Location: Hood Room, Matthews Town Hall

Date: September 18, 2018

Time: 5:00-7:00

Present: Carlo McKoy, Kerry Lamson, Chuck Wilson, Michael Ham, Natisha Rivera-Patrick, Carol Fox, Laura Snead, Warren Wooten,

Absent: Natasha Edwards, Kim Gossage, Robin Scott

Meeting Start: 5:15 PM.

I.   Open the Meeting

- Introductions repeated from prior meeting to provide a basis for the new members.
- Minutes were approved from the August 28th meeting

II.   Definition of Affordable Housing

A.   Decide on a Preliminary Definition

- Kerry stated a definition was needed as a foundation for the study
- Carol asked what the meaning of 30% was and if we could go above and below
- Warren gave a more detailed explanation of the 30% definition, gross income, etc...
    - All homes are affordable
    - 30% includes rent and utilities
- For all constituents at all salaries levels, what does affordable mean?
- Kerry requested we stay away from word affordable
- Carol raised the point of creating avatars for different houses at different incomes to make it relatable to the general public and to avoid the words affordable or low income housing
    - "This avatar with this income level could afford this..."
        - "A married couple with two kids with a $75000 combined income: this is the kind of house they can afford, this is the rent..."
        - Describe what the households are: single person, elderly, disabled,
        - Warren likes the idea of cartoon avatars representing various sections of the populations (nuclear, older people, single family)
        - We can talk about the different needs for each avatar
            - College kids will live in a broom closet if it is cheap while single mothers want to live near their children's school

- States/fed create definitions to award money
- Carol questioned whether we start with the average income of Matthews or the federal definition
    o Mike stated the media income of Matthews is $75000, but many working at Costco don't make that
- Warren suggested we use 30% definition for clarity. Not only is it the most widely accepted definition but it would also help to maintain clarity
    o Could also be beneficial for getting state or federal funds
- Warren raised the point of cost burdened families. Have policies and strategies to reduce those that are cost burdened in the town
- Kerry began discussion on the affordable housing definition handout he created
    o Warren requested we add Matthews residents and workers to definition because many work but can't live here
- Final Approved definition:
    o *Goal of Town of Matthews Housing Policy*
    o *To promote stable, diverse and affordable neighborhoods through policies and programs that advocate sensible growth while protecting environmental and historic resources and encourage a range of housing options to meet the needs of all residents and employees.*

III. Outline Committee Objectives

- Discussion of scope
- ***We are in data gathering mode
    o Momentum for town board benefit
    o Pinpoint that the need is real and to quantify it
- Warren stated data is readily available at the city and chamber level, which he can point us to
    o Carol requested all data collected be presented next meeting
- What kind of data do we need to collect?
    o Income, households, demographics, housing stock
- Mike discussed getting wage information from the town
    o Carlo will approach HR to get salary ranges
- Laura has tried to get salary ranges from her organization but was unsuccessful
- Warren stated the best place to gather general data was from the census (American community survey)
- Kim got in touch with the chamber. Chamber said the committee can go ahead with the survey but it might not get many responses
- Kerry: is it worth it to do the survey in the chamber
    o Carol stated that she would rather see what Warren can get data wise
        ▪ Sample size is an issue and may effect reliability of data
        ▪ Table the discussion on the survey until more data is presented next meeting

- Chuck discussed a study his church contracted out
  - It outlines the population of within miles of his church
    - Includes downtown
    - He will send it to Meric
- How do we send out data? Zip, Matthews's websites, etc.…
  - Decided to send out through email at this time
- Warren raised the point of political climate
  - Mike raised the point of the political split in Matthews
  - $600000 homes can raise property tax money
  - But those with kids in college (where will they live when they come back?)
  - The committee needs to discuss ways of preserving existing affordable housing in Matthews
- Kerry has gone through Polaris system, inventoried a number of Matthews homes and their cost, age, etc.….
  - This was done to look at homes that can be possibly refurbished
  - In Polaris, we have 800 homes below 200000
  - Does not include apartments
  - Does not include the homes the board has approved this year
  - Meric will send out this data
  - Discussed current zoning barriers
- There are funds we can use: CDBG and other programs
  - We are almost build out but there are still land possibilities
    - Properties that go under
    - Partnerships with realtors/developers is an option but we haven't pursued it yet
      - We have an entertainment district planned that has acreage and a possible transit station
      - Mixed residential housing in the area
      - Tiny homes are another option but currently there isn't a place to put those due to zoning restrictions
- Chuck raised the importance of the faith community in any endeavors the committee undertakes.
  - Charlotte United Methodist Church has raised 10-15 million for affordable housing in their area.
  - United Methodist has a history of housing elderly people. There are many properties built by the church including Alders Gate in Charlotte and properties around the Carolinas
  - CEO of Alders Gate in Charlotte is looking for a spot to do affordable housing for senior citizens
  - Another example of affordable housing built by UMC is Gerber Village in Asheville
  - 400 people per housing unit, elderly and low income
  - ***Action step: have some conversation with CEO of Alders Gate or people like her

- - - Chuck is meting her in a few days
  - Natisha gave a more detailed explanation of her work with Habitat for Humanity
    - Funding is from sponsors, donations, churches, orgs, CDBG dollars
    - They can always find money, the problem is land.
      - They have land for the next 6 houses
      - Can't open up more applications without land
    - Have built 126 homes in Matthews
    - Looking at diversifying housing stock. Tiny homes, town homes, etc.....
    - HFH only builds one house at a time. However, they also rehabilitate houses
      - Largest growing part of HFH is rehab because keeping people in their homes is cheaper than buying land and building a house
      - Long-term vs. short term solution
    - Annually the budget is 1.215 million
    - 110,000 is the cost for one home
    - Percent of budget is grant,
      - 550,000 is revenue from restore
      - The rest is money raised or donated.
    - Those looking into HFH homes must have good rental history for two years, 400 hours of HFR provided classes, and good credit
      - Delinquency rate: out of the 70 homes currently on the list, only 3 are in delinquency.
    - Looking at different partners to build apartments, townhomes etc.....
      - Diversify housing stock options
      - Kerry mentioned the planning board is have difficulties finding developers who want to build affordable housing

IV.   Timeline

A.   Preliminary list containing steps for analysis

B.   Discussion of possible survey and methodologies
*** We are in data collection mode

V.   Review Activities and Milestone for Next Meeting
- Decided one meeting a month for two hours was the best way to precede.
  - Any data sent within the next two weeks will inform a possible meeting in two weeks to discuss data points
- Next meeting is October 16th (Two hour slot)
- Possibility of a meeting October 2nd to discuss data

- Following meeting will be November 13th (Two hour slot)
- Send Meric any data/contacts or requests for contact.
- Meric will send reminders for info discussed during the meeting.