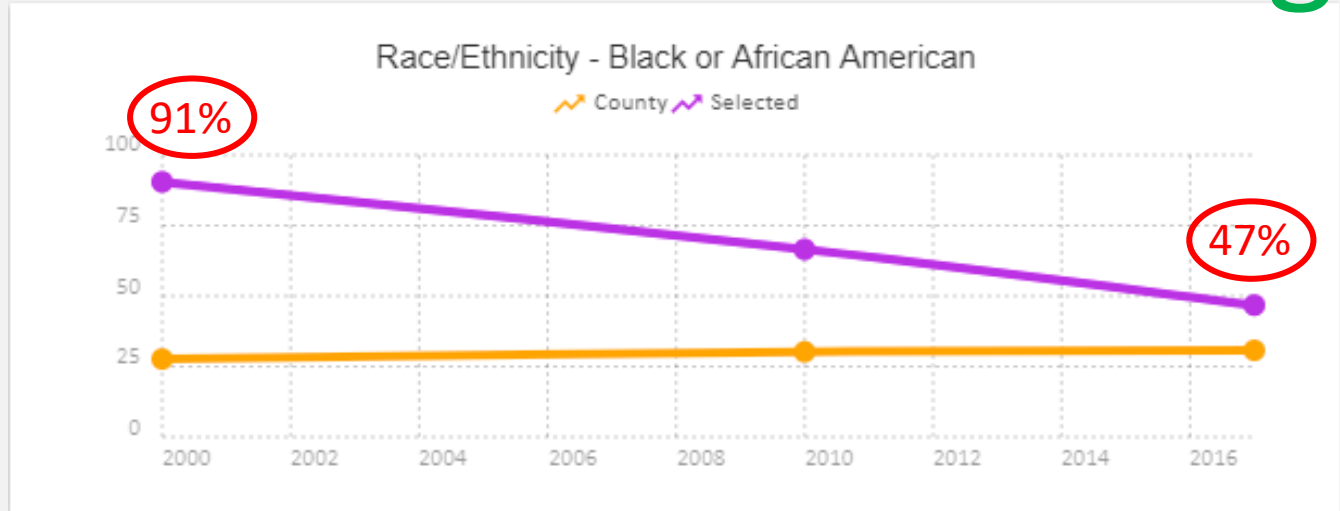
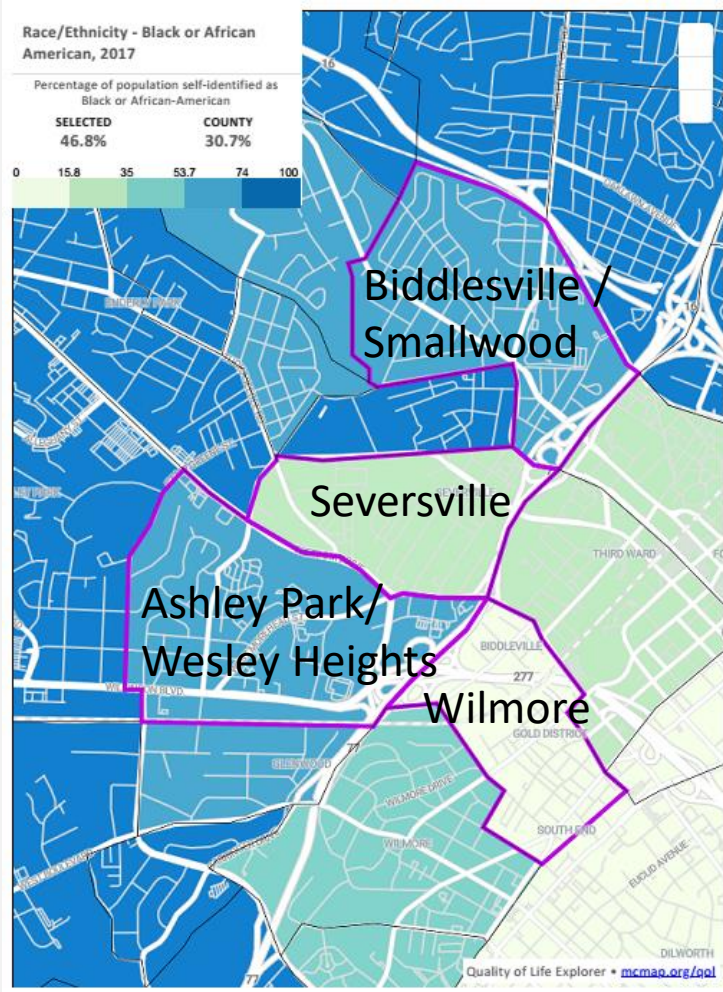
Housing Trust Unit Funding Status

Status – Since 2018	# Developments	# of Affordable Units	HTF Amount
Pending Close	11	1,010	\$20,968,600
Under Construction	13	1,465	\$28,644,000
TOTALS	24	2,475	\$49,612,600

We are losing ground every year
 “We can’t Build our way out of the Crisis”

Neighborhood Gentrification 2000 - 2017

Progress?



Neighborhood Name	NPA	2000 Value	2017 Value	Trend 2000-2017
Ashley Park/ Wesley Heights	361	86.5%	72.6%	-13.90%
Seversville	51	85.6%	25.8%	-59.80%
Biddlesville/Smallwood	382	94.2%	74.0%	-20.20%
Wilmore	339	80.3%	9.5%	-70.80%
Average		91%	47%	-48.3%

Let's Review

What are we doing to help?

Housing Charlotte Framework

What DOES IT SAY?



“This framework will be used to establish a collaborative effort between the City, Local Initiative Support Corporation (LISC), the Foundation for the Carolinas, the Leading On Opportunity Council, and other community partners for the **allocation of resources for a successful community collaboration** to expand and preserve workforce housing and to help families and individuals achieve self-sufficiency.”

KEY APPROACHES IDENTIFIED

• Core Considerations

- Increase the capacity to serve Low-Income households with a focus on **<60% AMI**
- Serving Residents **Vulnerable to housing displacement**
- Using housing to build and **expand access to opportunity**

• Three Pillars

- **Expand the supply** of rental and owner occupied housing
- **Preserve** the affordability and quality of existing housing
- **Support** family self-sufficiency

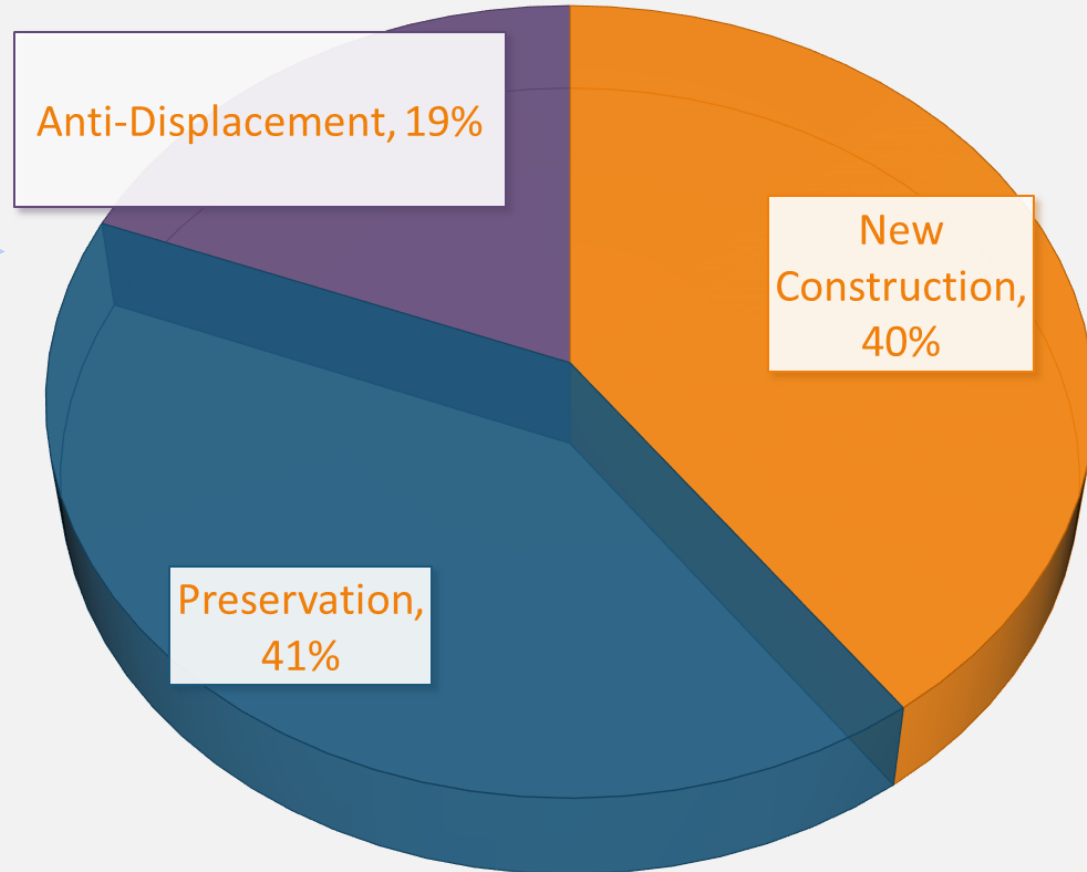
Spending Driven by Framework

??

Framework Target
Allocation of funding for
their GOALS for the 3
Primary Categories

- 1) Anti-Displacement
- 2) New Construction
- 3) Preservation (NOAH)

POTENTIAL ALLOCATION OF HTF \$ SHOWN IN FRAMEWORK



The Money to be Allocated based upon the Charlotte Housing Framework?









HTF, CHOIF, LISC, Budget



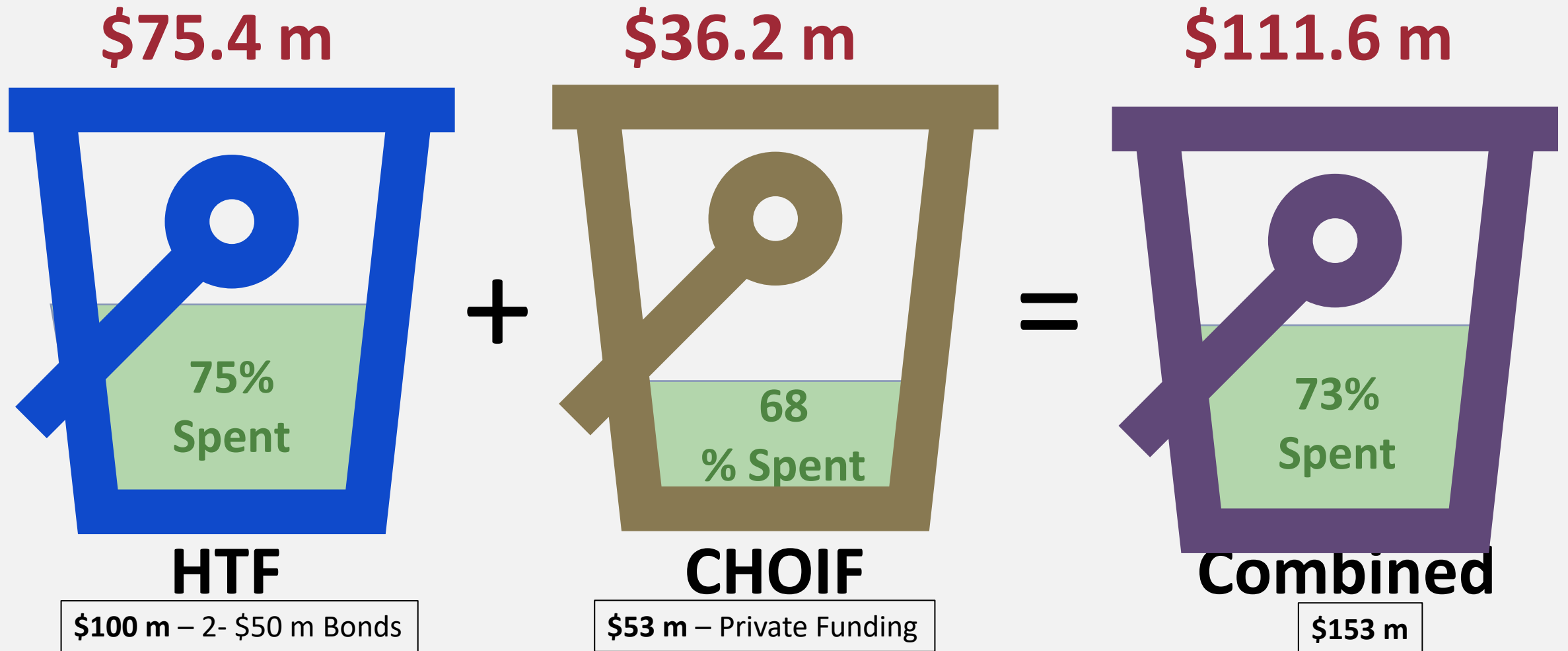
Spending Driven by the Framework



The City Council and Mayor **promoted** the approval of the **\$50 mm Bond package** based upon their [intent to leverage the framework](#)

	Single Family	Multi-Family
NEW		
Renovated		
Vouchers		
Homeowner Support		
LAND		

How much has been Spent?



Summary of Impact on Affordable Apartments

Apartments under development since 2018 from HTF and CHOIF Funds				
Status – Since 2018 - 2020	# Developments	# of Affordable Units	HTF Amount	CHOIF
Pending Close	11	1,010	\$20,968,600	
Under Construction	13	1,465	\$28,644,000	
TOTALS Yr end 2020	24	2,475	\$49,612,600	\$30,242,377
2021 Approvals	14	1,422	\$25,815,000	\$6,000,000
Grand Totals	38	3,897	\$75,427,600	\$36,242,377

NOTE:

We have seen a **decrease of about 6,000** Affordable Apartments lost 2019 – 2017

WE CAN'T BUILD OUR WAY OUT OF THIS ALONE

Charlotte City Budget Funding for Affordable Housing Strategies

Program	FY 2020 Actual	FY 2021 Target	FY 2022 Target
DreamKey – Affordable Housing	\$ 1,464,437	\$ 1,860,000	\$ 1,690,000
DreamKey – House Charlotte (Downpayment Assistance)	\$ 231,000	\$ 231,000	\$ 231,000
Aging in Place	\$ 750,000	\$ -	
HOME Grant Match	\$ 743,028	\$ 810,302	\$ -
Support Innovative Housing	\$ 3,805,107	\$ 3,400,000	\$ 3,200,000
NOAH Purchase Funding	\$ 7,000,000		
In- Rem Remedy - Residential	\$ 655,000	\$ 500,000	\$ 600,000
Support Housing Stabilization in Corridors of Opportunity			\$ 7,000,000
Total	\$ 14,648,572	\$ 6,801,302	\$ 12,721,000

2022 Great Neighborhoods Priority

- Measurements

Objective	Measure	FY2018	FY2019	FY 2020 Actual	FY 2021 Target	FY 2022 Target
Preserve and increase affordable Housing	Number of New Affordable Housing Units Funded	496	1,199	1,349	900	900
	Number of units acquired and/or rehabilitated and restricted for low-to moderate income residents	221	196	168	265	225
	Number of down payment assistance loans provided	307	314	285	325	300

How does the 2040 Comprehensive Plan impact the Affordable Housing Shortage?

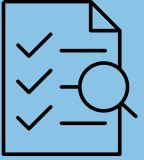
- No additional funding /No significant new programs – continuation of existing programs
- No additional measurements / Metrics to monitor progress
- **False assumptions** regarding the Single-Family Housing Zoning Designation – Does not help the Neighborhoods at risk of Gentrification.
 - Estimated **over 50%** of the most expensive Neighborhoods are excluded from any new regulations.
 - The remaining expensive Neighborhoods will not see a significant increase in duplexes or triplexes due to land pricing and market demand. (see Minneapolis experiences)
 - The most vulnerable Neighborhoods will be exposed to the higher density (duplex/triplex) increasing the amount of Gentrification (Forced Displacement).
- Not aggressively leveraging the key legal land use power of limiting the size of homes within a designated area.
- Not acknowledging the linkage between rail corridors (Blue, Gold, Silver) and increase in forced displacement.

What Can/Should we Do?

What is still Needed?



Public Discussion of TOTAL \$ Spent on Initiatives



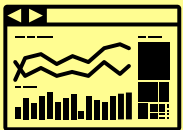
Actionable Plans (not Tool Kit)



Measurable Goals (What are the visible outcomes?)



Ongoing Community Engagement



Community Progress Reporting

Honest Community Understanding of the Challenge

- **WE CAN'T BUILD** our way out of the Housing Shortage
 - Shortage will Increase over the next few years.
 - Increase focus on NOAH properties
 - Increase focus on Neighborhood Preservation
 - Increase focus on Vouchers
- We need to address the root causes: **Income and Wealth Gap**
 - *Job training – Apprenticeships*
 - *Targeted Downpayment Assistance*
 - *Minority Entrepreneurship*

Possible Additional Mitigation Strategies

- Increase Awareness/Utilization of Existing Programs
- Increase funding for existing Programs
- Strengthen Neighborhood Educational Programs
- Explore alternative property tax relief for Neighborhood long-term residents that are under 65 – Higher Income Limits
- Rezoning Opportunities limiting size of new/remodeled homes
- Better leverage Public Land (City/County) for Affordable Housing
- Establish new Fund to Purchase Land in ‘at risk’ neighborhoods with Deed Restrictions particularly along planned transit lines
- Increase Owner/Renter Incentives to maintain affordability

What can YOU do to Help?

- Ask Elected Officials Tougher Fact-Based Questions
 - Call Elected Officials
 - Meet with Elected Officials
 - Send emails
 - Attend City Council / County Commissioner Meetings
- Challenge Elected Officials on the 2040 Plan – what goals are they committed to achieving?
- Faith Community – Partner with Agencies like DreamKey with either funding or land.
- Become more informed
 - www.EQUITABLECOMMUNITIESCLT.ORG