

Location: Jordan Room, Matthews Town Hall

Date: October 16, 2018

Time: 5:00-7:00

Present: Carlo McKoy, Kerry Lamson, Chuck Wilson, Michael Ham, Carol Fox, Natasha Edwards, Warren Wooten, Meric Peters

Absent: Kim Gossage, Laura Snead, Robin Scott, Natisha Rivera-Patrick

Meeting Start: 5:15 PM

I. Open the Meeting

- Chuck mentioned a workshop happening November 1 from 7-9 entitled “Faith in Housing” at Mayfield Baptist church
- Chuck mentioned the meetings his church has been hosting on various issues facing Matthews. There is a possibility of an affordable housing centered meeting in February at the Brace Family YMCA.

II. Discussion of Data

- Who is the impact group in Matthews?
 - 30% of those who own housing are under 80% mean income
 - 30% may be those that inherited homes or are elderly
 - 40% of renters are under 80% of mean income
 - 20% of homes have at least one problem
 - 50% of renters have at least one problem
 - 70% of renters are under 100% mean rental income
 - If our median income is \$70,000, 30% of home owners and 70% of renters make less
 - Our audience is the 30% and 70%
 - Carol mentioned that we have a mobility issue for everyone due the limited stock in Matthews. Housing being built is too expensive for most of those at 100% median income
 - Kerry: We haven’t approved anything less then 200,000 in two years
 - Kerry: mortgage rates and interest rates have not kept up with each other
 - Natasha: Cost of student loans and construction costs are going up
 - Construction costs are 10 to 20% higher than clients wanted because contractors can charge whatever they want. Result of the recent tariffs

- Mike: Concentrating on rehab instead of new construction might be a better option
- Discussion of the Comprehensive Housing Affordability Strategy (CHAS) data
 - CHAS data is from 2011-2015. Useful when we supplement with other data sources
 - Data classifies participants into income brackets
 - Warren stated CHAS data doesn't tell you the stories behind the participants
 - 30% group is usually the frail, elderly, disabled, etc.
 - 40%-60%: use tax credits for housing, can pay for food/transportation/medical but need help with housing
 - 80% and above group: homeownership incentives to get people into housing
- Discussion of total data
 - CHAS data is a great baseline
 - Kerry: can we cross section data by demographics? Splicing independent studies like the church data may be the best option
 - Metropolitan Service Area (MSA): can apply distribution of minority income from MSA to CHAS data
 - Ex: Pull minority citizen from MSA to see income level. What percentage of population is low income? Apply it to CHAS to cross list data
 - Can be done with race, education, age, marital status
 - Kerry: More data allows us to avoid anomalies
- Discussion of housing policies
 - Mike: we have an opportunity in R-VS zoning
 - R-VS is good because high walkability for shopping and entertainment gets cars off the road
 - Matthews walkability score is 15% yet Matthews policy is the ability to walk from one side of Matthews to another
 - Solution may be stricter housing policies regarding conditional zoning, R-VS, and walkability
 - Carlo: Charlotte is getting pushback for trying to force 10% of its new housing as affordable
 - Warren: Look at charlotte Transit Oriented Development Plan which was recently released
 - Charlotte is doing a point-based system. Developers earn points and gain floor density bonuses. If you want six more floors, you need 60 points. You can gain points based on adding public art, affordable housing percentages etc.
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- Discussion on data presentation
 - Carol: Should we go into detail the way CHAS does or condense it
 - Kerry: Granularity is important because some categories are better served by state and federal programs
 - Can group them for charting and presentation

III. Review Activities and Milestones for Next Meeting

- Goal is to create a summarization of data and look for any new data if possible
 - Possibly gather demographic data on Town of Matthews total employees, maybe from the Chamber
- Create points and meaning from data
 - Data should lead towards tangible goals. Nothing outlandish, pick achievable targets
- Create preliminary avatars from data
 - Mixing income, demo, and job data and present it as avatars to make it personable
 - Possibility of tying in refurbishment with avatars (this family needs a new furnace)
 - Another ex: Average Matthews town employee can only afford 7% of the rental options and none of the houses currently available.
 - Natasha: Creating avatars humanizes these categories and helps remove some of the stigma surrounding affordable.
- Nix chamber survey
- Meeting with Mike, Kerry, Carlo, and Meric 10/24/18
 - Work on condensing data into one spreadsheet
 - Make connections from all the data sets
 - Breakdown households into income, employment status, etc.
- Next meeting is November 13th

IV. Meeting Adjourned

- Meeting Adjourned at 6:50 PM