



RESOLUTION 2022-13

TO ACCEPT THE TOWN OF DAVIDSON AFFORDABLE HOUSING NEEDS ASSESSMENT AND CHARGE FOR THE HOUSING AND EQUITY BOARD

WHEREAS, the town’s vision is “Davidson remains committed to controlling our own destiny as a distinct, sustainable, and sovereign small town. Our sense of community is rooted in citizens who respect each other; in racial and socioeconomic diversity; and in pedestrian and bicycle orientation; all in the presence of a small liberal arts college. Our history and character guide our future”; and

WHEREAS, one of the town’s core values states “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”; and

WHEREAS, the town’s 2020 comprehensive plan, that was based on significant public input, includes a goal to “...have a variety of housing types (both by tenure and type) affordable to all households, with special attention to low-income families, as well as accessibility to transit, employment, services, parks, and daily needs” and an action item to “develop an affordable housing plan”; and

WHEREAS, the town board’s 2022-2023 strategic plan includes a goal for “affordable living, equity, and inclusion” and a priority strategy “to prioritize and implement recommendations from the affordable housing plan”; and

WHEREAS, the Town of Davidson Proposed Affordable Housing Plan was presented and reviewed at the August 23, 2022 town board meeting; and

WHEREAS, based on the feedback from the board at that meeting, it is proposed to change the name of the document to a Needs Assessment (NA) that can be updated every five years to continually inform the community need based on current housing conditions; and

WHEREAS, after an updated Needs Assessment is completed every five years, a refined implementation strategy is created for the town board to decide on which priorities to take action at that time; and

NOW THEREFORE BE IT RESOLVED, the Town of Davidson Mayor and Board of Commissioners does hereby accept the 2022 Affordable Housing Needs Assessment and the charge of the Housing and Equity Board, which includes:

- Reaffirm the Role of the Housing and Equity Board (HEB) and establish an Implementation Strategy

- The Affordable Housing and Equity Board Role includes but is not limited to:
 - Developing specific AMI housing unit goals and objectives based on the identified needs.
 - Prioritizing and developing an implementation strategy under the Affordable Housing Needs Assessment.
 - Developing a budget for affordable housing programs, projects, and capacity
 - Addressing current opportunities within the affordable housing plan using a wholistic approach including but not limited to zoning adjustments, funding options, and architectural design.
 - Addressing how to make projects more inclusive of affordable housing
 - Leveraging nonprofits and support their programming related to financial capability, anti-eviction, homelessness prevention and homebuyer education.
 - Guiding developers to programs that will financially assist them.
 - Always apply a best practices lens
- The Affordable Housing and Equity Board must consistently engage with stakeholders across the community to ensure solid communication about affordable housing potential projects and collaboration opportunities.

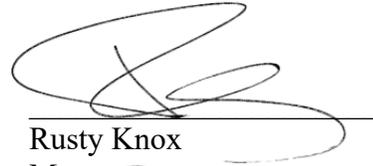
Stakeholder group should include the following

- Town Staff (Planning & Economic Development)
 - Town Commissioners
 - Housing and Equity Board Members
 - Charlotte Water and Mecklenburg County Storm Water Services
 - Town Residents
 - Davidson Business Owners
 - Davidson College Representatives
 - Nonprofit Developers
 - For-Profit Developers
 - Places of Worship
- Evaluate the recommendations from the Needs Assessment and provide any other innovative ideas that can be incorporated into the proposed implementation strategy.
 - The Needs Assessment analyzed eight town-owned properties as potential locations for affordable housing; this analysis is not intended to be a direct recommendation to utilize these properties in this manner.
 - If further funding is needed to complete an analysis of any of the town-owned properties and/or when that analysis is complete, the Housing and Equity Board is asked to provide a recommendation to the town board for consideration.
 - Present the proposed implementation strategy by early 2023 ahead of the town's budget process for FY 2023-24.
 - Commissioners Jane Campbell and Tracy Mattison Brandon are hereby appointed to serve on this implementation strategy effort.

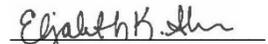
Town staff is directed to immediately begin convening the Housing and Equity Board and other partners to begin this important work.

Adopted on the 13th day of September 2022.

Attest:



Rusty Knox
Mayor



Elizabeth K. Shores
Town Clerk



Mary Ann Swan
Approved for:
Mary Ann Swan, Town Attorney