

The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, May 10, 2021, at 4:06 p.m. in Room 267 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Councilmembers present were Dimple Ajmera, Tariq Bokhari, Ed Driggs, Larken Egleston, Julie Eiselt, Malcolm Graham, Renee Johnson, Matt Newton, Greg Phipps, Victoria Watlington, and Braxton Winston II.

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**Mayor Lyles** said we are having a Special Meeting and we will continue from this meeting directly into our regular Business Meeting. I welcomed everyone to the May 10, 2021, Business Meeting who is participating and watching us today. This meeting is being held as a virtual meeting in accordance with all of the laws that we have to follow, especially around an electronic meeting. The requirements also include notice and access that are being met electronically as well. You can view this on our Government Channel, the City's Facebook Page, or the City's YouTube Page.

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### **INVOCATION AND PLEDGE**

Councilmember Winston gave the Invocation and the Pledge of Allegiance to the flag was led by Councilmember Watlington.

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### **AWARDS AND RECOGNITIONS**

#### **ITEM NO. 6: MECKLENBURG DECLARATION OF INDEPENDENCE WEEK PROCLAMATION**

Councilmember Bokhari read the following proclamation:

**WHEREAS**, on May 19, 1775, Charlotte Town's founder, Colonel Thomas Polk, called for a convention of the Mecklenburg County militia leaders to be held in Charlotte; and

**WHEREAS**, those 26 men, upon hearing of the Battles of Lexington and Concord, unanimously adopted resolutions to declare themselves "a free and independent people" in a document that came to be known as the Mecklenburg Declaration of Independence ("MecDec"); and

**WHEREAS**, on May 20, 1775, Colonel Polk read the Mecklenburg Declaration of Independence to the assembled citizens at the County Courthouse; and

**WHEREAS**, on May 31, 1775, members of the Mecklenburg Committee of Safety adopted 20 additional resolutions, which came to be known as the Mecklenburg Resolves; and

**WHEREAS**, a local tavern owner named Captain James Jack was called upon to deliver the Mecklenburg Declaration of Independence and Mecklenburg Resolves to North Carolina's delegates at the Second Continental Congress in Philadelphia; and

**WHEREAS**, Captain Jack delivered the MecDec, telling the delegates, "Gentlemen, you may debate here about reconciliation and memorialize your king, but, bear it in mind, Mecklenburg owes no allegiance to, and is separated from the crown of Great Britain forever!"; and

**WHEREAS**, the State of North Carolina has chosen to recognize the significance of the Mecklenburg Declaration of Independence by placing the date of its signing, May 20, 1775, upon our State Flag and Great Seal; and

**WHEREAS**, this May 20, 2019 is the 244th anniversary of the MecDec:

**WHEREAS**, on May 19, 1775, Charlotte Town’s founder, Colonel Thomas Polk, called for a convention of the Mecklenburg County militia leaders to be held in Charlotte; and

**WHEREAS**, those 26 men, upon hearing of the Battles of Lexington and Concord, unanimously adopted resolutions to declare themselves “*a free and independent people*” in a document that came to be known as the Mecklenburg Declaration of Independence (“MecDec”); and

**WHEREAS**, on May 20, 1775, Colonel Polk read the Mecklenburg Declaration of Independence to the assembled citizens at the County Courthouse; and

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**WHEREAS**, Captain Jack delivered the MecDec, telling the delegates, “Gentlemen, you may debate here about reconciliation and memorialize your king, but, bear it in mind, Mecklenburg owes no allegiance to, and is separated from the crown of Great Britain forever!”; and

**WHEREAS**, the State of North Carolina has chosen to recognize the significance of the Mecklenburg Declaration of Independence by placing the date of its signing, May 20, 1775, upon our State Flag and Great Seal; and

**WHEREAS**, this May 20, 2019, is the 244<sup>th</sup> anniversary of the MecDec:

**NOW, THEREFORE, WE**, Vi Alexander Lyles, Mayor of Charlotte, and George Dunlap, Chair of the Mecklenburg Board of County Commissioners, do hereby proclaim, May 20–24, 2021 as

**“MECKLENBURG DECLARATION OF INDEPENDENCE WEEK”**  
in Charlotte/Mecklenburg County and commend its observance to all citizens.

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### **ITEM NO. 3: COUNCIL COMMITTEE REPORT OUTS**

**Mayor Lyles** said wanted to make sure that the community understood the purpose of this plan and I’m going to go through that. This Special Meeting is to hear from the Council Committees that were convened after we held the public hearing on the Comprehensive Plan. Each Committee was given a specific task to review items from the Comprehensive Plan and to bring back modifications that they would recommend. I think one of the Committees did so and the other Committee members probably had more discussions than they had recommended modifications or proposed modifications. The three Committees were the Transportation, Planning and Environment Committee, Great Neighborhoods Committee, and the Workforce and Business Development Committee. In this case, we have a list of recommendations that we would like to now begin discussions with. Often we talk about the budget; once the Manager delivers the budget then it becomes the Councils. I would like to say the community’s and the Council, so that three-legged stool, we’ve had a public hearing, the Manager has worked with the staff on the Comprehensive Plan and now this is our time as a Council to discuss this document as we move forward under the schedule that has been presented.

The thing that I would like to first say is in terms of process, we have all of the staff members that supported each of these efforts here; the Assistant City Managers, Planning Director, Special Assistant, Economic Development and Workforce, and

Business Development Assistant City Manager here as The staff resources and addition to the Mayor. They are here to address any specific questions that we might have or actually sometimes to help us when we have an idea, how to phrase it, and put it into context, so we appreciate that. We also have our City Attorney as well as the Assistant City Attorney that deals with Land-use and Planning available for our resources for this meeting. This meeting is important because what we would like to do is begin much like we did in the memo that came out several weeks ago that talked about what are the modifications that any individual Councilmember would like to make on the Comprehensive Plan. Most of us are familiar with this process because we use it for budget amendments, a document just as important to this community as the Comprehensive Plan. What we are going to do today is that each Councilmember will have the opportunity to speak and bring up questions and modifications that they would like to see placed on the list, and I believe Ms. Kunze will be doing this and she will have a list as you make your comments that you would like to put on to modify or change this recommendation. After that list is complete we will come back and we will vote on those items that we would like to move forward to the meeting that we are scheduled to have on May 17<sup>th</sup> and that will be that we will need five Councilmembers, not a majority, but five Councilmembers to say this is a step that I would like to take to move forward for reconsiderations.

What happens in the interim between the 10<sup>th</sup> and the 17<sup>th</sup> is that the Manager and his team will actually comment on those items moved forward by this Council. So, as you present something, they will take that, and they will frame it in the context of our policies, procedures, and legal review. Each person will have an opportunity before the May 17<sup>th</sup> meeting to have further discussion, you will get some information from the staff about everything that gets the five votes of the Council to move forward. Are there any questions about the process? I thought it might be best to start out with our District Councilmembers so we will start with District 1, or Mr. Jones do you have any comments?

**Marcus Jones, City Manager** said I will turn all of my talking points over; I think you nailed it. The one thing I would recommend there is that because of all the good work from the Committees and we have the Committee Chairs in the room, as well as the liaisons to the Committees, it would be great to make sure that all the Councilmembers have had a chance to hear what came out of the Committees, and you are exactly right, Emily is here, she is going to be extremely flexible. I think we have a mechanism to put comments on the board or at least the items that are coming out of the Committees as well as what I thought you were headed, anything that a Councilmember may have that is over and above coming out of the Committee, correct?

Mayor Lyles said you and Councilmember Eiselt just reminded me the whole purpose of this was to get the Committee Reports out, and I failed to do that. So, the Committee Reports will be up first, and I thought we would start with TAP (Transportation Action Plan) and Great Neighborhoods and Workforce Development.

**Councilmember Johnson** said I just wanted to understand the logic for the five people in order to move a topic forward. Is that standard, is that what historically has been done since it is not the majority, the number five, how was that selected?

Mayor Lyles said I think the five has been used in the past, but it is not necessarily any requirement or standard and I would acknowledge that right away. I think the concept behind it is if you go less than five the staff could spend a lot of time doing a lot of work on something that really didn't have almost consensus, so it is looking at the idea of merit and what I've usually seen in my experience is that if four people say it, you will get a fifth, but when three people say it, it might cause us to spend hours working on something that really will not have, it will be three people with positions versus interest. Generally, when we express an interest people will support three people even doing it or four people doing it because someone will say because of you I respect that and will go forward. Sometimes when it is just a position. If I said to you I want to have five-minute neighborhoods, I probably could not get three people to agree with me on that, but if I did the staff would spend a lot of time when really what we are trying not to do is have even the 10-minute neighborhoods in some cases. So, that is the rationale behind it. I think the Council has

been very considerate; it is my experience, but I think there are others that could speak to that experience as we go forward.

**Councilmember Newton** said I am just wondering if we might hear proposals for the first time tonight and from the standpoint of maybe us gathering more information and being able to better formulate an opinion later, I guess I question whether five is sufficient as well. Certainly, I think three might be extreme, but maybe there is a middle ground on four.

**Councilmember Egleston** said I was just going to ask Mr. Jones if I'm understanding correctly because I think we are doing exactly what Mr. Newton wants to do and I agree, which I think tonight is simply five of us to say is it worth continuing to talk about this. The staff will flush out that idea and a week from now we would be voting on whether or not we wanted to see that change implemented into the plan. Tonight is not a vote that yes, I affirm or reject this idea, it is I think this idea has enough merit to continue considering it, and next week we will be voting with a more flushed out version of the Plan whether or not we wanted to put it in the Plan.

Mr. Jones said correct.

Mayor Lyles said that is correct, thank you for the explanation.

Mr. Newton said I do understand that; I'm just wondering if five being short of one, granted just to hear more information tonight and moving forward, but still being kind of short of one for the full approval. I'm kind of wondering if four would be more in line with us getting a better broader sense of everything. Mind you, we could have everything get 11 votes.

Mayor Lyles said generally Mr. Newton, what I have heard is the time to make the merit of the issue and the merits often say four people and then usually there will be five, but I was just saying that is kind of what we've done.

**Councilmember Driggs** said I just wanted to say I hope we don't arrive at a point where four members of this Council have said that they have a shared concern of one kind or another and we just drop it. I think if the four of us do have that concern then it may take more depth, we may need to go into it further in order to establish because we are only going to reach a certain level of detail in terms of what we can discuss tonight. Whatever rule we adopt if there are four people, please would somebody else just join them so that we don't end up excluding those four people from the conversation going forward?

Mayor Lyles said that is probably better stated than what I said, so before we move forward let's just make sure we are good on the process. Is everyone comfortable with the explanation? I don't see anyone shaking their head no, so we will go ahead and proceed in that direction. I will ask Ms. Eiselt to give the discussion and Committee Report Out on the Comprehensive Plan referral from the Transportation, Planning, and Environment Committee.

**Councilmember Eiselt** said the Committee met and all members I believe were present; myself, Mr. Egleston is Vice-Chair, Mr. Driggs, Mr. Newton, and Mr. Winston. We had three referrals, one single-family zoning; what is goal #2 and I think specifically 2.1 intending to solve, and are there other ways to accomplish these objectives? I think we really drilled down to that one more in Great Neighborhoods, but we did have a recommendation that came from that. The second one was the 10-minute neighborhood application process, where should the 10-minute neighborhood be applied in Charlotte, and the third is processes to resolve conflicting policies, how do we resolve areas of conflict within the Plan. We recommended to the staff that we had an action item to direct The staff to recommend a proposed modification, Policy Section 2.1. The staff is recommending adding a note to this policy to address concerns regarding displacement and existing code covenant restrictions that are associated with HOA's ( Homeowner Association).

I don't know that we need to go into that too much because I really think that work took place with Great Neighborhoods.

Mayor Lyles said 2.1 is on page 6 of the document.

Mr. Driggs said I just wanted to know if the two memos that have from the different Committees actually propose different changes to 2.1. If you look at page 6 it asks that language and takes out on all lots, and then I think the treatment in the later section is different, so I just want to be sure that the staff is kind of unified what they heard. If you look at the bottom of page 11 the word change that appears on page 6 does not appear. I'm not sure which of those things we are intended to work from.

Mayor Lyles said I think we are intending to work from both of those things. I think both of them were valid discussions and would be presented.

Mr. Jones said to Mr. Driggs' point there were two different recommendations that came out of those Committees; one asked the staff to change the language to be a specific way. The other asked The staff to change language based on what the staff believed, so he is exactly right, there are two different iterations of this, and I believe both of them will have to be on the board at some point to be decided upon.

Mayor Lyles said does that make sense everyone; everybody good? This is going to be a tough go so I just want to make sure people are checked in. So, both of those items would go up for a straw vote. Ms. Eiselt anything else from the Committee?

Ms. Eiselt said not from the Committee, but I would probably say that I would have an addition to that straw vote as well because I'm not sure that we have clarity around that.

Mr. Newton said I just wanted to make the clarification and I could be remembering this wrong, but I think the recommendation wasn't voted on, but it is a recommendation, nonetheless. It wasn't a voted-on recommendation, but a recommendation from the staff.

Mayor Lyles said Ms. Eiselt would you address whether there was a recommendation from Committee. I know one was to the staff to formulate something, so was there a vote in Committee?

Mr. Driggs said there was only one action, one vote that the Committee took which was the vote to ask the staff to come back with a change of wording.

Ms. Eiselt said a proposed modification, and we voted that out four to one.

Mr. Driggs said the only actual action by the Committee.

Mayor Lyles said any other recommendation Ms. Eiselt from your Committee?

Ms. Eiselt said no Madam Mayor, that it is.

**Councilmember Graham** said the Great Neighborhoods Committee met and discussed our portion of the 2040 Plan which was to take a look at language related to Anti-displacement Policies within the Plan. As a result, there were six key questions or asks of the Committee to the staff and I will outline the questions. Everyone has a copy of the memo, so you can see where and how the staff has responded. One was to add a preamble to the Plan that describes the purpose of the intent delineating what is aspirational in the Plan; the staff has drafted that preamble. Incorporate how public investment benefits homeownership in Police Section 1.6; the staff has revised language in reference to Goal three, Housing Access to All. Stressing Sections 1.9 and 1.118 regarding stormwater; the staff has provided revised language below for your information. In Policy Section 2.1 change all lots to place types; the staff has revised language to reflect a change from all lots to all place types. Incorporate the formation of the Anti-Displacement Commission in the Plan; the staff has incorporated language and policies to do just that. Lastly, to strengthen language around homeownership, which is Goal

number three, Housing Access for All. The staff has provided revised language in that Plan and shared the existing toolbox and policies for enhancement.

We had a very good conversation in our Committee meeting. The staff has taken our questions and responded to them; you can see them there on the screen. Every member was in attendance at the Committee meeting when these decisions were made. We had two other guests that joined us along with the Mayor so there was a robust conversation in terms of what we discussed, and I think the staff has responded appropriately. There is only one that I hope to have an additional conversation about which is the Anti-Displacement Commission which would basically, from my perspective add more length to their tenure in terms of their service from 12 months to a number to be determined. I believe 12 months would just get them started, I think that group needs to be in place much longer as the community and the City really begins to address the issue of gentrification and Anti-displacement. This is an effort that will take the energy of a marathon runner, not a sprint.

Mayor Lyles said Mr. Graham just state his personal preference as well as his Committee Chairman recommendation, so we've got that. We'll make sure that the personal preference falls under personal preference. Our final report is from Workforce and Business Development.

**Councilmember Bokhari** said I think we probably fell into a little bit of that bucket of confusion as to not knowing that we needed to formerly vote something out versus just having robust discussions so I will just tell you what that discussion encompassed, and then I don't know that anything came out of there that is going to be able to be claimed to have been voted on as direct. It ought to come in as our opinion. We started with some basic level setting with the Planning Director; we discussed and you see inside the document more info, but more deeper discussion on what is physical impact analysis, what is economic impact analysis, what has been done to date, and when can we expect more to occur over that time period. We also had a couple more level setters that I think are important to understand, particularly while some analysis has been done, impact and physical wise we have yet to do any understanding of impact around the affordability of housing by our decisions that are in here by design. I think that was an important one to know at that point. We also confirmed that this is indeed designed to be a land-use planning document and not something more broad than that.

With that, we heard from developers that were selected to be representative of the broader community who has been working on this. They gave us their feedback. Council had a robust dialogue that had a lot of details that will allow our colleagues to raise those up for the list should they not have made it out via this vote.

But, I summarize with my notes here at the end kind of what I had heard as well as what we had heard in our other discussions so the first question was can this document, and they were formed in form of questions to The staff to go and look at. Can this document be trimmed down to a more focused land-use document and number two was then beyond that can the components that remain in there be scoped and crafted more at an appropriate level of detail, more about the outcomes we want to achieve than the tactical tools by which we will action them? We had some good examples with the Denver 2040 Comp Plan, a 38-page document that says things like Goal Three, develop housing that is affordable to residents of all income levels with strategies below that much like ours that say things like land-use regulations to enable and encourage the private development of affordable missing middle and mixed-income housing, especially where close to transit. So again, bringing these things up to a level that is outcome-based, not tool-based, and how we think we might know or not know how those work.

Finally, we talked about can we look at the things that are currently in our policies in contradiction. We've talked about it a million times, but sidewalks and tree canopy and tree save. Finally, making sure that whenever we put something in here that had a material level of impact, whether that was abolishing single-family zoning or impact fees or inclusionary zoning is it possible for us to have an impact analysis done so we know

what the intended and unintended consequences are before we codify. I'll save the points for personal things as we go around since we did not vote.

Mayor Lyles said those are the three committee reports; Emily, can you show us what that looks like on the sheet? Can you show us how that looks?

**Councilmember Egleston** said just so that I'm understanding, are the things that were voted out of Committee kind of already on the board for a straw vote when we get to that point?

Mayor Lyles said yes, where it is voted on by the Committee it is up for a straw vote.

Mr. Egleston said one of the things and Mr. Winston and I had a call this morning with each other and talked about this and it is very in line, and maybe Mr. Graham and Mr. Winston did as well, but very much in line with what Mr. Graham said which is love the idea of the Anti-displacement Committee wondering if that could be something that is permanently added to our roster of Boards and Commissions because I think that the need for it and the scope of it could well exceed just analyzing the 2040 Plan and the impacts it might have. The example that comes to mind for me is as we hopefully are able to move forward with the building of the Silver Line. That would be a place where as we saw with the Blue Line there are opportunities and in some cases, opportunities that were missed and I think certainly they would start with the 2040 Plan, but I think there would never be a shortage in our community as quickly as we are growing of opportunities for them to analyze different investments that we are making, different ways that the City is growing and figure out to mitigate the impacts of displacement and the negative impacts of gentrification. I guess that is already put forward that there would be this Committee from the vote of the Great Neighborhoods Committee, but I would support Mr. Graham and Mr. Winston I believe will support because we had this conversation this morning and the idea that that be something that has a longer lifespan than just the one year that is called for currently.

Mayor Lyles said I think there are others that have comments about the Displacement Commission and that it is an easier way so I will start with Ms. Watlington. I'm trying to get people to focus on the substance of it, not the support of this, but what would you add to it.

**Councilmember Watlington** said as he was talking I certainly agree with the idea of making Anti-displacement a permanent focus. I'm wondering if it is possible, and the reason I'm bringing it up now is if we can broaden this in the spirit of talking outcomes versus tools because I would think that the fundamental outcomes of our Planning Commission should be things like Anti-displacement, so I'm wondering if we can even strengthen that. We've got a Planning Committee or Zoning Committee; if it is possible I would love to see Anti-displacement elevated to the level of something that belongs within our Planning Commission, and I think we should definitely adjust the membership to reflect that. Does that make sense?

Mr. Egleston said like the Impact Committee as the third sub-committee of the Planning Commission.

Ms. Watlington said precisely

Ms. Eiselt said I like that, and this is sort of along the lines of more of the substance of it or where it all goes. But, I wondered if we should be adding with regards specifically to Anti-displacement and land purchases for public investments, i.e. Silver Line. Should we be putting that in the equity growth framework that that is a policy directive that we endeavor to be making those land purchases whenever there is a major public investment?

Mayor Lyles said you are going to put that up there as under the displacement that we should have the ability to make land purchases to address displacement? Address, mitigate, or help me with the words.

Ms. Eiselt said I don't know if it is under displacement or under our housing goals, but to me, it is sort of displacement that was; I think people who are displaced need somewhere to go that is a high opportunity, i.e. on transit lines and so would that make sense to you all? Do you agree that we also include that within our equitable growth framework that we should be making whenever possible investments in public land that match our public investments for things like the Silver Line?

Mr. Egleston said from a procedural standpoint on using this as an example, there is a lot of consensus on the idea of expanding the Anti-displacement Committee or work or incorporating it into something we already do. If the vote tonight is to say there is consensus on that generally and then the staff is bringing back at some point should we just say let's just let The staff have that discussion and bring back to us what they think could be the best model instead of us trying to figure out what the best model is in a debate tonight?

Mayor Lyles said that is exactly what they will do, but I think what is important here is you've heard different voices saying all merits, but making sure that we get every voice in the room, but I think instead of us waiting to get the hands up we will go with the hands up at the end of all the people having their comments.

Mr. Graham said I disagree with my colleagues both in terms of; well let me do what you asked us to do first. I don't have anything to add. I think that was the ask of us, and now my comment. I think this Anti-displacement Committee is a very good idea. We can do both, everybody has to be looking at how this City is growing over the next 20 to 30 years, and having a Committee and a Sub-Committee of the Planning Committee is an excellent checks and balance, but I think we've got to do more because that Committee will keep the City and the Council honest in terms of the resources that we are putting in our budget that talks about Andi-displacement, our tools in our tool chest, so I think we can do both. I don't have anything to add and look forward to the straw vote.

**Councilmember Winston** said I believe the Anti-displacement Committee, as Mr. Egleston accurately proposed on my behalf, I think that this thing should be in existence for as long as this Comp Plan is in existence at the bare minimum. These are things that are going to have to be checked and balanced as our growth patterns and our growth strategies do change. I think it is also important as Mr. Graham said that it is our Committee. Perhaps we do have a Planning Commission member on it, but this has to be responsive to the things that we have going on. I believe our relationship with the Planning Commission and the Zoning Committee operates, it is not just ours but it is a countywide, original approach so that MOU could cause some challenges in terms of the responsiveness that we might need to have within our own organization and with our own counties. I believe that the Committee should have a rubric crafted from the equitable growth framework that guides them on how to analyze policies, practices, and spends. It is not something that is subjective necessarily but is an objective way to analyze those policies, practices, and spends.

**Taiwo Jaiyeoba, Planning Director/Assistant City Manager** said the reason I wanted to say is that it is important in the Comprehensive Plan right now we do have policies related to land acquisition or purchases along transit corridors. There are some policies that tailor to that. That can happen outside of an Anti-displacement Commission, but I do agree that it could probably be part of what they do. What went into our thorough process for this once Great Neighborhoods came up with that through was what Austin, Texas did, which was what they did with regards to their Anti-placement Task Force. They knew they were going to go for a referendum last year so two years before, I think after their Comprehensive Plan was adopted they proposed the formation of an Anti-displacement Task Force that would run for 10-months. There was a reason for that 10-month period so they could come up with recommendations that would eventually inform what goes into that referendum in the future. The Task Force was made up of 17 members some by Mayor and Council in Austin, who came up with 107 recommendations. Hopefully, that is not what we are talking about here, but one of those recommendations included land purchases along with public transportation, which their Comprehensive Plan did not do like ours is. It also came with some dollar amount, which eventually went into the



referendum. So, I think what you are discussing is great, I just want you to know that that work is focused and unlike the Planning Commission which is an organization that exists as a result of an Interlocal Agreement between City and County. The focus of the Anti-displacement Commission will be very tailored and narrowed to what you are doing, but I totally enjoy the conversation you are having, and I just wanted to put that clarification in there.

Mayor Lyles said that is the sort of thing that we would get a comment back, the ideas of who does it, what the best practices are, what some of the results are. I think that is exactly what we are trying to look at so you would be ready in two weeks to take another straw vote about what really moves forward. I think we have captured the comments and I also see a lot of consensus around this idea of more definition. So, if you are in support of moving this to the next level for the staff to better define and make comments please raise your hand.

Let's start with Great Neighborhoods – Incorporate the formation of an Anti-displacement Commission in the Plan, strengthen the language around homeownership, longer terms for the Displacement Commission, create a permanent Anti-Displacement Commission, Anti-Displacement Commission part of Planning Commission, land purchases to mitigate displacement i.e. transit as a part of this and the opportunity to do that and then need Anti-displacement Commission and Committee balancing.

Mr. Driggs said there is only one Committee vote that I see formerly was part of this, so the only thing that automatically goes up because of Committee would be the vote that we have. I didn't hear about votes in the other Committees.

Mayor Lyles said the Committee did recommend this, but there were comments as we were discussing it and Mr. Driggs, as Mayor I was hopeful because I saw so much consensus around it that I felt like it was enough of a draft to see if there are five folks to move it forward.

Mr. Newton said we are not done with soliciting recommendations; we are still kind of going through the rest of the Council for more items?

Mayor Lyles said any further comments on the displacement group?

Ms. Johnson said the top line of this recommendation speaks to the single-family zoning right? The 2.1 language?

Mayor Lyles said just the Displacement Commission.

Mr. Driggs said I guess I will make a general comment here; I think the impact of the Plan in some respects is going to lessen the ability of neighbors to weigh in on a proposal and therefore some expose some neighborhoods to a greater probability of displacement or gentrification. Then you have, in order to mitigate that, the Plan then says we will have a Displacement Commission, we will have CBA's (Community Benefit Agreements), etc. but I think in order to be fair to the people who are looking to us for leadership on this, we need to be very clear where we have the authority to require or cause these things to happen and where we are working on a more voluntary basis. We haven't done CBA's yet, but in my mind, it is related to this and that is if we can't through our authority as Council and through the process of the Displacement Commission, if we don't have any force to put behind that then I think to kind of hold out to people that they needn't be troubled by the possibility of accelerating the appreciation because of this Plan isn't completely fair.

So, the concern I have about many aspects, and I will take about more of them, but on this particular subject I think we should have a Displacement Commission, I'm fine with it, but I really do worry that we are telling the people who are the most hopeful to get relief from this Plan that they can rely on that when in fact the legal situation in my mind is that there is not a whole lot that we can do to require people to invest in a way that is friendly, or not to. What we've seen nationally recently is a huge surge in housing prices

everywhere and there aren't any local government policies that are sufficient to swim against that tide. I would just ask in general with this Plan that we are kind of clear-headed about what sort of prospects we can offer to the people that are hoping to benefit from it and what kind of relief it may be within our authority and power to deliver.

Yes, let's talk about the Displacement Commission some more, but please also CBA's, Displacement Commission, some of these other things, either legal, commercial, or other realities could actually make it very hard for us to deliver and I would hate to see us look like we are making promises that we can't keep.

Mr. Bokhari said as a side note, and I know that is not what we are talking about here, but I think it is relevant, I would prefer if we could inventory everyone's comments up there and then vote because someone might bring forth something that we all like more and make that one not necessary to vote on. I think that would just tactically make a lot more sense, let us finish inventorying everyone's comments.

Mayor Lyles said is everyone okay with that?

Mr. Bokhari said my comment on this one just to close that out is I think that it is not a good idea for us to set something up like that. It is another circumstance of something that we hazily think we understand; no one knows exactly how it will work, what it will do. What we really need is a group now, maybe internally or maybe externally that is going to look at what we are actually putting in this Plan and give us what the gentrification, displacement impacts are going to be. The things we are already doing, this is like almost kicking the can down the road and saying we are going to create displacement issues and then we will put a body in place to then come behind us and help clean that up. I think we need to be proactive there because we've spent so much time and energy on affordable housing. The affordability of our City seems reckless that we would put that cart ahead of the horse and say well, we are just not going to think about the analysis now, but we will put a group together to figure that out later. I think that is the absolute wrong thing for us to do.

**Councilmember Ajmera** said I am trying to get clarification, so how is Ms. Watlington's recommendation different than the recommendation that Councilmember Graham has suggested? They are both Anti-Displacement Commission or Committee so is redundant?

Mayor Lyles said I think what we are doing is capturing thoughts and ideas to give the staff guidance to look at all of this and come back, so they will have some time to do this. It doesn't matter if it is contradictory if it gets the vote and the staff will try to weave it together, but they will also point out the contradictions in their analysis. So, we are just getting our ideas on the table right now, it doesn't necessarily mean everything syncs up, it is not precise and it is not really thought through, it is what I would say, it is not a position, it is the interest. What is the interest in having a Displacement Commission and then the staff will work through perhaps a little bit more of a position statement that considers all of the statements by the Council? Does that make sense, am I saying that okay Ms. Ajmera?

Ms. Ajmera said I understand that we are trying to get all on the same page or the majority of us are in terms of Anti-displacement and the tools that we have at our disposal. I look forward to hearing the recommendations from the Committee or the Commission as to what Council can do to address displacement.

Mayor Lyles said the staff will be bringing us the first cut at that.

Mr. Newton said I am troubled, let me be clear about this. One of my big frustrations has been understanding that we are talking about within this Plan allowing developers to build more units, allowing them to do that wherever including very vulnerable areas of our City, areas that are subject to gentrification, to do that without meeting with the community first, without consulting with us as Councilmembers, without gaining our approval through a City Council vote and having literally no mandate or mechanism to ensure that those units

will be enforceable. We have had these conversations for years, we have done an awful lot in our power to address the affordability issue and we are still falling short, so that is absolutely a concern of mine within this Plan. Having said that, that doesn't distract me or doesn't dissuade me from also supporting this Anti-displacement Commission. I do think it is a step in the right direction. I don't know if it gets us there because ultimately maybe we should be on the front end asking ourselves what areas are vulnerable, making exceptions for those areas from that type of developer interest, that developer exploitation of our most vulnerable communities. If that is not what we do then certainly this is something that I think maybe falls short, but it is a step in the right direction and I would support it, but I just wanted to lodge that particular concern.

Mr. Jones said to Mr. Newton's point, and if the Council is fine with this, there was a recommendation in the memo that really had three new policies and those three new policies actually capture much of what has been said today. Strategies protecting residents of moderate to high vulnerability of displacement; I think the thing that has been a bit different is whether or not this should be a year of something longer. I don't know if it helps the Council to actually put up the three new policies that are in the memo or are you just fine with basically saying Anti-displacement Commission is something that needs further discussion for next week's vote? I just want to make sure that everybody understood that there are actually policies that are written in the memo, we just didn't put those on the board.

Mayor Lyles said I think everybody understood it, I think we just wanted to make sure we affirmed some of the individual thoughts specific to this. I know it is taking a while to get through this one, but I think if we do that we will probably get a rhyme for being able to do more of it. It is not debated positions or interests or what our beliefs are, it is to get them up there so that we have a choice on it if that is okay Mr. Jones.

Mr. Graham said I just wanted to make sure everyone understands displacement is occurring right now without the adoption of the Plan. People are being displaced because 121 people moving to the City every day and they are looking for jobs and housing and they are going to vulnerable communities because the land cost is cheap without the adoption of the Plan, so a Commission. If we adopt one, where we really begin to talk about the checks and balances in City Government and making sure that we have the appropriate tools in our tool chest, recommend the appropriate policies, those that we can enact now, and those that may be aspirational policies that we can enact in the future. Just want to make sure that again, the Plan itself is aspirational, but displacement is occurring right now.

Ms. Watlington said Mr. Graham kind of touched on something that I wanted to make a distinction about; I see that these are new policies, but as I think about what we are really saying here and piggybacking off of what Mr. Graham just said, we are really waiting on the Anti-displacement group to tell us what the policy should be. I think about what Mr. Bokhari said in regard to doing this now and using that information as input into what the policies should be and I think that is probably the right approach because in my conversations I've been having with folks I believe the government's place is to correct market failures and so what we have here is a market that has been official to people to go in and purchase homes and fix them up and sell them because they were able to buy low and sell high. The question is how do we as a government get involved in that process in a way that is going to deliver what we say is valuable and I think that work has to be done in order to develop policies that will drive the tools for us to come in and actually make a difference in terms of like Ms. Eiselt was talking about how we direct our public funds to make investments, how do we educate people on estate planning, how do we engage with folks before their houses go on the market. When we talk about displacement we understand that the wholesale real estate market happens off the MLS so, it is those kinds of things that I think we have to wrap our mind around which will then tell us what our policies need to be. To that end I guess I am offering this into space, is this Anti-Displacement conversation something that we should be talking about if it needs to go into the Plan, or is it just a go-do item that we then add to the Plan or the outcomes of the Plan?

**Councilmember Phipps** said I think the concept of Anti-Displacement Commission has merit, but I'm inclined to think that we should stick first with the 12-month duration. I like what Mr. Jaiyeoba said that his experience in another city was that their work was focused, and it was tailored. I think that has to be something that is done quickly within a 12-month period. Now, close to the end of this if it is decided it is something that we should have a permanent focus I think that is when we should entertain that, but for now, I think we should more or less get this Commission in place, get it focused and tailored for the work to be done and for the considerations that should be contemplated in its success and bringing forth ideas. I would hate to think that when you talk about right now setting a permanent Commission for perpetuity, Council selecting people to be on it, and every few months we are making other selections because people couldn't meet the attendance requirements and all of that. It is just frustrating to me that it would take so long; I think we should focus with what we want to do within this 12-month period now and then worry about or consider whether or not we want to move forward with permanent Commission, which I think could be appropriate, for now, we need to be focused and tailored to what we are trying to do in the mission at hand.

Ms. Johnson said I think we have to be reminded that there is a 20,000 to a 30,000-unit deficit of affordable housing so, I think the Anti-displacement Committee is something that could have been implemented a long time ago. I think now that this is something we need because the issue is so critical. I would support this being a part of the process, it being a focus, being permanent, and being implemented prior to developing the policy. The reason for this Plan is the lack of affordable housing and the problem with displacement. That is the issue so I think we should do all we can if it is a part of the process, a part of the zoning process before we develop volume two. It is the focus and I think we need to stay focused on Anti-displacement. We know that more density or duplexes and triplexes are going to be in the area of the vulnerable residents so I think that Anti-displacement should be primary in all the work that we do.

Mayor Lyles said this has really been a good first because this is like one of the easy ones almost. It is really one of the things where there is most agreement and we've been talking about it for an hour. I think that one of the things that I want to encourage us to do is that we do need to take all the time and we can stay after the Council meeting business items, after the public hearings to do this, but this is what I would say, what I've heard is that what I heard is there was agreement on an Anti-displacement Committee Commission in most part and what we were adding were our ideas for how to make it effective and good and that is what we are asking these three people for sitting in this room to do for us, but I think it was a good way to figure out how we might be able to move quickly on other items because it is not just about making sure who makes the appointments and things like that but it is really basically to say the importance of this to this group.

I think that it has served us well to do this, I would also like to suggest in our next discussion item that we make one comment for each person, and that way we may be able to move a little bit more quickly through the rest. I think some of this has been just our ability to explain our interest to each other and I think we will have the opportunity to do that over the next two weeks as well. As well as the four people in this room that are trying to do all this work are likely going to be reaching out to people that have a specific interest in doing that and that is certainly something that we must work on and continue to do, working with the person that is assigned to the effort to make sure that if you have a thought, not just tonight, but even after tonight that they are aware of it. Am I doing okay with the Council, is everybody okay with this?

Ms. Watlington said it was just because I what I just heard you say, I was actually suggesting that we don't make a new policy, so I just want to make sure that whatever the folks were walking away to go do I wasn't saying yes, let's do this policy and let's do other things, I was suggesting that we do the other thing regardless and don't make this the policy, the policy will be [inaudible].

Mayor Lyles said I think they understood that too. Yes, I got that part; there is a lot of diversity in this room.

Mr. Bokhari said so in that case, just so we are clear I would vote against it in relation to this discussion and the 2040 Comp Plan. I would be for it because we should have been for its years ago and though I think we need to learn from our lessons of the past here. This isn't something where we all give the head nod and then the staff runs away and the next thing we know it is operating like – we need people to bring us back options and ideas so we can put our stamp on it.

Mayor Lyles said if you read the memo you will get to do that again on the 19<sup>th</sup>.

Mr. Bokhari said but this is now, and I don't know where it is going to go. I think we need to do it, but what I'm saying is I don't think we need to have it done; I want to be part of those conversations.

Mayor Lyles said that is on the 19<sup>th</sup>.

Ms. Watlington said I'm with you and we would vote it down here and no more work would happen.

Mr. Bokhari said so disappear and all of a sudden one day it would pop up and hey, meet your new Displacement Committee and that is not what we are looking for. We want to be involved in that.

Mayor Lyles said I don't think Ms. Watlington was suggesting that there would be a new Displacement Committee outside of this process. She suggested that as something that was a need. I don't think it meant that that would be a part of this discussion we are talking about the UDO (Unified Development Ordinance) discussion if I understood it.

Mr. Bokhari said that means it is not coming back on the 19<sup>th</sup>; there is not a loopback for it. I don't want it to get lost.

Mayor Lyles said I understand what Ms. Watlington said and I understand what you said which is that we shouldn't come back with something on the agenda that says we didn't do this in this context, and we are going to do it anyway. That is what I heard you say. With that I would like to have your hands raised to support the idea; Emily, can you read off the original displacement, the very first one from Great Neighborhoods about the creation of an Anti-displacement?

**Emily Kunze, Assistant to the City Manager** said to incorporate the formation of an Anti-Displacement Commission in the Plan.

Mayor Lyles said if you support moving this to the next discussion please raise your hand.

Ms. Watlington's comments were inaudible.

Mayor Lyles said is to get a report back from the staff on the interests that have been expressed around an Anti-displacement plan for the 2040 Comp Plan. If the context within the 2040 Comp Plan that this came up and we are asking whether or not you want - remember guys, look at the schedule. If we are doing this schedule we are working on the Comp Plan and getting to an agreement and consensus on the Comp Plan. So, if you don't agree that it should be a part of the Comp Plan it is okay.

Ms. Eiselt said so everything we've talked about now we just have to stick in the Plan.

Mayor Lyles said no, what we are saying is exactly what Ms. Kunze read; we would have a reaction from the staff, they have listened hard to having an Anti-displacement Commission as a part of a response to our efforts on the Comprehensive Land-use Plan. That is what this is about, this is all within the framework of the Plan, so if you support that, five votes moves it forward. Okay, we have five votes to move this forward.

Emily if you would read the next item out of the Committee discussion.

Mr. Bokhari said Madam Mayor, are we voting on these before we inventory up everything?

Mayor Lyles said I'm just getting a sense, we will come back and do a vote around it, but I didn't want to put it up there and not have people understand how the vote will work. We are just trying to work through an issue that showed how we might do this. Now, we will come back, I heard you say that we would do it as a group because there are potential contradictions in the straw votes. What is our next one that came out of Committee?

Ms. Kunze said Policy 2.1 came out of Great Neighborhoods.

Mayor Lyles said there are two ideas so Mr. Jones can you address the two things that are around Policy 2.1?

Mr. Jones said I guess my question is are we staying in the Great Neighborhoods Committee or we are just jumping to 2.1 no matter where it is.

Mayor Lyles said I can't see this very well; what were the other recommendations from Great Neighborhoods?

Mr. Jones said Mayor, I will jump to where you are; you asked me a question about Policy 2.1 and why they are different. Under Page 6 and that would be under Great Neighborhoods 2.1, the Committee asked the staff to do something that was specific. The staff was asked to revise language to reflect the change from "all lots" to "all place types" subject to mapping future place types and metrics. So, what the staff did was do exactly that, change 2.1 to reflect that, but also give you a note.

Now, to answer your questions Mayor, that also came out of the TAP Committee, but the TAP Committee's instructions to the staff were a little bit different and that said propose a modification for Policy 2.1. So, what you have under the TAP Committee is the staff's proposal, based on the direction. Under the Great Neighborhoods, the staff did something that was specifically asked of Great Neighborhoods to do and I would like, if it is okay, to have those notes explained before we move forward.

Mr. Jaiyeoba said the City Manager did an awesome job explaining how we got to that point. So, Great Neighborhoods started first and they were very specific with regard to 2.1. I think that was recommended by Councilmember Watlington to change "all lots" to "all place types" and I think Councilmember Winston suggested there has got to be some relationship between any change to metrics and measures in the equity [inaudible] framework, so that is what you have in the Great Neighborhoods report. But when we got to TAP, TAP did not specify "all lots" to "all place types" again, because it was sequential. Great Neighborhoods started and some members of TAP while some members of Great Neighborhoods just said to the staff to bring back a modification to 2.1.

The staff recommendation obviously is reflected in 2.1 that we believe "all lots" makes it very clear as to the intent of where we want to have plex units. While Great Neighborhoods specifies place types. The difference between the two is the reference to place types and the notes that were put in there relating to what Councilmember Johnson said earlier that there is a connection between these and the Anti-displacement conversation. So, that is pretty much the outcomes themselves don't change "all lots" and "all place types" or just "all lots". It is really just a reference to what happens during the mapping process.

Mayor Lyles said I just want to make sure these are questions for the staff on the differences between the two before we begin the discussion. So, questions to the staff on the difference between the two recommendations, does everybody understand or clear about the two differences? That is what I want to make sure of.

Mr. Driggs said I just want to clarify; we are not limited right now to the choice between one of those two. The whole subject of single-family is a very active topic so I hope we are going to kind of carry forward a discussion about whether or not a single-family

exclusion of any kind should be part of this Plan. I don't regard that as a done deal and we have put this language in here to mollify concerns on the part in vulnerable communities, but there are many other communities that have other reasons for being anxious about this. I think we have heard from them. So, at this point, I would just like to suggest or make a motion or whatever you want to call it, five votes says we talk about whether or not is a single-family 2.1 in the Plan when we get down to our next round. The single-family zoning district and I quickly say on CBA's and on the single-family, there was sort of this suggestion, no they are not illegal. What we are talking about on single-family is not precluding the development of single-family homes, I think we are clear about that. The conversation we need to have is about what the implications are of creating a place type in which triplexes and duplexes can be created without a Council process and therefore without community input. If we are relying on CBA's or other mechanisms to reinstate community input when it has been taken away by this Plan we need to be thoughtful about how effective that is or what force there is behind it. On this one I just want the single-family topic to remain wide open and not limit ourselves to which of these two we think we should take forward.

Mayor Lyles said Mr. Driggs, I think what you are saying is that you would like to see the stated up here single-family zoning district remain. Is that what I heard you say first, and I think I also heard you say that the process should include community input or Council input if desired under the process.

Mr. Driggs said the discussion should include how the community actually can weigh in. The question that I think we need to answer is whether or not there is a 2.1 in there.

Mayor Lyles let me make sure; you are phrasing it as do you want to say delete the 2.1 and continue single-family zoning as is. Is that correct?

Mr. Driggs said yes.

Mr. Bokhari said just for the sake of process and time because it is an hour and 20 in and we really haven't gotten to a chunk of this. I think operationally if we just go around one time and in order and words the clerk writes in what we want to have a five option straw vote said and then we go around once and it is all there, it gets bucketed so that we don't have the same conversation several times. If it is deleted Police 2.1 or what Ed just said or what I'm going to say, they are all there and then every Councilmember can go around one more time on each section and say what they support, what clarification they need, and then we just do the vote and that way we get out of here.

Mayor Lyles said I hope that is the truth and you've said it so we will start with you on the 2.1.

Mr. Bokhari said I've got three; the first one would be to create a more streamline Comp Plan similar to the length of Denver's 2040 Comp Plan at 38 pages focused on land use. This would remove things like directing CIP (Capital Investment Plan) dollars, etc. That is number one. Two, it is going to be one part and then it will be four things underneath if that we will want a straw vote on each one real quick. Here is the preamble to it; bring Plan up to a higher level of detail, more focused on outcomes we want to achieve than tactical tools that we could use and still going on in that sentence, an example increasing the supply of middle housing while maintaining housing affordability and increase the voice of marginalized communities in developments that impact them. Below that the four things that would be specific for a straw vote would remove references to (1) single-family zoning in the document. (2) Inclusionary zoning. (3) Impact fees and (4) CBA's. Then finally number three, create an ongoing economic and fiscal impact function within all other related departments in this City to this Plan but particularly led out of the Economic Development Department that serves as a separate independent function that has to report their analysis to us prior to anything being codified of the physical or economic impacts.

Mayor Lyles said so following Mr. Bokhari's recommendation, why don't we take about 10 minutes and everybody write down what they want so that the clerk can get them. Go

ahead and write all of your solutions down that you want to have. Then we would have lunch or dinner. Whatever your having and we'll do that. At 5:33 p.m. we will take that list and run it through by those sections. So, please add your sections if you can. If you don't there will just be a free full of the list. So, everybody if you would just do that it will be much shorter in terms of time for the clerk to try to actually hear and read is very difficult to capture. If you do not feel comfortable with that then I would suggest that Ms. Jackson, do you mind if someone comes over and you help them with their list?

**Denada Jackson, Constituent Services Division Manager** said it's fine with me.

Mayor Lyles said is anyone uncomfortable with making a list that they can give to the clerk? Great.

The meeting was recessed at 5:23 p.m. for a lunch break, but the meeting responses continued.

Mr. Winston said I don't want to do – we didn't come here to have you preside over a meeting.

Mr. Bokhari said whatever you want dude.

Mayor Lyles said Mr. Winston if you would like to comment and have yours verbally presented we could certainly do that. Is it easier to get that done?

Mr. Winston said it just doesn't seem like there is a process here.

Mayor Lyles said I think there is a process here; it is an opportunity for people to get their ideas out on the floor and some people are more comfortable writing them down and give them to someone else to read and some people would be more comfortable talking about it as a group and whatever that level of comfort might be I think that is what we are trying to do because all of this will be discussed again after the staff puts some formation around it. I think certainly we do have time to do this and it would be appropriate I think to operate under both. So, if you can write it down in the next 10-minutes and get it to the Clerk that is going to help facilitate those that want to speak in some respects.

Mr. Phipps said could the virtual people put theirs in chat or what?

Mayor Lyles said no, would you please e-mail your comments or changes to Ms. Jackson?

Mr. Winston said I just don't understand how we have a conversation about all of these things. If we are supposed to have a conversation around the horn at any point in time, how I can go through all the things that I have thought about in all of these pages and there is the next person and the next person and the next person and we have any type of cogent conversation, I'm not here to make a speech.

Mayor Lyles said it is speediness versus the conversation.

Mr. Winston said I just don't know what we are doing. Is the purpose for us to just lay everything on the table about how we feel about everything that we have from individuals?

Mayor Lyles said yes, you certainly can and may, you should. There might be some duplication because the idea was that we were not moving through fast enough so that people would be able to get everything out on the table. I think that was the impetus for the change was. At least I hope that was the impetus for the change.

The lunch break recessed at 5:33 p.m. to move to the regular scheduled Business Meeting.



Mayor Lyles said we are going to start with the idea that each Councilmember has ideas about this Plan, and they want to be able to get those ideas out on the floor for the discussion that will take place and the staff reaction. If that was the case I think it was expedient I believe to go ahead and get those written down so the Clerk would have them in a way that we could go back and do a vote, but I also understand data will show or research shows that some people talk things through and some people think them through in a way that we all communicate differently. I hope that this is accommodating everybody's opportunity to communicate, so those that have felt that they could write it down and get to the Clerk that has worked, but I also recognize that people that want to talk it through and hear from others, that is just as important as writing something down. With that, I'm going to start with Mr. Winston about the changes that he would like to see.

Mr. Winston said I wouldn't like to see any changes; I would like to see us adopt this Plan as it is written as expeditiously as possible, but that does not seem to be on the table. The most concerning proposal that the staff has suggested is to delay the full adoption implementation strategies and the appendices of this Plan. These sections codify the planning process and provide official reference material for neighbors to utilize. These sections guide the staff to specifically outreach and educate neighbors on how to utilize the Plan and the planning process as tools.

The tactic to further delay has come from intense pressure from certain Councilmembers and certain segments of the industry. This kind of foot-dragging approach will maintain certain competitive advantages for those that benefit from the deal-making nature of our City, but not those that usually have been left out, so we need to adopt this plan as a whole and I hope we wholly reject splitting this up into three parts. Being an advocate for empowering citizens who don't have the privilege of living in highly organized communities that have wealth, you should be concerned about the changes proposed in Section 2.1. We have the opportunity to be direct and plain and simple and we should by keeping the language around "all lots". The suggestion on the change of wording from going from allowing duplexes and triplexes in "all lots" to "place types" actually doesn't necessarily produce a huge material change to the Plan. Every place type allows single-family housing, every lot will have a place type. If A equals B and B equals C then A equals C. However, the added language creates a false pretense and organized neighbors in neighborhoods will see this as an opportunity to continue to slow down the implementation of the community area planning process. We have the opportunity to be plain and direct and we should do that.

The strengthening of language around homeownership in Section 3 is ad memorabile, but the idea that homeownership is more accessible to Charlotteans to foster the existence of generational wealth as a goal is something that we all share however, the language fails to engage the systems and industries that provide the greatest obstacles to many in our community. In the financial services sector, municipal land-use policies have certainly helped to exclude populations from homeownership over time, however, aspirational land-use and repurposing of tax dollars will not suffice to absent the remediation of institutional racist credit and lending practices of our financial services sector. Many of these institutions call Charlotte home so any kind of language around that has to bring those folks to the table to actually fix that. If we don't include that type of language we are being very disingenuous to our folks.

I would question why in Section 1.18 the changes seem like something that are acceptable, but why are we taking out language around cost reductions? I do not think that we should adopt the preamble. I think Section 1 of the Plan has provided a community-based vision of why this Plan is needed; the community's vision and values and I don't know why we would kind of preempt the work of an entire community with this new preamble after kind of again, lobbying from a small but powerful group of folks. If we are to keep that preamble in there I do believe that we need to make a reference to the short-term action steps suggested in the Comprehensive Plan. I think there are about 75 of those recommendations that exist in the planning program section of this Plan so I hope that if we do adopt the preamble it would reference our folks to know where to go to use this Plan as a tool. Those are my suggestions.

Mayor Lyles said I don't know that Emily was able to capture. It seems to me I think that she was not. Did you get Mr. Winston's?

Ms. Kunze said was adding something?

Mayor Lyles said yes, he was asking that something is stated and I saw that you were typing. I just didn't know if you were getting both of these.

Mr. Jones said Mr. Winston if you were reading from your notes, can Emily just have those?

Mr. Winston said I have notes all over the place.

Ms. Kunze said I'm sorry.

Mayor Lyles said no don't be sorry. Believe me, I think that we are trying our best to figure this out as we go along. Sometimes it's not about your problem. It's sometimes ours to understand each other better.

Mr. Newton said I do have some recommendations; I wanted to start by saying that I did have a very productive conversation with the City Manager earlier today and we were discussing the timeline here and we were talking about what would occur if we didn't expediently move forward. I'm still not clear on the downside of taking some additional time to make sure that we incorporate everybody's input. We make sure that we have full engagement across the board within the community because I'm hearing a lot of community voices saying that they have problems with this Plan. I'm wondering what are the consequences of us not moving forward because from what I understand we are not required by state law to move forward and to pass something until the summer of next year. Not to say that we need to wait that long mind you, but the sense of urgency to get this done at all cost even if means that we may be cutting corners and not taking a more thorough look at this, I'm really questioning the wisdom in that.

The way I look at this Plan understanding it gives carte blanche authority for developers to build as many units as they want and not to have any price limitations on those units. I see it as the exact opposite of what I heard here. I see this as more of a Plan that favors developers, favors special interests. It is really striking to me because for the longest time I felt like as a Council, we've talked about how we are going to mitigate, reduce gentrification, and now what we are saying is gentrification just happens, now it is acceptable, now it is okay because it is happening anyway. So, by adopting a Plan that allows developers to build more, make more money, put more coins in their pocket and accelerate gentrification, it just seems contrary to everything I think we had talked about, stood for as a Council. Now, not to take away from a lot of the really great items within this Plan, so let me say that as well because I'm all for the 10-minute communities. I'm all for the transit and infrastructure improvements within the Plan. I think we can beef up the economic policy area of the Plan, but for all intense and purposes, I think there is a lot of good stuff here.

Let me just talk about some of my recommendations. The first thing I wanted to mention was a CBA option. We had a lot of discussion as to whether or not CBA's are legal. In my estimation they are legal; the more appropriate question is whether or not CBA's can be applied in a way that addresses our concerns, particularly any concerns pertaining to gentrification that is a by-product of this Plan or alternatively concerns of unsustainable growth in areas that lack essential services and amenities. So, what I was thinking, and this wasn't my idea, by the way, this was community advocacy, a pro-affordable housing group. They have looked at cities across the country and they have run up against the same problem where City Councils are unable to create a scenario whereby they can encourage or mandate these CBA's in by-right development. Essentially what we are facing right here and there was a creative solution in other cities that was entertained and that is, for lack of a better term, deeming the CBA option. So, basically, if we do continue to have a rezoning process, creating an option whereby developers and they would have incentives to do this because we know that developers feel like going through a full-fledge

rezoning can be costly, it can be time-consuming so maybe they have the option to forego that by working with the community by figuring out a community agreement between themselves. Then what we can do is we can encourage that type of interaction between the community and developers that I think we are all talking about to hopefully prevent some of the downsides that we can already foresee today occurring. I just wanted to put that out there; certainly, I'm all on board with CBA's in the first place, but to the extent that they don't address some of the concerns we have within the Plan, maybe we can explore a CBA option.

The next thing is Smart Growth Commission, so as I have mentioned something that had very much disappointed me as I've gone through tonight's materials, as I read the City Manager's memo was the fact that there was no mention whatsoever of those areas I have continually talked about, areas that lack infrastructure, lack transit, economic opportunities and from the standpoint of us creating these the 10-minute neighborhoods, which I am all on board for, I think we are neglecting and forgetting those areas. We have talked about a Displacement Commission, I think this is a really great space to have a Smart Growth Commission as well, one that can address those topics, those concerns in those areas. We know that growth is occurring; this Plan has the propensity of accelerating that growth maybe two to three-fold in areas that don't have lights, don't have sidewalks, don't have transit options, certainly don't have jobs nearby, and to the extent that we can have a Commission that can speak to those items, even if they are happening. So, I think by in large this is happening outside of the inter-loop of the City, but to the extent that it is even happening internally, we can have representation on that Commission. That was my second item that was on the list there, a Smart Growth, not small, but Smart Growth or even Equitable Growth Commission.

The last thing I wanted to mention, built upon and I think maybe can serve as a clarification for Councilmember Watlington's proposal earlier; I think what she was saying was have a Dis-placement Commission put together some recommendations that we can actually include in the Plan so we can get out in front of the possible issues that we all know. We are talking about gentrification happening, being inevitable in this Plan so we can acknowledge that it is going to happen. How do we get in front of it and have some of those recommendations come back beforehand so that can address that preliminarily rather than just create the problem and try to fix it later?

So, those were my three and I do think if Councilmember Watlington is next she can maybe comment on that too to make sure I'm – I do think that is what you were getting at and it doesn't have to be so, I'll say this. These things can both happen, there isn't some sort of non-mutual exclusivity here between having recommendations up front and still having a Displacement Commission created anyway. So, I'm supportive of both items is what I'm saying, but anyhow I just wanted to make that clarification and put it up on the board as well.

Ms. Watlington said thank you Mr. Newton and I just want to say that I appreciate the fact that you've done your due diligence and you've engaged your constituents and you've not only had Town Halls, you are always in your community and so for all of those around the table who have taken this process seriously and have actually read the document and talked to constituents, I certainly appreciate it because I'm sure many of you have found as we heard Mr. Newton say there are plenty of things in this document that needs a deeper dive. I encourage us to continue doing exactly what we are doing, and it doesn't mean you are operating from a special interest group, it means you are listening to the people who voted us into office.

We have over 800,000 people in this City and they are not [inaudible] and so when we think about how to create win-wins and how to develop policy that works for everybody, that means you don't just pencil whip it and say push it through and have absolutely no ideas to contribute. That is not leadership, so I appreciate everybody in this room that is willing to represent this community.

Many of the things that Mr. Newton I had as well so I won't belabor those points. I will just say that yes, you understood exactly what I was saying in regards to the Anti-

displacement piece. I think much of that work is critical and it will drive policies so as we think about this document, and I would love for Taiwo to talk a little bit more about this proposal to present the policies to the implementation of the other appendices so that we can understand what is going on here because I think when you talked community-led, what that means to me is that a lot of these decisions that we are making in the weeds are things that I think should come out of the subsequent processes. That is where we will see it makes sense to put certain things so that we can stabilize and maintain our communities and our competitive advantages as this City. With that, I will just say plus one to the 2.1 place types and I know that is already included.

In regard to the new policy where it talks about CBA's, I would like to see us clarify our role as the City as a facilitator and a capacity builder for our neighborhood organizations, or if I am misunderstanding that is my question. But, I'm understanding that we are facilitators, we are not necessarily going to be a party to these CBA's, okay so that is correct, and if that is the case when we talk incentives because I saw some items in here about a Commission that would put together some offerings that a developer could choose from. How then, to Mr. Newton's question would we be able to incentivize those things, or did I misunderstand what this policy was that was added? My question was directed to the Assistant City Manager.

Mayor Lyles said I think the question is do we go around so that we cannot duplicate and come back based upon the questions that the Clerk is entering.

Ms. Watlington said I just don't want to make a suggestion if I misunderstood the premise is all.

Mr. Jaiyeoba said if I understand the question you are making a reference to the ULI that will convene a technical advisory panel, yes, you are right. Working with the Knight Foundation to fund a ULI study that will convene a technical advisory or assistance panel that will be made up of experts on CBA's across the country. That does not necessarily have to inform policy, it will be part of the implementation tool, but in order for us to be able to do that again, that is why we say you've got to give us the policy directive in order for us to be able to have those things in the implementation because, without the policy directive, we are not going to have those in the implementation.

Ms. Watlington said okay so if that is what this means and that is distinctly different from the existing community benefit coalition then yes, I will move on.

Mr. Jaiyeoba said but they are involved in that conversation.

Ms. Watlington said perfect; the next thing is also in regard to the 10-minute neighborhoods piece. I think it should be targeted towards areas that we know we can do it successfully and it is not going to be to the detriment, so I think there needs to be work done in that, so from a policy standpoint targeted versus all over the City the 10-minute neighborhoods. Industrial areas; there is some language around the policies that talk about concentrating this around the Airport. I don't believe that is an absolute requirement, so I just want to make sure that our Airport communities are not inundated with industrial when there are other ways to spread that around the City. That one, I would like to see some language revised in regard to concentrating industrial areas around the Airport.

Ms. Johnson said mine is up there, but I just need clarification on a couple of things. I'm proposing that we remove 2.1 altogether because I don't understand or I'm like Mr. Winston A plus B or equals C, I don't understand from a practical perspective changing the language from "all lots" to "place types" will benefit the residents anymore. It seems like semantics, so I need clarification on that. Also, we talked about three volumes, the Plan or kind of a constitution I've heard it called or a vision, and then we have the regulatory document and then the appendices and then I would like to see more language or more structure such as an approved UDO or the Anti-displacement Committee prior to making decisions. I'm uncomfortable making decisions and then saying we will figure it out later so I am for pumping the brakes, sort of taking a step back and looking at this

from a visionary or just a high-level Plan before we are putting any language that can be considered regulatory. I think that is wise and for me, that is the responsible thing to do to be able to answer questions before we develop policies surrounding them. Again, I would like clarification on the place types versus the lots and also how we are looking to implement the three volumes of the Plan.

Mayor Lyles said let me ask Ms. Johnson; we have to have the five votes to move forward, are you needing help on deciding how you would vote before we start the vote on change it to placemaking or keep as is or deleting altogether?

Ms. Johnson said I would like clarification on that yes.

Mayor Lyles said we will come back to that after we go around again.

Mr. Jones said I believe we will go three for three, so I think being able to provide some clarification on Volumes one, two, and three are going to be important for all the Councilmembers so Taiwo you stopped me if I am doing this wrong. My understanding with Volume 1 would basically be Chapters one, two, and three of the current Plan that was placed out October 31<sup>st</sup>. Section 4 would be the implementation piece which is considered Volume 2 and then Volume 3 would be the appendices. Did I get that correct Taiwo?

Mr. Jaiyeoba said you are correct Manager Jones. The distinction between that also is that you adopt Sections 1, 2, and 3 together with the preamble may be a mandate or not but that is where you have your policy document. That is what Council adopts. Implementation does not necessarily need adoption because then you retain the flexibility to tweak the tools in that implementation section as long as you have the umbrella policies along with it. We knew that upfront when we were developing that document that you were eventually going to be consistent with where we've had our community area plans in the past. That is pretty much how we've done that. The implementation piece allows you to be able to come back over time to really say how are we doing, how are we tracking on the policy piece, but again, like I said earlier unless we have that Volume 1 policy guidance adopted. Volume 11, we can't have implementation tools. What you have today if we are thinking about it in terms of pages will be about 130 some pages in terms of Volume 1 which is what you will get.

Mayor Lyles said you said those were the Chapters and the difference between placemaking and all neighborhoods.

Mr. Jaiyeoba said first of all I will establish that the staff believes that our current recommendations in the Comprehensive Plan is the way to go because it is clear, it helps the Unified Development Ordinance process, but we are professionals. We also understand that changing "all lots" to "all place types" does not necessarily kill that policy. What it does is about three things, number one it clarifies that after adoption there is another process which is the place types effort, where in February of next year we will come back to the Council to adopt the place types mapping. This is not just something the staff just goes and starts working on and then we start implementing. It does attach that place types piece to Policy 2.1, but again, we cannot do that unless we have guidance from Council that that is the direction you want to go. That is number one, number two, it also allows the community to know that there is an engagement process; that engagement process does not necessarily mean people will pick and choose willy-nilly where they want plex units such as single-family. What it does is that it allows people to look at the methodology, we are going to do growth allocations in that process, we are also going to match those growth allocations with infrastructure capacity. So, we are hearing all of these things, but we cannot do those within the policy itself, so without changing language and we then note, it definitely allows us to be able to say it is alright, it is not "all lots", it is "all lots in place types", but does do allow the community to know at some point in the future after Plan adoption we are engaging them, but we are also engaging Council in the process.

Then, always keep in mind that lastly, your fourth draft of the Unified Development Ordinance is the first thing that comes to you after the Plan is adopted. If the Plan were to be adopted in June, you are going to have the first draft of the UDO in July/August. Without an adopted Policy 2.1 there will be nothing to inform what those zoning districts look like and that is a very important distinction to note and is the reason in that new language, not only did we attach it to place types, we also made references to the mapping process as well as equitable growth framework metrics and measures to make sure that people in organized communities don't just have a more powerful voice in the process, but it is still very equitable. So, the outcome was today to have plex units because we do know their impact on housing supply and demand, but we believe you need to tie that to what happens after the adoption but before the adoption of place types mapping in February of 2022. This is just one step, then adopting the Plan does not necessarily mean we are not coming back to you for that place types mapping to be deliberated upon and to be adopted.

Ms. Johnson said there was one other question; I'm sorry, the CBA, can we clarify because we've heard two different things and I told a community member the CBA's are illegal and what I meant was for the City to be involved in any enforcement or jurisdiction is not legal. So, I like what Taiwo just said that the Technical Advisory Assistance Panel let's call it something else. I think if we are calling it the CBA we are overselling it. The concept is not illegal, it is something we are doing now, and I think you all know that I've negotiated with developers and that is something we can do. We have a developer that contributed \$100,000 to Sugar Creek. Councilmember Watlington had a developer contribute land for development so the negotiation process is already there. I think we have to be very careful with calling it a CBA and giving our constituents false hope. I like the term the Technical Advisory Assistance or an unbiased person or someone to teach the residents their rights, but I think we have to be very, very clear that the CBA, there is really no teeth to from a City perspective.

Mr. Driggs said I want to make the general comment that it feels to me like this conversation is sort of like an airplane that is coming in for a landing and it is in the final approach and all we are doing is making these little adjustments. I think there are much bigger issues here and I think that is some of what we are hearing. We are not comfortable being shoehorned into saying state your three issues. There is a lot of great basic stuff here and I don't think it is about trying to delay the process for the benefit of deal-making. I think it is about taking as long as this Council needs to reach a point where a majority of us are comfortable that we have a plan that works and serves our community, and whatever time that takes I don't appreciate being told to hurry up. I feel rushed right now, I think we all do, well hurry up, not enough time. We need to take as much time as it takes and there are very valid questions that have been raised here that don't lend themselves to being reduced to a one-liner up there for a straw vote. I would just propose to all of your colleagues that we continue this conversation as we need to do. This is for us, we decide this.

Getting to particular issues on the three parts, I see the suggestion that we would vote on Part 1, do we vote on Part 2 and 3 as well or when?

Mr. Jaiyeoba said you do not have to adopt Parts 2 and 3.

Mr. Driggs said alright, so that concerns me. It is great to break this out so that we don't have that sort of confluence of policy and aspiration in one document. I think we need to have kind of a clear field to state what we want to do, but taking us out of Step 2, the implementation step, there are some big things in there that we ought to be talking about and I don't want to just be told later how that turned out. So, okay if we are going to have three separate votes or take these things in stages, but in my mind not okay that all we do is look at one of them. I want to say on the CBA's point that CBA's are legal absolutely. Requiring a CBA in order to make a land-use decision using our authority over land-use in a zoning process to impose a CBA requirement is not. The City Attorney has advised us pretty clearly that we have a couple of bases on which we could be challenged legally if we said you may not rezone your property unless you show us that you did this agreement. The developers are not going to do those agreements. Why would they take

it upon themselves and put that burden on themselves unless they have to? So, there is a solution probably in terms of just saying think about our density bonus that we have right now, which by the way, nobody has actually used. But think about a mechanism where we legally offer some benefit to a petitioner for having entered into a Community Benefits Agreement, but it is above and beyond what the normal ordinance would allow and not something prohibitive or restrictive. We have to be perfectly clear for us to require the existence of the Community Benefits Agreement is illegal for private parties to enter into one voluntarily is absolutely legal.

It happens all the time and it is none of our business. It is a different question too from whether or not we can enforce it, so one is, can we impose it and the other one is done we have a role in making sure that the developer who enters into that agreement with another party actually lives up to its terms. The answer to that, City Attorney, correct me if I am wrong, we have no standing to intervene and impose compliance on any Community Benefits Agreements. So, as we kind of refer to them in this document, it gets back to my earlier point, I think we need to be very clear to people what we can and can't do in this area and the kinds of things that we would talk about wanting to do in order to achieve the purpose of harmonizing development with the interest of people who are nearby.

I will just mention a couple of points, having stated my general concern which is I wish we had more time to address issues like the legalities, issues like the likelihood of commercial cooperation with us, and the realization of these things. An attendant neighborhood, as proposed, is not something that can happen because food stores, just for openers, are not going to put stores in all places that the Plan contemplates. They just aren't going to do it. If anyone of us has ever been involved in a rezoning conversation involving a food store you know very much what their process looks like and it is a process that is dictated by the location of other stores, by local market conditions, they work on small margins and their capacity to change their location choices in order to accommodate us is extremely limited.

That is just is an example, but the fact that we haven't engaged more extensively with the developer community and other commercial interests whose participation will be necessary to make this Plan come true is also a concern of mine. We don't have a Chamber of Commerce anymore, if we did I expect that the Chamber might be a good conversation partner for us in achieving this, but we need to get to a place where a lot of the private participants in these public-private ventures are behind us and are leaning in to try and get this done instead of feeling that we kind of did this to them and thereby made their life more difficult.

Specific points that I did submit to the Clerk, I would suggest that we take out provisions that are not legal today. We can continue to pursue mandatory inclusionary zoning and if we get there that is great. To build it into the Plan and to create the appearance of the success of the Plan depends on our achievement of those things is frankly a confrontational move versus the legislature. I don't think we should move ahead with something that presumes that the legislature will change its current position any more than we should presume that Norfolk/Southern will change their current position on the railroad.

I think we should have the benefit of economic impact analysis before we adopt the Plan. We don't know what we are doing unless we see that and I will mention that there is a strong feeling on a lot of people's part that the Plan is going to cause the cost of housing to go up, that complying with all the terms of this Plan will actually make housing more expensive and furthermore that the public sector investment that will be required to realize this Plan could put us in a position of having to find more revenue sources in order to do the public sector infrastructure investment that is implied by the Plan. That, in turn, means more property taxes which in turn means that real estate is less affordable.

So, can we get somebody to analyze this and assure us that the overall impact of this Plan is to make housing more affordable? I would prefer to see the CBA provisions removed, but I would say it not removed, then clarified so that nobody has an exaggerated

expectation as to what those can accomplish. Clarify the actual intent of the 10-minute neighborhood policy. Again, I don't think that is something that commercially can be realized and there are several places in the update that we've seen where a band-aid has been applied to a controversial feature saying yeah, we know, it is not necessarily everywhere, we get it sure, but once you put that in there you have to ask yourself what do you really mean? How much are we really going to get, where is the 10-minute neighborhood going to be and how are we going to decide where they are going to be and what are going to do and make them happen?

So, I'm not personally satisfied with just softening or backing up a little bit with a cover letter and a couple of language insertions and say yeah, this is aspirational. We have a mix here of a hard policy document on the one hand and an aspirational document on the other and they don't mix well. Finally, my request to the Clerk was to take out the block length provisions for industrial sites. This is something that various developers have pointed out would preclude a thing like an Amazon and generally speaking I think this Plan has got to send a very positive message to people who might choose to invest here and not make us look like we are a hostile environment for economic development because economic development is critical for the creation of jobs and that is the best answer to a lot of the social problems we are trying to solve is put people to work. So, let's not adopt a Plan that could be seen by prospective investors in Charlotte as communicating a hostility towards business. Those are my four points and my concerns.

Mayor Lyles said Mr. Driggs, can I ask who does have legal standing in the CBA's?

Mr. Driggs said the parties to the agreement have standing.

Mayor Lyles said that is what I thought which is the neighborhood and the developer.

Mr. Driggs said right, and the neighborhood is often if it is a disadvantaged neighborhood they are going to have a hard time mustering a legal defense and hiring lawyers in order to require the developer to do what the developer said he would do.

Mayor Lyles said I figured if there is a job for a lawyer they are going to find somebody to actually sign up there. I'm just joking, I didn't mean that Matt was in a negative way, I was being very positive, but I just thought you have a new opportunity here. Sorry, it was a lawyer moment Matt. I'm sorry Patrick and Teri as well.

Ms. Eiselt said CBA's I completely agree, we don't want to lead people down a path and give them false hopes and make them have to defend themselves and go to court. I also think that as we get some technical assistance with CBA's we want to have a discussion as to what is required so I think the actual case is interesting because I don't think CBA's are in their Comp Plan, but they did negotiate a CBA, but it was very specific. The Comp Plan references Detroit's CBA that says a private investment of \$75 million, a public investment of \$10 million so it sets a floor as to what the public investment involvement is and the private investment. I think that could be useful to include that in the conversation so that was my comment on CBA's.

With regard to single-family zoning, I don't have a problem with changing the language to place types, but I'm having a hard time understanding how we have a net increase of housing which is our ultimate goal. So, if we say that it has to be in every place type then there is going to have to be a zoning district that says single-family zoning only and if that is the case, this is my chance to talk, so let me just say there would have to be, I think what people are asking for, a zoning designation is what people are asking for that says single-family housing only, and if that is the case then do we have in that policy for mapping out of place types we require zoning districts that provide us with the opportunity to have a net increase in housing. I think to me that is where I get confused, if that is where we are going it really boils down to zoning districts and what gets included in a place type and how the ultimate goal is to get more housing out of this whole thing that includes housing in the middle housing that we are missing.



Ms. Ajmera said Denada, I thank you for capturing all my recommendations here and Taiwo, thank you, you are truly an asset to our City, and we appreciate your vision here. A couple of items here, first general around clarity around CBA's and that has already been added by some of my colleagues so I would not add that, but as Ms. Johnson and Ms. Eiselt have said I think there needs to be more clarity so that we are not giving our residents a false hope in what is legal and what is not something the City can enforce. I think just clarity around that would be helpful.

I have only two recommendations here; number one, over the weekend I ran into a neighborhood leader at the grocery store and she talked about the 2040 Plan and she talked about how the Plan is adding more density, however, the infrastructure is lacking. She gave an example of her grandson that she walks him to school every morning but there is no sidewalk and I think that is a valid concern. So, that is why I'm proposing having Economic Growth Commission. I think this is something also Mr. Newton had alluded to earlier where we've got to look at infrastructure investment along with our economic growth so that way we can address the concerns that were raised at the public forum. In addition to infrastructure investment I know we also have to look at economic opportunities. I like the concept of the 10-minute neighborhoods, however, there are many parts of our City that economic opportunities are lacking. There are jobs that are concentrated in just a couple parts of our City and not spread out, so having the Commission where it looks at how do we intentionally create economic growth policies where we create this job opportunity centers in neighborhoods where people don't have to commute 30 to 40 minutes just to get to work. I'm proposing having that Commission come up with recommendations around economic growth and infrastructure investment.

While I'm talking about the infrastructure investment commission, I also want to applaud the City Manager's commitment to his budget where investment in our sidewalks has almost more than tripled to \$50 million. That is going to help us address this infrastructure investment issue that often comes up, but that is going to be two or three years down the road. I think we got to have a sustainable plan in place where we talk about infrastructure investment in areas where it is currently lacking.

The second is purchasing land in at-risk neighborhoods at the time of acquiring the land along the transit corridor. This is something I would like to see in our recommendations for our Anti-displacement Commission. That is all I have.

Mr. Phipps said a lot has been said and a lot of comments that have been said I agree with, but I want to focus on the single-family aspect of it as I do live in a single-family community. I just want to make sure that there will be a place for single-family homes, and it is a viable housing option. I think it can co-exist, but I don't think it could co-exist on every lot so I will be interested in how you differentiate that "place type" versus "all lots". I think you can have the flex housing in all "place types", but not necessarily on "all lots". So, I think that is something that needs to be clarified and also I want to make sure that going forward we are not going to have situations where the petitioner comes in and wants to rezone a single-family neighborhood and he just can't do it. I believe when new construction because we still got large tracts of land up here in Northeast Charlotte and maybe even in Steele Creek, you got 50 acres why can't we encourage these developers to build blended housing where you would have some single-family, you would have some townhouses, some flex optional housing, duplexes, triplexes. That can be done, but right now, all we are seeing is when we are rezoning a lot of properties from single-family to multifamily is mostly just apartments being constructed. And also, look at these triplexes and quadruplexes is that really a promotion of homeownership? Who owns these properties? I think at the same time we want to promote homeownership, but still, we are just putting a lot of multifamilies all around because that is where you are going to get the most units, maybe even the cheaper units.

As far as the Plan goes I don't have any problems with the make-up of the Plan, I think the Plan is aspirational, it can have things in it. I'm not for removing things because it might hurt some people's feelings or give them the impression that we are trying to be confrontational. I think it is good to have aspirational goals in there so long as you make the point known that they are aspirations. A ten-minute neighborhood is a lofty goal, but I

don't know if it is practically everywhere, but I'm not against people who want the 10-minute neighborhoods to go for it, but everybody doesn't want to live in a compact area. People come out to these places because they want space, they want to have a piece of the American Dream so they shouldn't be penalized for it. As far as sidewalks and other infrastructure, how about walking paths? We put a big long walking path in front of UNC-Charlotte that has been really good and maybe that is a lower cost option than maybe a bonified sidewalk.

I moved here in 1998, was in the county, got annexed in 2003, and still don't have sidewalks in some places around, but we are getting them by and by, they are coming gradually, but I don't know if I can agree that there are places in Charlotte that really don't have the amenities. What do you classify as amenities; A grocery store at every corner, a sidewalk on every street, a streetlight on every road? That is good to have but people make choices, I chose to live 12 miles outside of Center City Charlotte so I knew that they didn't have sidewalks when I bought and I didn't see any sidewalks where probably some would have been nice, but I've lived with it and as time goes on you will get it. I don't think that you can take this Plan and project it out draft it out or analysis over several more months and years, but hey at some point we've got to say look, let's look at it, can we grow up with it, it is not etched in stone, we can always make changes to it. I think that is the spirit from which we should work on this Plan and tweak where we see fit, but everything is not going to be perfect, and just move on with it.

Mr. Graham said Mr. Phipps really outlined exactly what I was thinking and feeling. I really don't have anything to add, most of my comments were included in the Great Neighborhoods Committee report, the questions and the staff have answered a number of them for the Council's consideration as a whole, but I will use 90 seconds because everyone else has talked, so I will talk too. I just want to remind the public just in case someone dropped in from Mars that we've been doing this thing for two years now and there has been tremendous public input pre-COVID and even during COVID, the staff made a tremendous effort to engage the community, including the developers. I was not a member of the Council and I kept up with what was going on with the planning of the 2040 Plan and certainly as a developer you should have done also and if you didn't shame on you. The staff has done a good job in terms of communicating what it is we are trying to do. The Plan itself is aspirational, what we aspire to be as a community, how do we want to grow, where do we want to grow, the impact it will have on individuals and neighborhoods, and communities. All of those things are taken into consideration in the Plan and the Plan literally acts and presents aspirational goals in terms of what we aspire to be as a community.

One hundred twenty-one folks every day, seven days a week are moving to Charlotte, we are growing, we will be more dense, we have to build near infrastructure, we have to find ways for people to live closer together and that may annoy some folks or bother some folks. I don't think we are getting rid of single-family altogether, that is not what the Plan proposes, but it will be something for everybody. We are now the 15<sup>th</sup> largest city in the country and so I think we need to act like it. Everyone's leadership style is different and mine is different too, and I've talked to my neighborhood leaders, I've talked to developers, some are not happy with me, but I'm an honest broker. Twenty years ago Madam Mayor, when you were on the staff and I was a member of the Council no-one, wanted inclusionary zoning, they still don't want it, they won't want it 20-years from now. But if we are going to change as a community, and if we are talking about how this community is going to be built 20-years from now those tools in the tool chest that we don't have we are going to need.

There will be a time when Council is going to have to look Raleigh in the eye and say listen, we need this. Their time is coming and so I just hope that as Mr. Winston said earlier, and I agree with about 85% of what he said, is that it is time to vote. It is time to make the technical corrections that we have to do. If there are some areas that a Councilmember has some heartburn that we need to kind of find a way to get consensus around, we should be flying at 30,000 feet and if we are at 10,000 feet we are hitting trees and buildings. I just hope that we would kind of keep that in mind. Once we adopt the Plan there is still – adopting the Plan is the easy part what comes after is the hard part. I

just hope that neighborhood leaders, we hear you and I believe that we should do this Commission. Members of the development community, pay attention, we've got your report, we've heard you just because it may not be presented in the report doesn't mean that no one didn't hear you. It means that our City is growing, and it is growing differently, and we can't do the things we did in 1970 of the '80s, or the '90s. We've got to change as a community, if not we will certainly be dysfunctional.

Mr. Egleston said a day or two ago it feels like, I think I led us off, so I got the main thing that I wanted to talk about that hadn't been covered otherwise. If this is the easy part that makes me really look forward to the UDO process. I think to Mr. Graham's point I'll just say I think we have to accept the fact that this is not going to have nine, 10, or 11 votes, it is probably going to have six, seven, or eight and so I hope it is not six. The Plan that we put forward and adopt I would like to have a strong majority of Council support. I know it is not going to have unanimous support and that is okay, but the talk of delay I think is futile because I don't think we are trying to iron out things that we are going to end up on the same page about. I think there are things that members of this Council are simply not going to agree on, and that is going to have to be okay because two more months, or six more months or 12 more months of debating it, to Mr. Graham's point, we've been doing this for over two years, is not going to make somebody suddenly change their mind about something they are dug in on.

So, I do think that The staff, and the memo that Mr. Jones sent out, think there is an outline of how to address some of the things that Council felt needed adjustment, think it addresses some of the things that bring people from the no column to the yes column. I don't see any value in the delay, I don't think the delay gets us any more votes, I don't think it gets us on the same page on things that we just principally disagree on and I think seven or eight members of Council are going to have to get to the point where they support this and I think that can happen in the timeline that has been laid out by Mr. Jones and we pass something that frankly is not going to be perfect and it is not possible for it to be and it is not going to be unanimous and it is not possible for it to be and that is going to have to be okay.

Mr. Bokhari said I won't repeat mine, I got to say them quickly and hope you can read them. I put them in great detail. I think the thing that I would agree with there is while I would love another year and we could do what we need, I have no confidence that another year will actually bring forth the level of dialogue and listening, and influence that some of us want. So, with that, I think it is very possible for us to get to this point to a vote in the timeframe needed. However, I think the answer that is the crux to the things I brought up is people keep talking about aspirational Plans with aspirational goals. I don't have any problem with that statement; the problem I have is definitional.

An aspirational goal is not abolishing single-family zoning, an aspirational goal is not using inclusionary zoning or impact fees or saying that community benefit agreements are how we are going to do that. An aspirational goal is an outcome by which to use those tools. An aspirational goal, like we saw here and like what I put up there for us to consider is let's increase the supply of middle housing while we maintain housing affordable and aggressively increase density along transportation corridors. We can all agree to that; Denver has a 38-page 2040 Comprehensive Plan that is at that very level. The reason why the next step is so hard is because we are contemplating the things in the next step right now when we haven't done any actual analysis. We haven't done the things that enable us to see it so, that is why we are so hung up right now because we are doing the next step now. If we pull up every single controversial item that is in here and again, I will say here is one for Denver's again, 38-pages approved and is using this standard as a lot of ways. Goal two build housing as a continuum to serve residents across a range of income, ages, and needs, and just like ours, it drops to the levels below. (A) Strategy - Create a greater mix of housing options in every neighborhood for all individuals and families. (B) Ensure City Policies and Regulations, encourage every neighborhood to provide a complete range of housing options. It goes on, it is things that there won't be any light of day between us on these.

It is the tools by which is single-family zoning the thing that does it or is it something else and that is the problem. An aspiration Plan and an aspirational goal is not a tool and we are debating the tools and the next step. I think if everyone's goal is not to give ourselves a year to do these hard workpieces and get something approved now so we can move on to those hard steps, let's bring it to the appropriate level and then make sure we do the right diligence so that we know the one thing that is so critical right now doesn't happen, which is in a chase after density we punt on just seeing what that impact is going to be to affordability. In a case to say community benefits is the thing we are going to use; we don't actually understand how they are implemented and I will warn everyone, one final thing, this compromise or whatever it is where we go from all lots to all place types with abolishing single-family zoning is more dangerous than even the first option. The reason is because no one knows how that is going to work. People are like well, that is the mapping.

We haven't seen the first thing about the UDO place type mapping exercise and where we are going yet. So, if somebody comes back to me six months from now and says, oh well, Tariq, you weren't paying attention. Let's just let the record show none of us have seen a thing about that yet, and we should be seeing it. The staff should be seeing it, City Manager should be bringing it to us because we are saying oh, we are going to punt this thing and there is going to be some Equity Commission, who is funding that? How is that working, how does that thing have teeth to be able to ensure that these items are occurring? It doesn't make any sense and the reason why is because we've dropped into the next step in order to quickly codify it, get everyone's approval so then they all disappear, and they come back to us with the actual answer. That is why people are so allergic to us pulling it up to the appropriate level like we see in a city like Denver. So, I hope that is in everyone's mind as we do a five-vote tonight.

Mayor Lyles said I want to make a couple of comments and then we are going to go and have our meeting because we have people waiting, then we come back and as we are having the meeting and making other votes please think about how you want to proceed as a next step because I do believe you've heard a lot of dialogue here, not so much necessarily directed to some of the specifics in here that have been listed by everyone from the Clerk. So, I think the question is where do you want to be, and I think we need to kind of figure out if we do that tonight?

I wanted to say of things; one, I actually do agree that we really need to figure out what this American Dream is for the people that live here today, not what it was when my parents decided that my dad would build a house for his family because I'm sure it wasn't up to code. He probably never went to get a permit, but he found a lot and he built a house for his family. So, what are the residents that are coming here in the next 10-years, 200,000 estimated right away? Is their dream the same dream that we have today, are we going to be forward-looking enough to figure out what that dream is for the people that are coming? Because this is a City made up, not of the same people that we had before.

When I came to Charlotte everybody on the City Council was a white man that went to the same church in the same zip code. Now, we are not that today, we have to recognize the diversity in this city, the diversity of opportunity, and I don't think I would want to live someplace, and I've visited some places where there was no diversity, where everybody was the same, and that is not any good for any of us that really care about the future of this city and the children that are being raised in it. Think about the number of Title 1 Schools we have in this City. Now you can talk about blaming whomever or whatever but even think about the things that we are responsible for, infrastructure. Whose fault is it, is it the person that comes home every day from work and is in their house trying to figure how to put a meal on the table, or is it this City Council's responsibility for not wanting to look at ways to deal with infrastructure?

I really want to ask the staff to help me with a couple of things. I would actually like to know the trends that are going on in development and housing. The other day I talked to a developer; he said I'm building rental single-family housing. Now, I have seen rental single-family housing in this community when the City had to actually take over and rehab every unit. It was right off of Sunset Road in this beautiful ranch neighborhood where the

houses were on a third of acres lots. The housing structures were there, kids had a playground build, we did everything in the neighborhoods we needed to do except the building materials were crap and they didn't last. The red mud crept in over the concrete pad into the house. So, is that our American Dream? What is our American Dream for Charlotte?

I want to know what people are doing in this country as a developer for creating more housing and I leaned over to ask Ms. Eiselt because she talked about the goal the create more housing opportunities. If that is the goal do we agree on that, do we actually agree that we ought to be creating more housing opportunities? I heard a lot of different ways to do it, but if we don't agree on the big thing we are never going to be able to figure out what strategy takes us there. For us to say tonight, I remember going to the first meeting and it wasn't two years ago, it was two-and-a-half years ago at the Convention Center where it was a regional plan and a regional group that came in and other communities in this county adopted a plan. Now, I know they are not big, I know that they don't have the resources that we have, I know they don't have necessarily the talent that thinks we have, but that didn't let that deter them from having a plan, and so I agree I don't know how we will ever do a UDO if we can't have an aspirational plan that addresses the issues that we are talking about. I am for simplifying it, simplifying it in a way, or do we agree that we are going to have more housing opportunities, more jobs for the 200,000 people that are coming in the next 10-years?

And, then we can disagree on which strategy we use and that is the vote, that is really what it takes, it takes the people that elected you to say to you do you believe that we can have a diversity of walks of life in this town and still be the kind of community that we are today? I don't think that some of us think that is possible, and I think by the way that we deal with this Plan, the language that we use with each other, the language that we are using to make this something that it is not, to actually say to this team that has worked so hard that they are not doing the job that they needed to do because we have a different way and a different viewpoint doesn't serve us well as a community.

We have to figure this out and I don't know how we do it; as often said small groups seem to work, but I've created so many small groups in this conversation, I don't know, they might as well have an auditorium. So, where are we going to be really? Delaying this serves nobody in this community well because it makes people stop and think why would I come to Charlotte if I don't know what the plan is going to be for the people that I'm recruiting for work? Our recruitment in this town is absolutely essential to our success. We work hard, I know that. All of us work really hard at this job but if we don't have an idea of a unified vision for this job we are not working for the people that elected us. We are not working for the kids that are going to come after us, we are not working for the leaders that are going to follow us. I'm just saying this, we need to know more about what is going on in the development world. If Charlotte is trending towards rental single-family we need to know that. It is not going to happen in Districts 6 and 7 so much because I've seen the rental prices out in Districts 6 and 7, I live in District 6. Unfortunately, I do get the chance to see where a house can rent for \$3,000 a month or up, especially in Ed's neighborhood. What I'm saying guys is that not everybody is going to pay \$3,000 a month and everybody doesn't want to live that American Dream where you get married, have 2.2 kids, 1.6 cars, 2-car garage, and a 3,000 square foot house. So, what are we doing to do, how are we going to do it?

We've been dancing on this one for a long time. Every time I ask where are we, where are going, what are we doing, are there six, seven, or eight people that could actually come to an agreement? That is your challenge. Your real challenge is coming together on your own, not necessarily about developers or not necessarily about a lot of other things that we talk about, it is about when do we get on a page to support this community's growth and opportunity.

We have a couple of weeks to think this thing through. There is no urgency except the urgency to put something in this community's eye that they can look at and take forward and say I know I can work here; I know I can live here. If we don't create that these decisions developers have are five years out but think about the family that is trying to

decide whether or not I'm going to drive down from Ohio, stop in which city, which state, North Carolina or South Carolina. So. what is going to tell them? I have just wondered if black and white and brown people could actually figure out how to put beyond this idea of the American Dream which we all define differently and come to live in Charlotte, North Carolina where we know what we want, where we have aspirations, we have values of being welcoming, diverse and inclusive. Everybody on this Council supports that so, let's get to it on this Plan.

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## CONSENT AGENDA

**Mayor Lyles** The staff has asked that we pull Item No. 33, which has been settled. Mr. Egleston asked to make a comment on Item No. 16.

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, to approve the Consent Agenda as presented with exception of Item No. 33 which has been settled.

**Councilmember Egleston** said I just want to draw attention to Item No. 16 because it is good news and I think people will be excited tonight where we were talking about the 2040 Plan and the 2022 budget I imagine it will get lost. But, maybe if we lift it up people will notice the construction of the Cross Charlotte Trail – North Davidson Street to Matheson Avenue. The Cross Charlotte Trail and the Little Sugar Creek Greenway currently terminates in Cordelia Park in the Villa Heights Community, right between Villa Heights, Belmont, and Optimist Park. This will continue on north and I think we had a lot of hand wringing about the fact that this Trail was not being built out in the timeline that we had hoped it would be. The Manager found dollars for us to be able to fulfill the promises that had been made and I can tell you have been on the Cross Charlotte Trail and the Greenway just a couple of weeks ago, people will be surprised to know that I do occasionally ride my bicycle and get a little bit of exercise, though it doesn't show. There was a traffic jam with the number of people that were using the Trail and the only mistake we made in building this Trail was we didn't start building it wider, and I think we are building it wider now. The amount of people that use this and I was incredibly pleasantly surprised to see the diversity of the people that were using it the day that I was on it. In a neighborhood that there is not a lot of diversity, there were people going down the Trail that did represent what our City looks like and it was a good feeling. So, for us to be able to continue connecting the dots on that. The 7<sup>th</sup> to 10<sup>th</sup> Street connection is coming along very quickly, the connection down in Mr. Bokhari's District is coming along and to start construction on this I think represents another big step towards having that multimodal network that we want to have. I just wanted to make sure that didn't get lost with all the big-ticket items tonight.

**Councilmember Johnson** said when I looked online earlier, the minutes that we are supposed to approve in Item No. 24 were not available for me. I don't know if anyone else has had a chance to review them, I called the Clerk and talked to her about it. She said they are available now, but I don't know that any of us have had a chance to review the minutes that are proposed that we approve so I was wondering if we could pull that out for deferral. Item No. 24, we are supposed to approve the minutes from the March 1<sup>st</sup> Strategy Session.

Mayor Lyles said so which minutes were not available?

Ms. Johnson said the ones from March 1<sup>st</sup>; were not available online. I was just asking if we could pull those?

Mayor Lyles said so we would approve the Budget Workshop on March 3<sup>rd</sup>.

Ms. Johnson said I was just looking for the March 1<sup>st</sup> minutes, they weren't online.

**Councilmember Bokhari** said I will second the motion to defer [inaudible]

Mayor Lyles said alright we are going to defer Item No. 24, so the motion is amended; Mr. Egleston and Mr. Driggs made the motion.

Mr. Egleston said is there any problem with us deferring now?

**Patrick Baker, City Attorney** said no, you can.

Mayor Lyles said it is a deferral of the March 1<sup>st</sup> minutes.

Ms. Johnson said Item No. 24 if we could just pull that.

Mayor Lyles said that is what I was trying to get it, did you get a chance to read either of them. Sorry, I wasn't very clear was I. So, we are not voting on Item No. 33, which has been settled and will defer Item No. 24, so the motion makers are open to that amendment.

The vote was taken on the motion and recorded as unanimous.

The following items were approved:

**Item No. 16: Construct Cross Charlotte Trail – North Davidson Street to Matheson Avenue**

Approve a contract in the amount of \$833,971.60 to the lowest responsive bidder Kemp Sigmon Construction Co., Inc. for the Cross Charlotte Trail – North Davidson to Matheson Avenue project.

**Summary of Bids**

Kemp Sigmon Construction Co., Inc.	\$ 833,971.60
GreenWater Development, Inc.	\$ 835,364.88
J. D. Goodrum Company	\$ 846,893.28
B & N grading, Inc .	\$ 920,951.74
United of Carolinas, Inc.	\$ 926,884.64
Blythe Development Company	\$ 929,711.81
United Construction Company, Inc.	\$1,099,893.30

**Item No. 17: Lubrication Services for Solid Waste Collection Vehicles**

(A) Approve a unit price contract with No Limits Lockwood, LLC (SBE) for Collection Vehicles Lubrication and related services for an initial term of five years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

**Item No. 18: Dairy and Derita Branch Tributaries Sanitary Sewer Construction**

Approve a guaranteed maximum price of \$17,977,441 to B.R.S., Inc. for Design-Build construction services for the Dairy Branch Tributary - Sedgefield Park and Derita Branch Tributary Trunk Sanitary Sewer projects.

**Item No. 19: Mount Holly Pump Station and Force Main Design Amendment**

Approve a contract amendment for \$3,000,000 to The Haskell Company for additional Design-Build design services for the Mount Holly Pump Station and Force Main project.

**Item No. 20: Wastewater Bar Screen Assemblies**

(A) Approve the purchase of bar screen assemblies and related equipment, by the sole source exemption, (B) approve a contract with Vulcan Industries, Inc. for the purchase of bar screen assemblies and related equipment for the term of five years, and (C) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

**Item No. 21: Resolution of Intent to Abandon a Portion of Gloryland Avenue**

(A) Adopt a Resolution of Intent to abandon a portion of Gloryland Avenue, and (B) Set a Public Hearing on June 14, 2021.

**Item No. 22: Resolution of Intent to Abandon a portion of South Graham Street**

(A) Adopt a Resolution of Intent to abandon a portion of South Graham Street, and (B) Set a Public Hearing for June 14, 2021.

**Item No. 23: Refund of Property Taxes**

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$1,902.91.

The resolution is recorded in full in Resolution Book 51, at Page(s) 498-499.

**PROPERTY TRANSACTIONS**

**Item No. 25: Charlotte Water Property Transactions – Little Hope Creek Sanitary Sewer Improvements, Parcel #53**

Resolution of Condemnation of 354 square feet (0.01 acres) in Permanent Easement, plus 360 square feet (0.01 acres) in Temporary Construction Easement at 1215 Sewickley Drive from James Arlington White, II for \$6,050 for Little Hope Creek Sanitary Sewer Improvements, Parcel #53.

The resolution is recorded in full in Resolution Book 51, at Page(s) 500.

**Item No. 26: Charlotte Water Property Transactions – Little Hope Creek Sanitary Sewer Improvements, Parcel #54.**

Resolution of Condemnation of 1,469 square feet (0.03 acres) in Permanent Easement, plus 664 square feet (0.02 acres) in Temporary Construction Easement at 1209 Sewickley Drive from Thomas Ericsson and Alexandra Ericsson for \$21,025 for Little Hope Creek Sanitary Sewer Improvements, Parcel #54.

The resolution is recorded in full in Resolution Book 51, at Page(s) 501.

**Item No. 27: Charlotte Water Property Transactions – Little Hope Creek Sanitary Sewer Improvements, Parcel #56**

Resolution of Condemnation of 1,798 square feet (0.04 acres) in Permanent Easement, plus 765 square feet (0.02 acres) in Temporary Construction Easement at 1137 Sewickley Drive from Mary Kimberly Kendall Stone and James Eugene Kendall for \$22,425 for Little Hope Creek Sanitary Sewer improvements, Parcel #56.

The resolution is recorded in full in Resolution Book 51, at Page(s) 502.

**Item No. 28: Charlotte Water Property Transactions – Little Hope Creek Sanitary Sewer Improvements, Parcel #57**

Resolution of Condemnation of 1,324 square feet (0.03 acres) in Permanent Easement, plus 554 square feet (0.01 acres) in Temporary Construction Easement at 1129 Sewickley Drive from Kay Frances Morrison for \$13,400 for Little Hope Creek Sanitary Sewer Improvements, Parcel #57.

The resolution is recorded in full in Resolution Book 51, at Page(s) 503.

**Item No. 29: Charlotte Water Property Transactions – Little Hope Creek Sanitary Sewer Improvements, Parcel #67**

Resolution of Condemnation of 4,151 square feet (0.10 acres) in Permanent Easement at 999 Sewickley Drive from Timothy Lee Cole and Jacquelyn French Cole for \$20,850 for Little hope Creek Sanitary Sewer improvements, Parcel #67.

The resolution is recorded in full in Resolution Book 51, at Page(s) 504.



**Item No. 30: Charlotte Water Property Transactions – Little Hope Creek Sanitary Sewer improvements, Parcel #89**

Resolution of Condemnation of 2,898 square feet (0.07 acres) in Permanent Easement at 1036 Heather Lane from Daniel Kenison Stewart and Lauren Stewart for \$18,925 for Little Hope Creek Sanitary Sewer improvements, Parcel #89.

The resolution is recorded in full in Resolution Book 51, at Page(s) 505.

**Item No. 31: Property Transactions – Beatties Ford Sunset Road Pedestrian Project, Parcel #12 and 13**

Acquisition of 1,430 square feet (0.033 acres) Sidewalk Utility Easement, 2,165 square feet (0.05 acres) Temporary Construction Easement at 1709 Sunset Road and 1713 Sunset Road from Canaan Christian Center, Inc. for \$10,750 for Beatties Ford Road Sunset Road Pedestrian Project, Parcel #12 and 13.

**Item No. 32: Property Transactions – Mallard Tributary Replacement Sewer, Parcel #5**

Acquisition of 6,494 square feet (0.149 acres) Permanent Easement, 3,552 square feet (0.082 acres) Temporary Construction Easement at 1029 East Mallard Creek Church Road from CH Realty VIII-Preiss SH Charlotte U Village LLC for \$18,384 for Mallard Tributary Replacement Sewer, Parcel #5.

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**PUBLIC HEARINGS**

**ITEM NO. 7: PUBLIC HEARING ON THE PROPOSED THE FISCAL YEAR 2022 OPERATING BUDGET AND FISCAL YEARS 2022-2026 CAPITAL INVESTMENT PLAN**

Mayor Lyles declared the public hearing open.

Aisha Dew, 2112 Saint Luke Street said it is great to speak to all of you this evening and I am before you this evening, not just as a political organizer, but as an artist and I grew up in Charlotte and I was able to attend Children's Theatre, participate in Afro-American Children's Theatre and then go off and get a degree in Arts Administration. What I can tell you is that it was very difficult to then come back to Charlotte and get work, working outside of the tri-state where I was before in Connecticut, New York, and New Jersey because the opportunities in Charlotte had not grown to meet the talent that Charlotte has grown. So, I'm speaking on behalf of over 230 artists who have organized themselves and will continue to organize themselves independent of any entity and we are Arts Future which would be artists revisioning the future. We are simply here because we would like a seat at the table. We would like to be a part of the process and the conversation around what happens with the arts and we would also like to speak to supporting the Arts and Science Council to specifically support individual artists and creatives. We understand that the other vehicles may be funding the rest of the arts sector and we are also extremely grateful that the funding for the arts has been increased so we are grateful to the Council and to the private sector for increasing the funding, but we would like a minimum of that support to support independent, creative and small organizations. That is why we are here, and you will hear from other people who have signed onto our list of demands which you have received. Thank you to all of you who have agreed to meet with us and we would like to meet with all of you so we can tell you what our vision for the future is and really have minimum funding for the next three years as you all have proposed a process and then be a part of an 18-month conversation moving forward.

Becky Schultz, 842 Linda Lane said I am the Executive Director of [inaudible] Theatre and I support the Arts Future demand. To start I want to say a sincere thank you for recognizing the value of the Charlotte Creative Community and for proposing a significant increase in public and private sector funding for the arts. The incremental funding has the potential to be a game-changer for Charlotte. I strongly encourage you to adopt the proposed increased funding, but I also ask you to ensure that the planned distribution of

those funds as opposed to equity and transparency and funding those who will be most impacted, Charlotte artists and residents. The beauty of this increased funding is the potential of the outside of positive, equitable impact across the arts community. The pie is getting larger and that should be good for all parties involved. However, the current proposal does not explain how the new process will be shared if the increased funding is acceptable to a broader swath of the Charlotte community, including [inaudible] artists, individual creatives, and smaller organizations. If the overall funding [inaudible] increasing by 275% then why is the amount allocated for small organizations and individual creatives being held [inaudible] at \$500,000, only 4% of the total budget? Furthermore, how will the funding be used to support creators and residents looking outside center City, especially those in the Corridors of Opportunity and how will the process actively fight against the systemic inequities that have plagued arts funding in our community and across the country for the last 50-years?

In the City Council statement on racial justice published in June 2020, you said “this is not a time for any of us to sit on the sidelines but rather a time for reflection, response and involvement to make our community a place where everyone has equitable opportunity to flourish and [inaudible]”. You have the opportunity to stand behind these words. We invite the creative community to a table, listen to the artists, and let’s move forward together with honesty and transparency to craft a plan that takes into account all the various needs and priorities of the diverse sector.

**Tania Kelly, 5215 Split Oak Drive** said I am a writer, performer, and actor here in Charlotte. I am a member of Robots Johnson Kelly Group here with my husband Brandon Ballard who is also a writer and performer with Robots Johnson. I am also a member of the Artists of Future Group and I am here to give some more of our demand. We would like to separate the budget vote for this year from a long-term conversation about how to invest in art and culture in Charlotte Mecklenburg. The increased proposed funding for the arts will help to sustain the arts, we would like to have more opportunities for conversation. There has to be a seat at the table for all and transparency. Number two, we want to increase funding for the Arts and Science Council to invest in its cultural equity work. [inaudible] a more creative and organization of all sizes through funding opportunities and capacity-building efforts. A for equity, B access, C inclusion, and D capacity building and three, we want to develop a process that is 12 to 18 months long that incorporate community members, creative elected leaders from the City Council, County Commission, the School Board and NCGA, audiences, donors, national experts and City/County The staff. The current process did not involve and engage the broader artistic and creative community. We would like longer conversations with an opportunity to get more research of cities around the region and country that have developed models for a thriving community that provides a return on investment for the City artists' creativity and grow the collective community.

**Anne Lambert, 950 Hawthorne Bridge Court** said I am a professional, independent art and I’m living and working in Charlotte, North Carolina. My day job is as a professional fundraiser for organizations such as Community [inaudible] School and Charlotte Ballet, but my side hustle is producing, directing, and acting in regional theatres. I have trod the board as both a professional and advocational actor for numerous companies in and around Charlotte. Under the banner of Charlotte off-Broadway, I produce, direct and act my own brand of theatre, which is generally off-Broadway, contemporary, intimate, and engaging, but I’m one of several artists deeply troubled by the City Council’s efforts to take away funding from the Arts and Science Council and distribute it directly to larger established independent groups. I am concerned that this proposed funding model will prioritize historically favored organizations like the Mint Museum and Charlotte Symphony and disadvantage smaller companies and independent arts like Charlotte off-Broadway. Although City representatives pay lip service to the idea that their new funding model will provide funds to a greater number and to a more diverse group of artists, they have also indicated economic viability and attraction to tourists should be among the deciding factors in determining which groups and artists are funded. Those of us who are independent artists primarily still funding our own work, seeking grants of \$5,000 to \$10,000 to support small work would have a difficult argument to make if we had to compete with groups like the Blumenthal Performing Arts Center or Children’s Theatre of

Charlotte to justify why we deserve City funding in a comparative way. But, I maintain as a theatre actor, director, and producer who wants to live and work here and present my artistry to as broad an audience as possible, I'm just as deserving of funding and support as these larger groups. From my perspective, the City of Charlotte regional corporations and foundations, and institutional funders like the Foundation for the Carolinas have historically under-invested in independent artists and in homegrown professional theatres specifically. The fact that we are one of the largest cities in the country without a professional repertory theatre sets the demise of Charlotte Rep in 2005 is all the evidence I need to prove my point.

**Eric Zaverl, 828 East 36<sup>th</sup> Street** said tonight I am speaking on behalf of Sustain Charlotte and as their active Transportation Program Coordinator, I would like to express how pleased we all are as sustained for the proposed budget, which includes more than three times the funding for sidewalks and for the first time since the City adopted its new Charlotte Bike's Plan back in 2017, the Mayor's recommended budget includes full funding at the recommended level which is \$4 million per year. As someone who has been advocating for more funding, more bicycle and pedestrian infrastructure for a year, I would like to thank the Mayor and the City Council for prioritizing these transportation choices back in January during the Retreat. Your leadership and The staff's work on the budget recommendation is a good step in the right direction. I would like to take this time tonight to remind you that this is still an incremental investment, and this alone will not keep up with the growth we have experienced over the years and certainly not for what is to come. A proposed one cent for mobility or similar funding will still be needed to begin to cope to move people in the transformational way that is needed. We urge you all to continue that work on that funding and to reach out to other towns and our fellow Mecklenburg County residents to build support forgetting that through and to invest in that infrastructure.

Mayor Lyles said it is the Manager's recommended budget, if I were the Mayor to recommend a budget they probably wouldn't let me even come out of the house.

**Suzanne Fetscher, 8316 Lake Harmony Drive, Matthews** said I am the [inaudible] Funding President and CEO of McColl Center for Art and Innovation and since the great recession Charlotte's cultural sector has found itself in a chronic state of fragile financial fragility. Thank you for seeking a permanent solution to this instability. ASC was created when Charlotte was a very different place. Charlotte was a small town and ASC's model was influenced by the donors to the cultural sector, the corporations and the Executives who worked there, and our families. Of course, the organizations who received funding from ACS and these donors designed their programs to the taste of those stakeholders. It was a normal and healthy business model; keep your primary funders happy. Imagine that funding for the cultural sector is publicly funded, those institutions then are beholding to the whole citizenship of Charlotte and all their colors, backgrounds, economic situations, and geographic representation. Program design becomes very different for a funding base and constituency that includes everyone. I suggest that the makeup of the Cultural Commission Board of Advisory include equal representation from funded organizations large and small, artists, economic development, city agencies, corporate donors, a national representative of the City Cultural Commission. While it seems daunting to start a City Cultural Commission from scratch, it is a fresh beginning that can leave old, ineffective, inequitable, and obsolete systems behind. Currently, the sector creates \$242 million annually. The City should be investing 10% towards that economic impact, yes that is \$24 million.

**Tim Miner, 5639 Rebel Drive** said I am the co-founder of the non-profit Charlotte is Creative, along with my creative co-conspirator leader Matt Owen. I'm speaking on his behalf and that of our Board this evening. Some of what I'm going to say you've heard tonight, but we have our own take on it. While I'm excited of the prospect of greater funding for the arts I'm hoping that in the addition of this strong financial support for established cultural institutions as proposed, smaller cultural groups and Gig economy creatives will be equitably considered moving forward. By that, I mean creatives that could range from the artists who worked on the Black Lives Matter mural to the young tech creatives who paint with ones and zeros in code. In future art planning and infrastructure

discussions, I hope that independent creatives and grassroots groups will be given the opportunity to provide counsel on the issue that affects them as the plans are being made moving forward. The challenges that those smaller groups in independent space are often quite different from those facing larger discussions and their voices are important, they are diverse, and they need to be heard. We appreciate the support that you all showed last year through the establishment of the Arts Culture and Creativity Fund and it was our honor as an organization to work with Foundation, ASC, and Hugh House to distribute those funds. The effort model collaboration and was able to fund those, many of whom were previously unfunded. We hope that that spirit infuses future work and ultimately we want Charlotte to be known far and wide as the place where small and mid-size creative businesses can flourish alongside legacy organizations. As a step in that direction, we recently worked with EY Wayspace to convene a diverse group of 43 Gig Economy Creatives and smaller arts organizations to discuss the conditions needed for a sustainable, thriving creative community in Charlotte and I sent each of you a copy of that report today and I hope you read it. [inaudible] go way beyond funding. Our collective goal was to create a first draft of guiding principles to serve as guardrails for future decisions by any stakeholder.

**Dominic Harris, 9015 Pinnacle Cross Drive** said [inaudible] Chapter President, a City worker, I say that because not one penny would float from this City if we didn't have the infrastructure that workers like me create, install and repair every day. We keep the buses running on time, buses and trains running on time, we keep water in the pipes. Whenever we reach out to City Council we hope to hear back from every member to speak to those ones on one because we are a major part of the City, probably the biggest part of the City that makes it work. So, we reached out to you guys about overtime because we work eight-hour shifts every day, five days a week, 40-hours a week and once we finish with a shift sometimes we don't get to go home, we have to work more than we should. We recommend that we get paid daily overtime, something that they have established in multiple cities around the nation and also in other utilities such as gas and electricity. Daily overtime with restoring payment to an employee that agrees to work after their shift is over, working 16-hour shift and when you get an emergency later in the week where your wife, mother or someone in your immediate family ends sick in the hospital, they are going to take the overtime that you worked for away from you. We also e-mailed you and sent you guys a copy of our budget presentation or budget proposal for a shift differential pay so those employees that work on all shifts like nights and weekends will be able to get paid up to 10% more for sacrificing their time away from their families on the straining shifts because they deserve it. We are not asking you for anything that we don't deserve and as it comes down to another thing, I think we deserve a little bit of an answer as to why it didn't happen or in what way we can make it happen. We can come up with these solutions together just like fixing a road and keeping this City running together.

**Mariot Valcin Jr. 61 Cascade Drive, North West, Concord** said thank you all for taking the time to listen to the population that you do serve. I am a creator, director, and founder of GM Productions LLC. I have to give you a short history of myself, so I practice my art in Miami, Florida and Oklahoma City, Oklahoma, Norman, Oklahoma also and Dallas, Texas, but it wasn't until I moved here to Charlotte, North Carolina that an organization such as the Arts and Science Council found it in themselves to invest in their multifactor ways in me and now I am an owner of a small business, my production company. That just speaks about the Arts and Science Council. I actually came on earlier at 4:00 and I've listened to the presentation that you all had about rezoning and housing and placement. Councilmember Winston, you said after coaching we should empower individuals because of certain resources that they may not have The Arts and Science Council is a testament to that, they empower individual artists, [inaudible] organizations, and not only that they actually empower these underrepresented communities around the Charlotte region. I am a two-time recipient of the Cultural Block Grant from the Arts and Science Council. I don't want to speak too much about that because my time is running out but pleased to research that initiative Culture Block. I think it was just a disservice to hinder the Arts and Science Council, maybe a partnership is probably best, but to hinder them in their operations.

**Craig Brown, 7523 Double Springs Court** said I've been on this Business Meeting and I'm hearing you all talk about the critical aspects of the City. One thing I want to bring to the table is your City workers. If you broaden the base you will be strong; we are that base. Mr. Jones, you implemented a \$38,000 increase for City workers' starting pay, that is a start in the right direction. Please implement a step pay plan increase for all City workers and thy base will be strong. We work all time of night and we emphasize that this is our city too. Mr. Bokhari, you talk about Denver, but Denver doesn't have the dedicated workers that the City of Charlotte has and when you all ask we produce. Thank you for allowing me to speak.

**Rotrina Campbell, 7625 Campbell Creek Lane** said I am in support of Arts Future, and I have [inaudible] the demands, I agree with the demands and I would just like to complete those demands of what can get started earlier and what we would like to see for artists in the City of Charlotte. We would like to create a thriving community for creatives, artists, small artistic organizations, and small artistic businesses that will support artists and will support creatives and make the City of Charlotte an attractive and unique place for residents and businesses and [inaudible] as other southern cities. We want to be a City that artists want to live and work in; the arts can generate local employment for artists and create a community that will support a culture for young people, students, and children. We would like to provide physical space for creative small organizations to work in their creative practice in a low or no costs outside of uptown, maximize the City, all spaces that are currently being used for the arts and those that are not for small organizations and individual creatives to use for development, rehearsals, workshops, classes, and performing spaces, create an alternative and non-traditional spaces for artists to create and perform. In the 2020 Community Progress Report he asked that you invest in the UNC-Charlotte Urban Institute, access to affordable space with NoDa as one of the six main areas that are needed, ensure that organizations in our county will maintain funding for all the arts organizations, programming and individuals like those that do not reside in the City and ensure that there is diversity and equity, maintained and amplified as outlined by the Arts and Science Cultural Equity Report. The work on diversity and inclusion is a process of continuous improvement that should continue to grow. The current report is a start that could continue to be developed. There has to be a seat at the table for all as for transparency and this is what I hold dear as a family, behold that family is involved in the arts in Charlotte.

**Nichel Dunlap, 1412 Baxter Street** said I am a Representative of the Charlotte City workers as well as the Recording Secretary of [inaudible] and I would like to speak to the hazard pay that the City workers are so deserving of. In 2020 we were presented with unprecedented dangers however, the City workers here still picked up the trash, water still ran, and pipes were repaired. I know that there have been so many people across the different cities here that have been affected by this. One of the individual's name, Gail Green Gilliam, was a City Police Officer in the City of Phenix. I do know that in New York over 260 city employees have died because of the coronavirus and here in the City of Charlotte we have suffered the loss of life, as well as an insurmountable amount of workers who have been affected and tested positive. We now know for a fact that the North Carolina cases have surpassed 978,000. Gibby Harris, our Health Department Director, has already [inaudible] Mecklenburg County has been vaccinated. We know for a fact that there are still dangers that are alive and well. With that being said the WCNC staff back on April 17, 2020, wrote and said that other City employees at an increased risk of coronavirus exposure will also receive the extra pay and it was not specified or which departments. We all know that the City hazard paid has implemented last year, but since then it has ceased. Here now, April 26, 2021, there have been 2,578 confirmed cases here; there is still a danger that our City workers are exposed today in and day out. We cannot consider the rotation and the future of this City without considering the persons that are on the ground that are making this City run.

**Christina Danis, 2850 Temple Lane** said I am an Eastside resident, a Charlotte East Board Member, and a Charlotte Regional Transportation Coalition Steering Committee Member. Tonight I am speaking in support of 7G of the Capital Investment Plan for Transportation, Planning and Environment, specifically the following; the \$50 million over the next three years for sidewalks with a 20% set aside for suburban areas; the \$8 million

to complete the 2017 Bikes Plan; the \$4 million for Vision Zero to ensure safety by 2030 and the \$14 million for the six Corridors of Opportunity. I would also like to recognize the \$43 million for enhancing Stormwater Mitigation Programs and the \$15 million to mitigate stream and wetlands impacts. However, the \$20.5 million to complete the remaining two segments of the Cross Charlotte Trail falls short of recognizing the need for the planning and design of the Cross Charlotte Trail East/West Connection, also known as the Cross Charlotte Trail II, which is recognized in the current Mecklenburg County Park and Recreation Master Plan, or Meck Playbook. The City and County need to better align budget and planning for the Cross Charlotte Trail as they share the oversight and the responsibility for its success. The County has recognized the Cross Charlotte Trail II in the Meck Playbook. I would also suggest that the Cross Charlotte Trail be considered a form of active transportation to break down the silos of Transportation, Stormwater, and Wetland Mitigation in Corridors of Opportunity, but mostly to better align taxpayer investments. I ask Council to include the planning and design of the Cross Charlotte Trail East/West Connection in this FY2022 budget item plan. The residents of east and west Charlotte have waited long enough and deserve to be part of the Cross Charlotte Trail conversation. This is not a Cross Charlotte Trail; it is a linear north and south Trail. Thank you for providing me this opportunity to speak.

**Ruth Sloane, 2112 Saint Luke Street** said I'm here because I am an artist of color who has worked in the arts of this City for a very long time, hopefully, doing meanable work. I am concerned about diversity and [inaudible]. The 15<sup>th</sup> largest City we need to support is the Arts and Science Council because they have supported black and brown artists, and it is extremely important that independent artists and creatives that are black-brown, red and white, and yellow are continuously supported in this community. I am also someone who has been funded by the [inaudible] the place that took place, all right before Angels in America and people in Charlotte turned out. It was commissioned by Theatre Charlotte, yes a 100-year history of the Brooklyn black community. The Arts and Science Council funded A Road to Romare Bearden Place, black artists for the Mint Museum and the Arts and Science Council funded Black to the Second City when they funded the production Royal Insurance read the play and because the Arts and Science Council had funded they gave \$30,000 for that one K to up so we have to support our grassroots artists. You are talking about tourists coming into Charlotte, we need the symphony, we need the Children's Theatre.

**Toni Tupponce, 6228 Eagle Peak Drive** said thank you for the opportunity to speak. I am the Program Director for A Sigh of the Times of the Carolinas. I'm speaking tonight in solidarity with all of the individual creatives and the smaller arts organizations that are seeking your support as you deliberate your budget. As you know the arts are the source or major source of telling our stories and telling the stories of our community. It is how we speak individually and together. We are hoping that as you deliberate over your budget you will recognize that increasing funding for individual community artists and arts organizations allows valuable community perspectives to uplift and to value the first communities and cultures where they are. In terms of work that you are doing that is going on in our community and the work of your Arts and Science Council, you've heard a lot of it so far and I'm not going to repeat all that has been said, but I will say that for A Sign of the Times and other small organizations like ours the Arts and Science has been a great advocate for our work, has supported our collaborate work, has encouraged us to work with larger organizations like the symphony to use our art and our music to work against systemic racism, to use our art to speak to the powers that be in terms of cultural equity. So, I hope that as you deliberate Council will remember that the dynamic and memorials that it is not just what we do to attract a steady stream of visitors, convention-goers to [inaudible] but it is also the vibrancy of real culture that exists throughout Charlotte.

**Councilmember Driggs** said in case anybody doesn't know Ms. Tupponce is an outstanding jazz singer and a Charlotte treasurer, and Toni I is great to see you.

Mayor Lyles said and a former City Planner, so she did something before to earn the money I guess.

**Tyrone Jefferson, 6228 Eagle Peak Drive** said I am the Executive Director of A Sign of the Times of the Carolinas. I just want to let everybody know I grew up on Charlotte's west side and had a lot of fun doing so. I left in 1971 to do other things, army engineering, etc. but returned in 1995. During that 24-year hiatus, if you would, I was able to work as an art composer, arranger, and musician as well as a science, teaching computer science and information science. Soon after returning to Charlotte, I got a day job, so I visited the Arts and Science to ask about their grant process. This was 1995 or so. That meeting didn't go over very well, they looked at me like I had two heads, but fast forward a second or so later suddenly, the Arts and Science Council would be a champion for a small organization like A Sign of the Times. Over the past years, they have helped us to bring Charlotte's westside to Charlotte's Symphony Orchestra, Charlotte Folk Society for our Bridging [inaudible] World, and now I have a program called Music of [inaudible] that has reached Paris and Germany and other cities. So, I hope you will reconsider your funding goal for the arts and never go back to the 1995 model. A one-liner that I got from my friend is if it ain't broke, don't fix it.

**Davita Galloway, 7358 Rose Terrace Court** said it is a pleasure to be before you this evening. While I am associated with a few entities I am here tonight speaking on behalf of the Dustin Flats, a creative studio that has provided opportunity and platform for several arts for over 10 plus years currently, and I too have a list of demands provided by artist revisiting the future. We at Dustin Flats recently shared on our Instagram a post that clearly paints a picture regarding the City's arts funding proposal and associated tasks in a red-light status. Have you ever been in a meeting and all of the attendees are discussing what is best for a target audience and user and/or a specific group of which they don't belong, nor do they have [inaudible]? Yeah, that is what this feels like and to be honest and as matter of fact as possible I believe there is a best-case scenario and it begins with all entities, including ASC, Foundation for the Carolinas, the City, the County as well as integral members of the creative community aligning and addressing the challenge of creative artists and creative entrepreneurs as a collective. I firmly believe that no one entity can address and fix the existence and sustainability of a creative ecosystem by themselves as they can only pull up with their portion with the resources they have. Further, as there is so much distrust, lack of equity, you can see ASC's latest equity report an ally shift on all fronts, a diverse collection representing all involved parties will be ideal in a checks and balances kind of way. And in order for what we would deem as is best to take place, there has to be open communication with intentional action saying any ego with Charlotte's creative class centered and present at all tables. It is time, way past time actually to reimagine art culture and creativity as well as their collective value and impact on our City.

**Meg Fencil, 5124 Shady Grove Lane,** said I am speaking as the present Director of Sustain Charlotte and also a resident of Charlotte. I want to voice our support for the proposed doubling of funding that would fully fund the Bike Plan, doubling of an investment in the Vision Zero Program to support the goal of eliminating traffic fatalities and series injuries on our streets by 2030, and the more than tripling of the investment in sidewalks and pedestrian infrastructure. Back in 2017 when you unanimously passed the Transportation Action Plan, Charlotte Walks and Charlotte Bikes Plan we were working together with residents of the West Boulevard Neighborhood Coalition on an inequitable transportation team and those of you who were on Council at the time heard from the mother of an 11-year old Taisha Young who lost her life crossing West Boulevard due to a traffic fatality. She was hit by a car and we envision a future for Charlotte in the very near future where no child or adult loses their life on the streets and where people feel safe walking and riding bicycles and getting to and from their transit stops easily and with dignity. Again, I would express our support for this ambitious budget, but also acknowledge the need to do more and to make this sort of down payment on an ongoing commitment to build streets that work for all people. We are all pedestrians in our young adult daily lives, we all want safe places for our kids to walk and ride bicycles to visit their friends or to go to school. We want our older adults in our communities to be able to live independently in their homes if they are no longer able to drive and we want people who are able to drive to have the same access opportunities that we enjoy. We also want to see a future where owning a car is an option rather than a necessity. It really not only

supports our [inaudible] to opportunity, it also supports the City's adopted Strategic Energy Action Plan goal of becoming a low carbon city by 2050.

Mayor Lyles said that is the end of our speaker's list for the Budget Public Hearing. I just wanted to talk with the Council for a moment; all of us have gotten an invitation from the Arts and Science Council, from Iesha Due to have a one on one meeting and to invite Creatives. We thought that instead of it being spread out for so long before we begin the budget discussion, Julie and I discussed the idea of actually having small group meetings with the Creatives that would come and be represented by the Arts and Science Council, some of the people that we've talked with today, and other organizations inside of the City and so we are going to try to organize so that happens easily for you. If you would like to do it individually, that is fine, but we thought it might be good to see or hear from all of the groups that are participating. Julie, if you will help with the group names and we are going to ask the Arts and Science Council to bring representatives of the individuals and their organization as well as two of the other organizations, Creatives and I think we had a representative of the Creatives tonight and then we also had Huge House as well. We thought that would be easier and we would get it done before we began the budget deliberations. So, look for that e-mail.

Motion was made by Councilmember Eiselt, seconded by Councilmember Winston, and carried unanimously to close the public hearing.

**The following persons submitted written comments regarding this item pursuant to S.L. 2020-3, SB 704. To review comments in their entirety, contact the City Clerk's Office.**

**Janice D. Robinson – [Janice\\_robinson@hotmail.com](mailto:Janice_robinson@hotmail.com)**

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**ITEM NO. 8: PUBLIC HEARING ON AMENDING CHAPTER 5, ARTICLE II – REGULATION OF NON-RESIDENTIAL BUILDINGS AND STRUCTURES**

**Mayor Lyles** declared the public hearing open.

There being no speakers either for or against a motion was made by Councilmember Egleston, seconded by Councilmember Eiselt, and carried unanimously to close the public hearing.

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**ITEM NO. 9: PUBLIC HEARING ON AN INSTALLMENT FINANCING CONTRACT FOR HOSPITALITY AND CONVENTION FACILITY PROJECTS**

**Mayor Lyles** declared the public hearing open.

There being no speakers either for or against a motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to close the public hearing regarding an installment financing contract not to exceed \$50,000,000 for hospitality and convention facility projects.

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**ITEM NO. 10: PUBLIC HEARING ON REFUNDING OUTSTANDING TRANSIT DEBT**

**Mayor Lyles** declared the public hearing open.

There being no speakers either for or against, a motion was made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to close the public hearing regarding an installment financing contract not to exceed \$200,000,000 to refund outstanding transit debt.

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**ITEM NO. 11: PUBLIC HEARING FOR MUNICIPAL SERVICE DISTRICTS**

**Mayor Lyles** declared the public hearing open.

There being no speakers either for or against, a motion was made by Councilmember Egleston, seconded by Councilmember Phipps, and carried unanimously to close the public hearing pursuant to North Carolina General Statute 160A-536 to allow residents and property owners in the city's five Municipal Service Districts to comment on the needs of the service districts.

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**POLICY**

**ITEM NO. 12: CITY MANAGER'S REPORT**

**Marcus Jones, City Manager** said the 30-day plan that is before everyone is all he has.

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**BUSINESS**

**ITEM NO. 13: AMEND THE 2021 CITY COUNCIL MEETING SCHEDULE**

**Mayor Lyles** said this is a reminder, before when we thought we were going to be having a Primary in September; we scheduled taking August off. I don't know when we would take all of this off when we were running in September, but that would be what we decided. This is to adjust our schedule to have the July meetings and be off in August. Just to make sure you do have a calendar, the most important part of this calendar if I recall is that we will have a Zoning Meeting on July 19<sup>th</sup> and the next Zoning Meeting will be in September. So, just remember that we will have our June and July Zoning Meetings.

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, to approve amendments to the 2021 City Council Regular and Budget Meeting Schedule.

**Councilmember Egleston** said it is not part of this calendar, but just a reminder to the staff liaison for each of the Committees, I believe our Committee schedules were set up to accommodate the original Council Meeting Calendar and we need to probably flip those; what would have been July meetings to August. Those can be worked through individually at the Committee level but just don't forget or it is really not going to make any sense.

**Denada Jackson, Constituent Services Division Manager** said I will alert the staff resources for that.

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**ITEM NO. 14: BUSINESS INVESTMENT GRANT FOR ARRIVAL AUTOMOTIVE USA INC.**

Motion was made by Councilmember Driggs, seconded by Councilmember Eiselt, and carried unanimously to approve the City's Business Investment Grant for Arrival Automotive USA Inc. for a not to exceed amount of \$657,094 over seven years.

**Councilmember Eiselt** said with all that is going on with the Colonial Pipeline right now, electric vehicles are looking awfully good.

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**ITEM NO. 15: RESOLUTION TO CLOSE THE UNOPENED RIGHT-OF-WAY OFF MECKLENBURG AVENUE AND MATHESON AVENUE**

Motion was made by Councilmember Egleston, seconded by Councilmember Eiselt, and carried unanimously to adopt a resolution and close the unopened right-of-way off Mecklenburg Avenue and Matheson Avenue.

The resolution is recorded in full in Resolution Book 51, at Page(s) 485-497.

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The meeting was recessed at 7:47 p.m. and reconvened at 8:01 p.m.

**2040 COMPREHENSIVE PLAN DISCUSSION (SPECIAL MEETING)**

**Mayor Lyles** said we are going to continue with the idea of five votes to take something forward.

**Councilmember Phipps** said insofar as this Plan is dependent upon a broad-based community acceptance including our other government entities like the County, CMS?

Mayor Lyles said I don't think it requires their approval and they've had presentations.

Mr. Phipps said not necessarily their approval, but are they generally in agreement with what the Plan says and their potential role in it?

Mayor Lyles said Mr. Jones has been working with and the staff has been working with, I will let the staff respond since all of them had a presentation.

**Taiwo Jaiyeoba, Assistant City Manager/Planning Director** said Mr. Phipps, yes we have made presentations to CMS and they did not take a vote, but their comments were largely supportive and very positive on the Plan. In the last conversation with the County; they had some comments related to Storm Water, climate change and we've included those in some of the changes that we will be seeing in the upcoming draft or second draft, but they also lean on the decision from the Council. Typically, we don't take plans to them for a decision, but we plan to go back after Council has taken an action to inform them of what the Plan looks like.

Mr. Phipps said I realize that we don't take the Plan to them for their approval, but I was just wondering inasmuch as the Plan talks about collaborative cooperation with these entities and their different roles, like Park and Rec and things like that, that they are generally aware and supportive of this effort.

Mr. Jaiyeoba said yes, I will say that number one, your Planning Commission is not only made up of City Council appointments but also County and CMS appointments and so your Planning Commission has really been waiting on this as appointed by the respective authorities. We've also been working closely with Park and Rec with their Park Master

Plan so a lot of the changes that you are going to see that are technically related were actually provided to us by County Park and Rec as well as CMS staff.

**Marcus Jones, City Manager** said thank you Taiwo; I think that is the key to what is happening tonight. There has been a great deal of input from the public including different Boards like CMS and the County Board of Commissioners. I just want to emphasize what Taiwo just said and Taiwo, if I don't get this right just let me know. There will be what you are calling technical adjustments to the Plan which incorporates some of them I guess suggestions that you've gotten from different bodies, but they don't rise to the level of changing a policy. If we could just get an understanding of that I think that would be great.

Mr. Jaiyeoba said I can give you an example of that; there is what we call a universe of changes, the ones that we got from our colleagues whether it is the Library or CMS or Park and Rec, and all of them are technical, every single one of them. There is also the Planning Commission, not all of those are technical. Some of them are historical, just to make sure that we connect the dots to things that have been traditionally done. For example, one comment from the Planning Commission, we have Big Ideas in the Comprehensive Plan, but what exactly are Big Ideas? The suggestion was to call it Big Policy Ideas because they are really more of providing guidance to the policies that are on each one of those Big Ideas. Then there is the community where we have received comments regarding Community Benefits Agreement for example, that you are discussing and there is the Council and the County. On one of those where the County I believe is Goal #7 we added the language around climate action and we also added the language around Storm Water protection. So, it is really not policy-driven as much as they are technical changes that make clarity to some of the statements that we have. One other example and I will stop here, is with Goal #1 where you have the 10-minute neighborhoods.

One of the things that the Planning Commission suggested is rather than saying all Charlotte households will have, the change was should have, something like that which I believe speaks to some of the comments that you've made with your guest applications, but it also makes some clarity in terms of if you are walking then it should be half a mile if you are taking transit or you are riding a bike it should be two-miles to a bus, so it is really making some of those technical clarities to that particular Goal to leave out vagueness, so those are just minor examples. None of those comments frankly speaking have risen to the level of what you are discussing with regards to those six technical items that are policy-driven and policy-shaping.

Mayor Lyles said is there anything that anyone would like to add to this list?

**Councilmember Winston** said just in terms of shrinking language around homeownership, I think there needs to be a mention of the role of financial institutions. Include language around the impact of the financial sector, access to credit and lending, and find ways to bring our partners in the financial sector to the table. We can refine that as necessary; I think Mr. Jones gets the gist of what I'm trying to achieve there.

**Councilmember Bokhari** said there are two tweaks in differences; one is when I saw this output I condensed down into one straw vote several things that are there. That is Item No. 30 I believe and then I added when you ask that question a minute ago, this one right here which is augmenting the 10-minute neighborhoods to not only consider things like brick and mortar grocery stores, rather the means by which Charlotteans will get those amenities by 2040.

Mayor Lyles said can we just give this the line and language change so that we will be able to follow you. Is it a new one?

Mr. Bokhari said yes.

Mayor Lyles said okay, what does it say? It will be 51.

Mr. Bokhari said it is right there – augment the 10-minute neighborhoods to not only consider things like brick and mortar grocery stores, rather the means by which Charlotteans will get their amenities by 2040. Because that could be delivered via Instacart and drone or whatever, it is just not baking and codifying into this Plan the fact that by 2040 it will require the 10-minute walk to a brick and mortar grocery store and things like that. It is a clean-up of the language in the 10-minute neighborhoods. Then there is one edit, the other clean-up, it is a lot longer,

**Emily Kunze, Assistant to City Manager** said if I could summarize for you; it is everyone deletes, cross out 20, 41, and 42, but those are all being combined into #30. If you look at #20 it says remove references to Community Benefits Agreement.

Mayor Lyles says mine says by #20 CM Phipps – Anti-displacement.

Ms. Kunze said #24 is going to be combined into – he had four items that he wanted to remove references to, and I have flipped them up into four different rows and they should all be combined.

Mayor Lyles said I think it easier to just delete them, so we draw them across this grid, and everybody knows.

Ms. Kunze said that would be cross out #24, #30, #45, and #46 and that will all be combined together in one item which will be #52.

Mayor Lyles said we are making it #52 and it is references – I'm sorry what was the substitute for Mr. Bokhari's?

Mr. Bokhari said it was the whole thing I had put in originally; we should just print it out again.

Mayor Lyles said I don't know why we are getting so frustrated about this because #49 was Mr. Phipps and that is what Emily handed. Mr. Winston was #50, include language on financial partnerships for homeownership; #51 was Mr. Bokhari, who augment the 10-minute neighborhoods to consider more than brick and mortar to get amenities by 2040; #52 is to take out all of those references that he made for four or five items to vote on.

Mr. Bokhari said see the yellow; that is all the language there that is supposed to be in, so you don't have all of that everywhere.

Mayor Lyles said I'm asking a question of Mr. Bokhari, was it to accomplish the same things that we just deleted, or is there more in there?

Mr. Bokhari said yes, it is to accomplish all of that, but do you see all that language ahead of those four bullets?

Mayor Lyles said it is very hard to see from back here. Okay, Julie, you are going to text it to everybody so we can read it. Thank you very much. That takes care of that, it will be item #52.

**Councilmember Driggs** said I would like to modify #39 where I said remove block lens requirements and consider other changes recommended by industry representatives because there were a couple of issues there about where the entrances are so technical issues.

Mayor Lyles said so is that remove block lens and –

Mr. Driggs said and consider other changes recommended by industrial representatives.

**Councilmember Egleston** said provide or a reminder that I feel like we will have to address at some point as we go through this. All we are voting on right now is whether

somebody has enough merit to continue having a conversation about it and considering it, not asking people to say that they definitely want to put it in or definitely don't. Mayor Lyles said thank you very much for that reminder; you are not committing yourself to anything except getting more information from the staff on how to frame it. How do define it, what it might look like for our City as opposed to an idea?

The first one is a recommendation from the Great Neighborhoods on the Plan to add the preamble.

The vote was recorded as follows:

YEAS: Councilmembers Ajmera, Egleston, Eiselt, Graham, Johnson, Newton, Phipps, and Watlington.

The next is item #2; create a more streamline Comp Plan similar to Denver which is 38 pages focused on land use.

The vote was recorded as follows:

YEAS: Councilmembers Bokhari, Driggs, Johnson, and Newton.

**Councilmember Eiselt** said can I just say it's not a 38-page document. That's an executive summary. I looked it up.

Mr. Bokhari said I'm talking about the appendix. The entire body. The broader point is that there are plenty of those options out there and your appendix doesn't count. They approved it. If you pull up the [inaudible], there's 38 pages.

Ms. Eiselt said it's not actually. If you look at the numbers it's 75 and it references the others.

Mayor Lyles said the next item is Ms. Johnson's; separated into three parts, vision, constitution plan, the regulatory document which includes a complete UDO, implementation policies having analysis, and approval prior to a final vote. I feel like those are two separate items, you can do the split into the document I believe but the question about when the final vote is, you would actually have to get the displacement analysis and the UDO prior to a final vote. So, does that makes sense to be two statements?

**Councilmember Johnson** said Mr. Jones said that there would be three volumes; I'm suggesting that we vote at each respected level and before the final vote that we should have all of the information that we need proactively before we make the vote instead of saying let's vote now and figure it out.

Mayor Lyles said the need proactively is probably; I don't think that everybody has the same definition and I want to make sure that we get what you are trying to get at. The UDO will take about a year and a half or two, so we would not vote on the Comprehensive Plan until after the UDO.

Ms. Johnson said no, the implementation of the third phase, the final phase that we wait until we have all of the information.

Mayor Lyles said how long does the UDO take?

Mr. Jaiyeoba said we will have a UDO by the spring of 2022, but again, that is dependent on the adoption of this plan.

Mr. Egleston said since we are adopting this plan in four weeks.

Mr. Jaiyeoba said if you adopt the plan in four weeks we will have the draft of the UDO for you the following month, so if you adopt it in June we will have it in July. Then the second draft will be ready, but the first draft is not a full document.

Mayor Lyles said I'm going to push a little bit on this because I think it is important to make sure that we are all on the same page. When it says approve UDO prior to the final vote; you can give us a document in four weeks. Is that what I heard you say Taiwo? It says approve UDO prior to the final vote, is that possible?

Mr. Jaiyeoba said that is not possible.

Ms. Johnson said if we are breaking this up into three sections we won't be looking at the appendix of the implementation document for a while. I'm simply saying let's have as much information as possible before we make decisions and say figure it out later. We've heard Councilmembers say well, we will just make the decision and then figure out the detail later.

Mayor Lyles said I'm okay with that, I'm just looking at the way it reads; have displacement analysis and approve UDO prior to final vote which would mean that we would not have that for a year.

Ms. Johnson said yeah, that is okay.

Mayor Lyles said that is exactly what Ms. Johnson meant.

Ms. Johnson said we can vote on the first part, the Plan, the aspirational document, and proceed and it is going to take a while to have the Anti-displacement team hear from the community and to have a Comprehensive Plan. And another thing I want to say, I don't want to talk too much, but one of the things that there was some kind of push back like if we don't vote for this, we don't care about the little children.

Mayor Lyles said what I really mean was generational. When was the last time we did Comp Plan, 45-years so when your grandchildren are 45, if we don't do something a little bit sooner than that, that will be very disappointing?

Ms. Johnson said but you know what, it is okay to ask these questions because if this had been instead of looking at things from a 30,000-foot view 20-years ago if we had gotten it down into the weeds and made Anti-displacement plans and looked at these things we might not be in the position we are. So, I think it is okay to do the due diligence.

Mayor Lyles said I agree with you, that is why I wanted to make sure that you understood the timeframe.

Mr. Egleston said I apologize for extending this, but can I understand from Mr. Jones how he views this as different than whatever vision he laid out in the memo?

Mr. Jones said Ms. Johnson if I understand what you are saying, I believe what you are saying is that Volume 1, which is really Chapters one, two, and three; Volume 2, which is implementation and Volume 3, which is the appendix that you believe Council should vote on all three of those as opposed to just the first one.

Ms. Johnson said yes.

Mr. Jones said I think that is the difference, not what I'm trying to decipher here, but you want three votes.

Ms. Johnson said yes that I got.

Mr. Jones said I hope that I can disregard what is here that we are really talking about –

Mayor Lyles said the hyphen, do you see what is on the sheet?

Ms. Johnson said yeah, to have the UDO and to have the Anti-displacement comment, just as much information. In three votes we can decide how much information we need,

but as long as it is three votes I'm fine if we don't delineate or specify that, but I think that we should; and I said that in my questions, can we vote in draft or can we vote in phases.

The votes were as follows:

YEAS: Councilmember Ajmera, Bokhari, Driggs, Egleston, Eiselt, Johnson, Newton, and Watlington.

Mayor Lyles said alright, that goes forward. The next item is to adopt the Plan as is, Mr. Winston's.

The votes were as follows:

YEAS: Councilmember Winston.

Mayor Lyles said #4 does not move forward.

The next item is from Mr. Driggs; clarify the actual intent of the 10-minutes neighborhood policy.

The votes were as follows:

YEAS: Councilmember Bokhari, Eiselt, Johnson, Newton, and Watlington.

The next item is also the 10-minute neighborhoods – target the 10-minute neighborhoods where they can be successful.

The votes were as follows:

YEAS: Councilmember Bokhari, Driggs, Eiselt, Johnson, and Watlington.

The next one is to incorporate how public investments benefit homeownership in Policy section 1.6. This is from the Great Neighborhoods Committee. Continue to undertake and expand inclusive neighborhood planning processes, particularly in underserved communities to incorporate plans for the public infrastructure that we all want to have. There is a cross-reference to Goal 3 and Goal 5. That is unanimous.

The next one is from Great Neighborhoods – strengthen Sections 1.9 and 1.18 regarding Storm Water through the implementation of the Tree Canopy Action Plan and you can all read that, it is a cross-reference to Goal that I think is consistent with the Committee's recommendation. Is everyone in favor? That one passes as well.

The next one is from Great Neighborhoods – incorporate the formation of an Anti-displacement Commission in the Plan. Earlier there were six people that supported that. Is there anyone that objects to any of the displacements?

Mr. Bokhari said I object.

Mayor Lyles said you are going to object to all of them, they are on two pages.

Mr. Winston said in #9, I just wonder why did the staff take out the language seek opportunities to reduce costs?

Mr. Jaiyeoba said I believe that was in response to one of our departments in terms of how we message their language.

Ms. Watlington said oh, you don't want to just do cost reduction, you want the action to be about federal implementation.

Mr. Jaiyeoba said we really want to focus on your policy, you can always do that as part of the implementation, but I believe that came from our interdepartmental of the staff.

Mayor Lyles said Item #10 – incorporate the formation of an Anti-displacement Commission that was in the Plan – I see five hands, so we are good.

The next one is to incorporate the formation of an Anti-displacement Commission in the Plan, new policy ensure that landlords, particularly affordable housing units landlords maintain a habitable premise as a part of the State Landlord and Tenant Act. Is that following the State Code Malcolm? It says it came out of your Committee. If nobody understands it, it is deleted. Somebody on the staff tells us what this is about.

Mr. Jaiyeoba said that was actually in response to a concern that Ms. Eiselt had brought up that when you have quadplexes and triplexes sometimes neighborhoods have worried about what they look like and the fact that landlords may not be maintaining them, but the fact is that we do have today in the State Landlord and Tenant Act that we can get landlords of affordable housing units to maintain those properties in a habitable manner. We just need to be able to have enough code enforcement people to do that, but there is nowhere in this City that that reference is currently made in policy, hence the reason we put that in there is because of those quadplexes.

Ms. Eiselt said it references what policy?

Mr. Jaiyeoba said the policy around having landlords maintain their properties. We do not have any policy today that relates to that.

Mayor Lyles said it is existing law and what our issue would be is the creation of more people to do the code enforcement. All in favor of that; that passes it has more than five.

The next one is the Mayor and Council should commission an Anti-displacement stakeholder group for 12-months; this group shall be composed, and you see the people that would be in it.

Ms. Eiselt what is the difference between that and the Commission?

Mayor Lyles said Taiwo, does this just designate more members, or does the Plan include membership?

Mr. Jaiyeoba said the Plan does not. Like Ms. Watlington said earlier, some of these may not necessarily be – the policy there could be an incorporation of the formation of Anti-displacement Commission, but implementation piece is where we address the tools as to how do you do those things. So, the plan isn't going to tell you about the membership or anything like that, but it can provide the process for doing it.

Mayor Lyles said so that would come in the implementation document. Is everybody okay with that?

The next one is #13, Incorporate the formation of an Anti-displacement Commission; the Commission will launch an Anti-displacement study, recommend tools and strategies for protecting residents of moderate and high vulnerability areas of displacement using commission recommendations. There will be an Anti-displacement strategy focusing on those neighborhoods. Is that like the prior one?

Mr. Jaiyeoba said yes, it is like the prior one.

Mayor Lyles said is everybody okay with moving that to implementation?

Mr. Egleston said I think through #23, most of these are probably going to get the same hands up.

Mayor Lyles said would everyone look through Items #14 through #23 and ask if those are all implementation items and I'll ask anyone to raise their hand in exception to that.



Ms. Eiselt said #21, if we split the Plan into three parts then we wouldn't be looking for recommendations prior to the Plan adoption which is just vision and constitution because that would be more the recommendations would come in #3 implementation policies.

Mr. Egleston said #21 is different, that is my fault.

Mayor Lyles said is everyone okay with everything besides #21.

Ms. Watlington said I might be okay, #16 my intent in terms of the Planning Commission piece was to be specific about the impact being a part of our overall planning process. I just wanted to elevate that holistic component into our existing system so that is why I felt that was more policy or value-based versus implementation.

Mayor Lyles said I think that is really important; like our housing framework, the Planning Commission uses that; whatever this would be as a part of the recommendation that would go to the Planning Commission for them to incorporate in their plans and decision making. That is what you are saying, the impact of this thing. Would you like a separate raise your hand on that or does everybody understand that?

Mr. Watlington said it doesn't matter to me.

Mayor Lyles said the item that we are going to look at is Item #21; this was having the Displacement recommendations before Plan adoption, so going back to the three phases Mr. Jones what do you suggest for us there?

Mr. Jones said it seems like this one just doesn't work given the process that is in place right now.

Mr. Bokhari said I don't know that I agree with that because I think the spirit of what is there is if we put things in that are tactical tools that could displace people into the Plan then we need to analyze and do that analysis on what kind of displacement impacts are going to be. If we are going to raise everything up to the right level and do that later in the next phases then you are right, it doesn't, but if we are going to keep things in the Plan I think the premise stands of what I said several and Mr. Newton said as well, which is like we need to understand the displacement ramifications of that. I think it just depends on are you going to include things like single-family zoning being abolished in this Plan, well then I think would still apply.

Ms. Watlington said my intent was thinking about the three-phase framework; we've got the policy, but before we raise our hand and say yes we approve the implementation plan, we've already gotten some input from the Anti-displacement Commission because those implementation components we would want to include it into the implementation plan.

So that was the purpose of what I was saying there. Really I would prefer to have had it as input into the policy, but if we are going to keep the policy at the high level and say we want to protect for different types of housing that is fine. But, when it comes to implementation it would seem that we would need their recommendation to include an implementation guide.

Mayor Lyles said it really depends on whether you have a Commission or whether or not you hire someone to do a survey. So, a Commission would mean appointments, public meetings, engagements.

Mr. Phipps said for 12- months.

Mayor Lyles said it would be at least that long, a year.

Mr. Driggs said that is a critical path problem, the sequence isn't right.

Mayor Lyles said it depends on what you are trying to do. I think Mr. Bokhari was saying you want to have something before the vote and the other idea in the policy was that you

do this as a part of framing the implementation. I don't know, I just want to make sure we are trying to accomplish what Ms. Watlington is saying. If we are going to do that it is going to be a year.

Mr. Bokhari said I think you almost need to come back to it after the vote is taken on what level of tools versus outcomes are going to be guiding the staff right now.

Mr. Jaiyeoba said if I can add to this, and that is again we keep saying that the Comprehensive Plan is a living document which means it is not a one-and-done thing. You adopt your policies, but what you do not want to do is to come back to those policies every six months or every 12-months, which is why we are asking that you leave the implementation piece out of the policy that you adopt, because it gives Council and community some flexibility. Something may come up in six months' time, instead of taking the policy you just take the implementation piece and tweak it.

For example, if we have [inaudible] institute, have this top panel in June and come back with some recommendations or some findings, those may not necessarily impact policies regarding the community benefits, but they could leave in the implementation tool, which you approve of, but don't adopt, but you are flexible to make the changes to that. We will come to you, we are not just going to go do that, we will come to you and say based on what your ULI top panel has found, here are 10 things that could be part of the implementation tool in the Comprehensive Plan. If you give thumbs up we will tweak that implementation, but what you don't do is continue to open your policy page every time something new happens. By separating the implementation piece, we are actually giving you the flexibility to accommodate things like this without having to constantly adapt every time something changes.

Mayor Lyles said so your recommendation is that this becomes a part of implementation as well.

Mr. Jaiyeoba said yes.

Mr. Bokhari said but that doesn't answer at all the question. The question here is we have implementation level items at the policy level right now so, if it is not a living document and it doesn't need to be updated like that, that is even more of an argument to bring it up a level and once we know if things work or not, if they have to come back in great, otherwise they are implementation plan level things. A CBA, if you figure out how to use it is an implementation level thing, yet it has been placed in this planning document. That is why we are struggling right now.

Mr. Jaiyeoba said because again, you cannot and should not have implementation tools and mechanisms without a policy directive. If you don't have a policy directive around Anti-displacement Commission there is no reason for us to put it in an implementation tool because that is eventually going to impact everything else.

Mr. Bokhari said it would be required if you didn't put tools explicitly in the visionary outcome document because we would have gotten them in the right phase, and it would have been implemented and all of that would have worked fine.

Mayor Lyles said you know I think sometimes there is an argument between how policy development is done whether you are a six sigma or you went to whatever school, or whatever. I feel like there is a real difference here in an approach and you have to decide which one is. I understand everybody has experience in this room around how to develop your policies and how to do your implementation, I think that is what we are really debating and I don't think there is a right or wrong answer so you guys have to decide which one it is. So, do you want to adopt a policy that says we will work hard on not displacing people and we will ask for a Commission to tell us that, or do you want to identify planning documents that create displacement and then do the policy? It is just different.

Ms. Watlington said I was suggesting the former, but I think to his point we can go through the rest of it and come back to this one because I think the outcome of some of these ones here about CBA's impact fees, etc. would frame the conversation for this one.

Mayor Lyles said I think this is the framing of the conversation for the CBA's. It is the same discussion, and I'm just going to be real frank; I think these are two of the biggest things that you have besides single-family zoning. This displacement and the idea of how do you work with CBA's and the question is where do you stand on it. Which one comes first, and which process do you put in play first? Neither answer is wrong, it is just what do you see if the style is your policy and then you get the framework to implement it or you get the data and framework to know what it is and then create a policy based upon that. It is not either right or wrong but the whole premise of this has been that you have a policy document that lives and breathes around how it gets implemented. That is how it is framed and that is the way it was written, and you may disagree that that is not the way it should have been written, but that is the way it was written. I don't think this is going to be an answer that we could avoid all the rest of the way through it. I really feel like you have to be thinking about which way you want to go.

Ms. Watlington said maybe to your point, should we pose that question at this point?

Mayor Lyles said no, I'm fine as long as everybody knows that it is a decision that you make. That is what I was saying about how do you do this.

Ms. Watlington said maybe we should just add this as #53. That is what it sounds like, an independent question of do we want to raise this to a higher value statement type plan.

Mayor Lyles said alright #21 becomes #53.

Ms. Watlington said no, no I'm saying leave that one because if we answer #53 then we will know whether or not #21 is even going to be relative.

Mayor Lyles said why don't we see where we are now because I hear people saying let's just vote now and then we will see where we are. If people want to revisit it fine. So, the question is on #21 that we have the displacement Commission recommendation before the Plan's adoption. So, if you want to see that happen raise your hand.

Mr. Jones said that is why I answered the question the way I did a few minutes ago. I thought what I heard that the Commission's recommendations will be incorporated into the implementation because you can't get recommendations by June 21<sup>st</sup>.

Ms. Watlington said or we approve the implementation, they will be in there.

Mayor Lyles said right, that is why I think asking the question now is better because I think this is what is used for other topics all the way through and we've just got to get a landing pad. So, those that would support this please raise your hand. Okay, that is four.

Ms. Eiselt said did we do 14 through 20?

Mayor Lyles said I thought we did 14 through 20 and agreed that they were all implemented.

Mr. Driggs and then we were going to try and do consent on the other six.

Mayor Lyles said Mr. Phipps and Ms. Ajmera, are you guys okay? Listen to the question again, would you like to have recommendations from the Displacement Commission before you vote on the Plan?

Mr. Phipps said no, not for me.

Ms. Ajmera said no for me.

Ms. Watlington said we just voted on something that wasn't what I was asking for. That is why I'm, saying if we need to update a line that is a clerical item.

Mr. Bokhari said so we are just voting on #21 as written.

Mayor Lyles said no, it fails so we are not going to be doing that.

Ms. Watlington said but are we adding #53.

Mayor Lyles said yeah, we can do #53. Now we have the remaining items on the Anti-displacement that we would consider as implementation. A lot of this is around term, commission, permanency, land acquisition, an additional Committee appointed now. I don't think that follows the vote that we just took, appoint it now and develop policy Ms. Watlington, is that what you were saying? Look at #19 is that-

Ms. Watlington said [inaudible] 2040 Plan in implementation.

Mayor Lyles said so with that we can include it because it is consistent with all of the other things. Emily, you got that? Okay under Item #19 where it says Commission to be appointed now and develop policy in the implementation phase of the 2040 Plan. What does the "now" mean? Mr. Jones is there a "now"?

Mr. Jones said are not on #53 anymore, what we are going to do is put implementation on #19 to cover Ms. Watlington had asked for.

Mayor Lyles said that is what I'm kind of hearing. Ms. Watlington are we making #19 #53?

Ms. Watlington said yes, that is what I'm hearing.

Mayor Lyles said does the Commission have to be appointed now? Is "now" an important word in that sentence?

Ms. Watlington said no, I'm not saying "now", I'm just saying relative to the approval of the implementation guide.

Mayor Lyles said the new #19 says commission to be appointed to develop policies in the implementation phase of the 2040 Plan. Is that correct?

Ms. Watlington said yes.

Mr. Jones said maybe to develop recommendations as opposed to develop policy.

Ms. Watlington said yes.

Mayor Lyles said is now been changed; appointed and develop recommendations for the implementation phase of the 2040 Plan. Support for that please raise your hand. Okay, that is a yes.

Mr. Winston said did we adopt #16?

Mayor Lyles said no we have not, that is where we are trying to align all of these statements. We are trying to decide what is an implementation item.

Ms. Johnson said I just want to clarify for #21, it doesn't have to be a Commission I think, as I piggyback off what Ms. Watlington said. The commission is very formal, and you have these appointments, I think there is some type of review or contractor or some type of Anti-displacement Committee or something. We want to have Anti-displacement policies or something to be considered.

Mayor Lyles said but the Commission would recommend those policies.

Ms. Johnson said yeah.

Ms. Watlington said I think what she is saying is that there are options as to [inaudible].

Ms. Johnson said right.

Mayor Lyles said are you on the Great Neighborhoods Committee because that is how it came as a recommendation from the Neighborhood Committee. The commission is kind of a name that Taiwo says is used in the nomenclature for urban communities.

Ms. Eiselt said again, this is really just for the staff to come back and say this is this instead of that.

Mayor Lyles said I'm going to go through and if someone objects please let me know. Item #14 – longer terms is what we would have to consider before making that appointment so that would be going with the implementation. Whether or not it is permanent, that would be implementation. Whether or not and how we structure this working with the Planning Commission would be implemented. Land-use purchases as a part of the equitable growth framework; I think that applies to the entire Plan. I thought that was something we were looking at, I wouldn't say it is just a displacement, it ought to be for affordable and density and everything else so I'm going to say let's not put that under displacement. Let's move that to housing.

The next one we've okay – The anti-displacement charge should be tailored to the task at hand. I don't know what that really means. Mr. Phipps, I think we took your statement and just made it a yes.

Mr. Phipps said yes, I want it to be tailored and focused in 12-months initially without worrying about whether it is going to be permanent sometime near the end of the 12-month period.

Mayor Lyles alright #21, we said no. A permanent analysis, that is implementation, and then again, this idea of purchase land at-risk neighborhoods at the time of acquiring the land for the actual transit line. That actually would work if we get funding for the Silver Line, I think that is a federal policy that we can do that. We have to borrow the money.

Ms. Eiselt said but it has to be in a certain distance of the right-of-way. It can't just buy a piece of land.

Mayor Lyles said it has to be associated with the land that we acquire for the train.

Ms. Ajmera said seeing our funding we should also account for that.

Mayor Lyles said yeah, I would agree with you on that. I just don't know if we have that under Anti-displacement or just under our transit policies.

Ms. Eiselt said it is kind of the same as #17 really housing.

Mayor Lyles said yeah, it is like housing, the same thing, you are right. Okay, we are going to make that implementation but yes, I think it extends beyond the 2040 Plan, it is something we ought to act on now and include in the 2040 Plan.

Ms. Ajmera said but that might come as a recommendation from the Anti-displacement group.

Mayor Lyles said yeah, that could be one of the recommendations, you are right. So, that will be under the implementation and fall under the umbrella of the Anti-displacement Commission, Committee, or group.

Alright, I'm going to say that we have agreed to the implementation items and if you will raise your hand and say we agree to those items we designated as implementation. Okay, that has the votes to continue.

Now we are on Item #25.

Mr. Bokhari said I think it is #24.

Mayor Lyles said I think he changed all of that, he moved that to one reference. Eliminate #24, now we are on #25 Community Benefits Agreements – more specificity for when Community Benefits Agreements are used. What are the financial criteria versus what is the minimum financial requirements from both the public and private sectors?

Mr. Bokhari said it is hard to do this out of order; start with we need more specificity and we later vote to remove it.

Mr. Driggs said that makes sense.

Mr. Bokhari, right now I don't know if I want to vote for this because I don't know if I want to remove it. That is why the order was important to all of this that we address it.

Mr. Driggs said I want to know the result of the removal vote before I decide about the other thing because if it comes out then there is nothing left to talk about. So, we should do the removal vote first.

Mr. Bokhari said that is what I'm saying; there is a removal option and then there are tweak options I think with each of the buckets. It is smart to start with the removal option then go to the tweak options, then go to the additional controls.

Mayor Lyles said so you want to move to Item #26 first. You said it was better to do the remove option first, that is what I just heard you. Alright, the first item we will take is Item #26 instead of modifying or changing we decide if it is going to be included at all. The first item is to remove the Community Benefits Agreement provision. Raise your hand. Alright, we have Mr. Bokhari and Mr. Driggs. That does not carry forward.

Mr. Bokhari said so then would it make sense to do whatever number you moved mine to, which is also removed, but it is framed differently? It is removed and replaced with a higher level of detail.

Mayor Lyles said bring Plan up to a higher level of detail, more focused on the outcomes we want to achieve than the tactical tools that we could use, would include statements such as increase the supply of middle housing (mid-market) while we maintain housing affordability and aggressively increase density along transportation corridors and increase the voice of marginalized communities and development that impact them. Seeking five votes on removing reference to the following items anywhere in the Plan: single-family zoning, inclusionary zoning, impact fees, and Community Benefits Agreements.

Mr. Bokhari said just to clarify that one more time; those two statements you read are the things that go in their place at a higher level so, for anything that is up zoning and affordable housing, it is that first statement. For anything that is CBA's, it is the second one, increase the voice of marginalized communities and developments that impact them rather than saying CBA's is magically how that will occur.

Mr. Egleston said I think it is worth noting on CBA's in particular that in the preamble we have voted I think more than five votes to move forward in consideration of that it does specifically call out here that in addition, we recognize certain important recommendations such as mandatory inclusionary housing and tools such as impact fees and Community Benefits Agreements cannot be implemented without further expirations or changes to the State of North Carolina Statutes. It seems to me odd to debate how we would implement something we've acknowledged on I assume Page 1 we can't yet do. We voted

down the removal of it, but I just wonder how we are going to debate the implementation of something we admit on Page 1 we don't have the authority currently to do.

Mayor Lyles said I think that is the idea of giving the staff enough direction so they can modify based upon what we are suggesting tonight. If they were to come back and say you decided to remove these, then we would remove it from the various places. It is like getting action to it I think.

Mr. Bokhari said we voted against taking out CBA's so now this is to remove them and replace them with an appropriate level of detail that is aspirational in the outcome, not the tool. I think we vote on that and if there are not five there then we move to I guess at that point The staff knows they are keeping it in.

Mayor Lyles said I do agree that you can have two conflicting ideas and still get information on them, but I don't know that it is a foregone conclusion that The staff has to keep it in. It has to come back here so, this isn't just a direction to go someplace, it is like come back to this group.

Mr. Bokhari said but today is that day right. This is the day where you walk away knowing do you have the straw votes to keep CBA's in here or do you need to move them up to a higher level and not call them CBA's, call them the aspirational outcomes that we are looking for. That is what you need to do today, right.

Mayor Lyles said it is okay to have two opposing viewpoints that the Council would like to consider and know more about. You can say take out CBA's or you could say bring it to a higher level and still get information about what the difference is. I don't think it is one or the other. Do you want more information about how it would work? I'm not trying to make it hard on your guys, but you are smart and you do this work and there are places that examine both so they can make a valid decision, but that is up to the Council, you can have one or can have the other as well. I just wanted to say it is okay to have both. You heard what Mr. Bokhari said about his idea or what we could do so now I'm asking if you want to move that forward please raise your hand.

Ms. Watlington said I'm inclined to support the first half of it; does it have to be together here? Because if we are looking at different options it could be, to the Mayor's point, we only do the first half and we don't support the second half or we do both of them or we do neither of them, but I think one is hijacking the other here that you could otherwise get the support of.

Mr. Bokhari said if there is consensus around leaving with that aspirational level and taking off the specifics and let the staff go away, by all means. I want to give direction that makes sense without backing people too tactically into a corner so they can do some work on their own. So, sure I will gladly remove that second part if that gets support.

Mayor Lyles said I'm sorry that my eyesight is really bad, or the font needs to be increased.

Ms. Johnson said I like the idea of calling it something else as well; the technical advisory assistance or something because I think we are getting hung up. CBA is kind of a formal document, it is like they are saying why not pursue inclusionary zoning, but it is really not inclusionary zoning, it is just a concept. It is confusing so I think if we call it something else that we support educating the community and we want to support negotiations, but make it clear that the City cannot be involved in the enforcement and it is not a CBA because I think that is where semantics are getting in the way of progress for all sides.

Mr. Phipps said I think if you are going to bring up a higher level of detail and then be so ambiguous as to what these phrases mean; I look at A, B, C, and D as being examples of what they could mean and I really don't see any need to take them out even if they don't exist right now, even if they are not legal or whatever, but they are just examples of the direction that we might want to go in. So, if somebody were to ask you, give me an example of what you are trying to say in these phrases what would you be able to give them other than some ambiguous phrase? To me, this puts it in, solidifies it into something

concrete example of what I'm talking about. Something that is even legal or accepted in other areas of the country that they can see. Oh, yeah, I know what you are talking about, Lancaster, Pennsylvania, inclusionary zoning. So, to diminish its impact by just phrasing it in a way that is so ambiguous that you would have to guess as to what you are talking about, I don't know what that does.

Mayor Lyles said so you would keep the references in the Plan, Mr. Phipps?

Mr. Phipps said most definitely.

Mayor Lyles said so that is one person that would support keeping the references in the Plan. Ms. Ajmera did you have any comments about it?

Ms. Ajmera said I agree with Mr. Phipps that I would like to keep the aspirational component of the Plan as is. We have plans where we have aspirational components, for example, look at SEAP (Strategic Energy Action Plan). At some point I understand that right now it is not legal, but if that is the goal that Council ultimately wants to achieve we've got to keep it in there because five years, maybe 10-years down the road we might want to pursue that when it is legal. I don't see why we should take it out.

Mayor Lyles said okay, you've heard the discussion from the two colleagues on virtual so all in favor of removing those references please raise your hand.

Ms. Watlington said from the Plan or from this item?

Mayor Lyles said from this item, the way that Mr. Bokhari has stated it, he is asking it to be approved, seeking five votes to removing references to the following items anywhere in the Plan, single-family zoning, inclusionary zoning, impact fees, Community Benefits Agreement.

Mr. Driggs said it is not that we are taking that out.

Mr. Bokhari said I've lost all will at this point.

Ms. Watlington said that is what I said so you can delete everything that is highlighted here?

Mr. Driggs said yeah, we are taking that out and voting on the first half, that is where we stand now.

Mayor Lyles said that is where we stand now.

Mr. Driggs said we are not voting on taking that out, we are voting on the modified proposal.

Mayor Lyles said alright on the first half what it says, include statements such as increase the supply of middle housing while we maintain housing affordability and aggressively increase density along transportation corridors and increase the voice of marginalized communities and developments that impact them. I think the wording is really not good. I grew up in a marginalized community and I never thought my voice was not heard. I just don't know what that means.

Mr. Bokhari said it is not meant to say those exact words, it is meant to say give an example of a higher level of detail. That is why it says statements such as. It is fine, no one is going to do this anyway, so it doesn't matter.

Ms. Ajmera said this is already addressed inside Displacement Commission. We are talking about addressing housing affordability. Isn't that the goal of the Anti-displacement Commission? Increasing the voice of marginalized communities by setting up Anti-displacement Commission, I see that as being redundant. We already went through Anti-displacement Commission and the majority of us agreed to move forward with it.



Mr. Bokhari said it just meant to be more of a guide of the first part which says bring stuff up to the outcomes level that we want to achieve rather than the tactical tools by which implementation in phases to come that we are going to design and vet out and do impact analysis and all those things. The things that our horse is looking 800 miles down the road at the cart that is so far ahead of it, it can't even see what is going on. So, it is the first part, if my wording isn't perfect that is because I spent eight seconds on it. That isn't the purpose, the purposes are that first part, bring it up to outcomes, not tactical tools.

Mr. Jaiyeoba said I am wondering if Mr. Bokhari will be okay with what is in the Plan right now that addresses that first part. If you look at Goal #2-C, it says to increase the number of middle-density units such as duplexes and triplexes in all neighborhoods, it also talks about increasing the number of middle-density housing options along with high-performance transit and other major thoroughfares. Then 2-E talks about increasing the number of middle-density housing options in transition areas between low-intensity neighborhoods and high-intensity place types. I don't know if that meets the intent for that first part.

Mr. Bokhari said there is nothing wrong with those items. The point this is making is there are other tactical tools like single-family zoning or CBA's that are mentioned that are cherry-picked and we picked those to talk about, but we didn't talk about State Tax Credits or property tax incentives, other tools that are legal and just as important to these missions. So, it is all about lifting it all up to the appropriate level, not saying well, here is in one spot where it is, but there are 15 other micro tactical things that now we are all confused about.

Mr. Jaiyeoba said we actually also have the State Tax Credit as well in the Plan, but again, all of those things, I get where you are going and I understand that there are certain places where we have to keep high level, but you also have to understand that the policies that are tied to the eventual regulations in the UDO have to be as specific as we can make them, otherwise it goes back to what Mr. Egleston said earlier, the battle we are going to have to fight when we get to UDO will be because we have not been specific in certain areas here.

Mr. Bokhari said that is the great danger that we face right now because we are not going to have done the displacement analysis on things like abolishing single-family zoning. We are going to point back to this moment where we all said we approved it and never we are going to talk about it again. It is going to be we did the hard part now without doing any of the hard analysis to understand how it gentrifies this community. That is the crux of where we are right now and why someone who is in the Planning Director's seat wants this approved now so that we don't have that analysis and that hard thing to do next. I hope the community sees straight through; this is the crux of the problem right now.

Ms. Watlington said I'm taking this stand and I'm looking at we've got this big and now we've added the word policy ideas and so I definitely see that there were some things that you mentioned that were included, but as we get into the like 3.1, 3.4, etc, etc. we are also calling those policies, but they are certainly much more tactical than the others so I think it goes back to what you said earlier, it is a broader discussion about the approach.

Ms. Johnson said we are adopting the first half; what exactly is the vote right now?

Mr. Driggs said we had two votes in favor of the first half just now.

Ms. Watlington said [inaudible] and removing the other.

Ms. Johnson said the other stuff, isn't it covered in the preamble? We essentially said that it is not legal, have we addressed all of that in the preamble?

Ms. Watlington said that half of it we are not voting on right now.

Mayor Lyles said we had two people that suggested going forward with Mr. Bokhari's statement that was in the yellow highlight, that is not going to go forward. So, we are going back to Community Benefits Agreement starting with Item #25 from Ms. Eiselt – more specifically when CBA's are used what financial criteria are the minimum financial requirements from both the public and private sector. So, this would be I think an example where you would give us information about what other communities are doing, where they are, whether there is a ratio to the value of whatever formula that they use. The specificity around when to use a CBA, the Denver example is that if it is \$10 million value in the private sector and \$1 million in the public sector then you could use a CBA. It is giving you a matrix or some examples.

Ms. Eiselt said I'm sorry, the Detroit example that is in the Comp Plan. Just something like that.

Mayor Lyles said hands up for that; I see five there so that continues and goes forward. Now we are on #27; Mr. Newton said the CBA option which I think is the criteria for which it would be used.

Mr. Newton said I think it is somewhat similar to what Ms. Eiselt was just mentioned, but maybe a little bit novel, certainly potentially some issue on the enforcement side because we can't enforce these, or we are not the entity that would be able to provide relief if a developer were not to follow through with an agreement, but nevertheless, the idea here being that if a process for a rezoning remains aside from so there is kind of possibly preserving by-right. If we decide that we want to maintain a process of rezoning this is something that would give the developer the option to work with the community to kind of have that by-right scenario rather than just handing the developer the by-right scenario and allow them to do that without working with the community. I know that the City Attorney had sent us information about the legalities of CBA's, I think we can all acknowledge that CBA's are legal so long as they don't impose an exaction or a taking. In this instance, I don't think they would.

I would love to hear a little bit more information on whether or not that would be the case because if you could still go through a rezoning process I don't think giving that option off to the side to engage in a Community Benefits Agreement with the community to maybe opt-out of that would impose an exaction or would be an improper taking. I just wanted to put that out there and maybe this is an option for us aside from just imposing absolute by-right development where you don't have the community involved or where a developer doesn't have to work with the community, otherwise doesn't have to work with the City Council even. This is something that would kind of create the scenario or the criteria in which they would. If you want to speak to that Patrick you can.

Mayor Lyles said I would assume that there is always the option not to sign it.

Mr. Newton said they would have to go through a rezoning in that instance, but this in the scenario where we don't have by-rights, but a developer would instead of being able to go right through by-rights and not work with the community be in a position where if they wanted to kind of opt-out or pre-empt of somehow avoid the rezoning process, they do that so long as they work with the community.

**Patrick Baker, City Attorney** said I think what Mr. Newton is talking about is not a situation where it is by-right. That is straightforward; you are talking about a situation where you would need an actual rezoning to do what it is that you are trying to do and creating a system where entering into a Community Benefits Agreement could allow you to opt-out of that rezoning process and that would be the benefit. If you entered into a Community Benefits Agreement you don't have to go through a rezoning process. That I believe is what Mr. Newton is talking about.

Mr. Newton said maybe if I could clarify just a little bit more on this because I understand how confusing all of this is. What we've been discussing is duplexes, triplexes in all single-family development throughout the entire City. That is a scenario so if that is something that we adopt, that is something that can happen by-right whereby a developer can then

just build the duplexes, triplexes anywhere they want including vulnerable communities that are subject to potential gentrification, and do it without meeting with the community and do it also without coming and meeting with a City Councilmember or even getting the approval of the City Council itself.

So, what I'm talking about here is from the context of Community Benefits Agreements outside of then asking for a TIG or some other subsidy where we can maintain a rezoning process outright and then also have an option off to the side for a Community Benefits Agreement whereby if a developer does want to work with the community they can opt-out of going through the rezoning process. Not a taking, not an exaction, in my estimation still legal and a really great way to implement a Community Benefits Agreement that addresses the concerns we have pertaining to a lack of community involvement and gentrification.

Ms. Eiselt said this would be for Patrick, wouldn't that open us up to legal liability because I don't know how you define community, but if you have a developer who gets around the rezoning process by signing a contract with a group of residents and I live down the street and didn't know about it, and it wouldn't go through a rezoning wouldn't that be –

Mr. Baker said it would be true the devil is in the details, and we would definitely want to take that into consideration and by answering the question I don't want to make it appear that I'm saying it is legal. It is certainly novel, and I've seen it done. I think Asheville is doing it with their hotels in their Downtown District, but they've created, and they hold Hotel District Overlay. It is a complicated process, but for hotels that want to relocate in the downtown Asheville area, and need a rezoning they can do a Community Benefits Agreement to get that and they actually opt out of the whole rezoning process.

Ms. Eiselt said that is like a matrix that is set up and they get certain points so all of that is predetermined.

Mr. Baker said exactly, but what I'm saying and Ms. Hagler-Gray and I have been talking about the legality of it, what we would need to do or what have you. That would be a level of detail that we would have to work out because you are right, the idea of honoring the Community Benefit with the three of you, but not the three of you is a problem, and we would have to take that into consideration if we went down that road to put those safeguards into place.

Mayor Lyles said has it been done in residential areas?

Mr. Baker said I'm not aware that it has been done in a residential area. The closest that I've seen in North Carolina has been the Asheville downtown hotel [inaudible].

Ms. Eiselt said that if identified as an overlay area, it can only happen in an overlay area.

Mr. Baker said right.

Mr. Newton said I think it has been done in other states, certainly, we have different laws in the State of North Carolina, but I'm proposing it as something to consider and putting it on the table for that reason.

Mayor Lyles said you have heard the explanation. If you would like to move this forward please raise your hand.

Mr. Phipps said what number is this?

Mayor Lyles said we are on Item #27, making CBA's an option. It has been done in Asheville with an overlay district and it is done in other states, it has not been done in North Carolina for residential use. Okay, we have two people so that does not move forward.

The next item in Community Benefits Agreements – convener of existing versus commissioning of community benefit stakeholder. I'm not sure; we will come back to that when Ms. Watlington is back. Let's go to #31- Create an ongoing economic and physical impact function across all city departments in relation to their touchpoints with the Plan, manage within the ED (Economic Development) Department that serves as a separate independent function task with performing and reporting their impact analysis to Council prior to being codified to the formal Planning documents. Mr. Bokhari, do you want to explain anything about that?

Mr. Bokhari said not really. It is all there.

Mayor Lyles said I would like to say instead of it being an Economic Development, why wouldn't we have Finance do it?

Mr. Bokhari said it needs to be somewhere separate from the Planning Department because we have to have checks and balances. We have this regularly throughout our federal government with different budget offices, different review departments. I don't feel that I can trust literally any of the impact analysis that has been done to date and much of which that hasn't been done that should have. So, whether it is the Finance and Budget Department weighing in when statements like 50% of CIP dollars be directed in certain ways in a land-use document or any of the other things, we need checks and balances around this Department. I think it makes a lot of sense for that to exist in all departments as part of their jobs, but it exists in Economic Development since we are talking about the economic and physical impacts of all of these decisions and we have a separate deal.

Mayor Lyles said that is why I would think that that same reflection in the mirror would apply for Economic Development as well as Planning.

Mr. Bokhari said sure, it should apply to everyone, so I don't think that is what we are voting on here today.

Mr. Driggs said I think the point about the economic impact is critical so I would like to see us continue the conversation about the economic impact and not stop because of some question about who does it or whatever. We must have some sort of understanding of the economic impact and whether or not the kind of housing outcomes that we are hoping for can be realized and frankly, I don't know that our Finance Department is the best place to try to assess that, we might even need to get outside expertise to evaluate that. But the point is we should have that data before we get too far down the road and committing to this course of action because it is an opinion of mine as an academically and economist that there are cost implications in the Plan that could lead us to an outcome we don't want. I think it is reasonable to want that. So, if we could look upon this as just committing to economic impact analysis and Mr. Bokhari, maybe not penning down too much who does it, then I think that is something I would strongly advocate myself.

Mr. Jones said I've always thought that the way we were looking at the 2040 Plan is that the economic impact analysis would be a part of the implementation.

Mr. Jaiyeoba said part of the UDO.

Mr. Jones said of the UDO yes, and so to Mr. Driggs' point yes, that should be a part of what we do.

Mr. Driggs said my problem with that is, if you look at our Mobility Plan, we got way down the road and we didn't even talk about what it costs. So, I think the economic impact analysis is the price tag and that implies what public sector investment and what private sector investment are needed and can we rely on those things to happen. Will the private sector do what our plan expects of them? I don't know what you want to call that, but we need to have a reality check on this Plan and that to me is what the economic impact analysis is.

Mr. Jones said I don't disagree at all.

Ms. Eiselt said to know how to answer this because I don't do that for a living, but how do you do that over a 20-year period when the Plan is aspirational, and you are not going to implement it all at once? We have a hard enough time pinning down numbers for the Cross Charlotte Trail for one plan over a couple of years because the costs change, not that it is not important, but I see doing it when you map everything out and then you do it by neighborhood region or whatever because once you map it and you talk about this area actually needs more sidewalks, it is not going to get tree canopy or whatever it is, and you understand per region what the goals are that tie back to the Plan, then I see an economic analysis. If you are saying we are going to address the far east part of Charlotte in next year's CIP then I feel like you could do the economic analysis, but I'm having a hard time wrapping my head around how you do one for a Plan that is going to last 20-years.

Mr. Driggs said so, assuming that today developers tell us that the costs of government in development is 30% of the project, I think that they could tell us if we ask them to, could you look through this and imagine complying with all of the sidewalks and all of the requirements and tell us what you think the cost of government would be under this plan, and so we could get a glimpse of the impact that is likely to have on the creation of new housing, on the affordability of housing. It doesn't have to be a forecast for 20-years, it is basically a near-term impact analysis. It just says the minute these rules become effective it costs this much more to comply with government requirements and that will have the following kind of knock-on effect as far as the building of housing is concerned. Again, call it a reality check, call it whatever you want, but we are creating this Plan in a data vacuum in terms of a basis for being confident that it will actually work as intended. That is my concern.

Mayor Lyles said but wouldn't it also have to measure the status quo costs would be? Would that be the comparison point Ed? Housing costs are rising now greatly, the lack of supplies, and wouldn't it be better to actually know what the policies are that we are actually going to implement so that we have a decent comparison. We know we've got the status quo, but we don't know what we are going to have for a final decision.

Mr. Winston said to that same line of logic, when do we do the independent economic impact analysis of adding 200,000 people to Charlotte whether it is with the Plan or without it or just in general? When do we do that? You guys are talking about the Plan, but not talking about the actual reality on the ground with what this City is going to be dealing with. When do we deal with the increased revenues, when do we deal with all the human costs? You guys have not spoken about that so, please enlighten us.

Mr. Bokhari said now, do it now.

Mr. Winston said how is that tied to a land-use document?

Mr. Bokhari said there is a lot of stuff in there that is not land-use related so that is why we are struggling right now. That is the whole point.

Mr. Driggs said Mr. Winston, some of the questions that have been raised about the economic impact are of the longer term, bigger picture nature. I'm saying that you can define in the near term how the current costs environment is affected, and you can think about what that probably means, like will housing get more expensive because of the requirements in here? Does the liberalization of land use more than offset that or less than offset that? There is short-term and long-term economic analysis, I would just like to know the kind of immediate implications of this thing to see whether we are headed in a good direction or not.

Mr. Winston said this just sounds like more foot-dragging.

Mayor Lyles said I think the question is we always assume that growth would pay for itself, and at some point I guess is there a question of well, does growth does not pay for itself. Do we lose money or how does growth pay for itself and I think that is something that

would be best done with more definition around what our plans are versus right now for me it is the unknown?

Mr. Bokhari said I'm with Mr. Winston, the premise of this is two things, it is when we start codifying and approving things in a plan or UDO, whatever that time is, like now when it is too early, this calls for impact analysis and it calls for it outside of one department that has had a complete lock on us. We just learned tonight that once we approve this we will see a UDO draft in four-week. No one outside of that department has seen a UDO draft at all, yet I'm assuming we are going to be hearing the same thing, so we need checks and balances on that department.

Mayor Lyles said I think an economic analysis is a good thing and we ought to do it. I'm just questioning when do we get to do it, so maybe it is on the second phase after we do the first phase, which is the aspirational document then we go out and find some folks that actually deal in urban economics around issues like housing. As we get implantation like whether or not we want to do placemaking then we have some idea about what to do. I'm going to say that we ought to do one and I just think it is a question of when do we do it? I do believe we have said that growth pays for itself and at some point, we all know that households don't really pay for themselves.

It is the businesses that employ people that make the money come into municipal government. I think an economic study is a good idea; I'm just saying when do we do it and I think that we can have time to figure that out. If you would support an economic study raise your hand. I don't when, we are going to have to figure that out. This is asking the staff to help us frame this thing.

Mr. Bokhari said I'm asking other departments to step in and help us at the point of codifying things. We are a point of codifying. It is not saying maybe one day use CBA's; 13 different points in this Plan it says here is how we are going to use CBA's, so if we are going to go down that specificity that is later down the road at more UDO type levels I'm saying I want another check and balance where I can actually get some economic impacts on this.

Mayor Lyles said I think we just got an economic analysis going forward from this group, I didn't see anyone not raise their hand.

Ms. Eiselt said before implementation.

Mayor Lyles said before implementation, that is what I'm saying before implementation, so we are good, and we are going to move forward with that.

Mr. Driggs said that responds to #32 as well right.

Mayor Lyles said we have handled #33 and we've handled #32; we will come back with the information on when we will do the economic study with the staff analysis. The next one is the creation of smart growth.

Mr. Driggs said Mayor, there is another one in there.

Mayor Lyles said I'm sorry #33 – remove provisions that are not legal today. We've already said in the first document we would include the preamble so unless people have changed their minds the preamble includes those aspirational things that were listed in Mr. Bokhari's yellow list.

Mr. Driggs said I would just like to suggest that instead of naming impact fees and mandatory inclusion we say that we seek legislation that helps us in the pursuit of our goals and not spell it out like that right in the fact of the Legislature. I don't see why it isn't sufficient to just say that we will lobby for legislation that facilitates the realization of this Plan and leave unspoken exactly what it is that we expect.

Mayor Lyles said Mr. Driggs is saying remove the details of the provisions that are not legal today and make a statement that we will pursue initiatives that will fulfill the goals of the Plan.

Mr. Driggs said right.

Mayor Lyles said Mr. Phipps and Ms. Ajmera did you hear it?

Mr. Phipps said I heard it, but I just wonder what the questions would be if somebody said what do you mean, can you be more specific, can you give me an example of what kind of legislation you are talking about?

Mayor Lyles said I think that was the same question raised earlier. I think Mr. Driggs' point is some words cause more attention to Charlotte and the work that we are doing than others. That is just the way it is perceived. So, raise your hand if you would like to out that language and substitute statements that we will pursue the legislation that meets the goals of this Plan. We have two people.

Ms. Johnson said this is not just limited to this language, there might be something we are not thinking about today. We want as much language that would benefit our City as possible. It is not just about politics; it is about doing the best thing for the City and I think that being open to working with Raleigh and getting the tools that we need is the side I want to be on.

Mayor Lyles said the Smart Growth Commission; Mr. Newton has suggested that you found that as an example in other cities.

Mr. Newton said I just looked at us and our Displacement Commission and thought that was a great example, so from the standpoint of issues pertaining to a lack of essential city services and amenities in areas certainly that exists within the City and so within areas where the Plan could cause even more growth than already is happening, I think it would be wise for us to have a Commission that can speak to that as well.

Mayor Lyles said Mr. Newton, can I suggest that we wait until we have the economic analysis and then look at the opportunities of what that means for various parts of our work and then maybe decide if it fits?

Mr. Newton said I would ask that we go ahead and consider the creation of this that could then be impacted because in my estimation there are areas, you can look at our CIP Plans and I think we have even acknowledged that in this year's budget that there are areas where the needs do exist and exceed needs in other areas and to the extent that it does exist I would ask that we go ahead and consider the creation of this and maybe from the standpoint of further guidance later kind of incorporate that.

Mayor Lyles said those that want to consider Smart Growth Commission raise your hand. Okay, that is four people.

The next item is from Councilmember Ajmera, the idea – create equitable economic growth and infrastructure investment commission. Ms. Ajmera, do you want to speak to that?

Ms. Ajmera said yes, I think this speaks to a couple of constituents who had raised concerns around lack of infrastructure, and I remember Mr. Driggs had raised the issue in Ballantyne where there was a lack of infrastructure. I know we had speakers from the Far East who had talked about it, so this is to consider infrastructure investment and equitable economic growth hand in hand as we are looking at this overall 2040 Plan.

Mr. Newton said it is very similar to what I just said. With our vote on this, I would ask that we wait until our colleagues return back from wherever they are. Having said that I can tell you as Ms. Ajmera was just saying, this is an issue and maybe it doesn't affect us all, but I can tell you there are residents of our City, they pay taxes, they live in majority-

minority areas. I can tell you, J.H. Gunn, Reedy Creek, and the list goes on and I am just floored at our kind of neglecting those needs and not doing something as simple as allowing a commission to be created that could have folks that could speak to those issues and advise us and give us recommendations as a Council. That just blows my mind that we wouldn't even consider doing that.

Mayor Lyles said I think I would consider it; it is just that I'm not so sure how it fits in with the Comp Plan. I think Smart Growth Commissions are warranted but I don't know that it falls under this umbrella necessarily. I think it is one of those decisions that we can make. There would be a Smart Growth Commission that would create equitable economic growth and infrastructure investment.

Mr. Newton said it touches on everything within the Plan. Once again I would ask that we wait to vote on this until all of our colleagues are here for that vote. There is no doubt about it if we are talking about land use and the possibility of increasing density in areas that don't have the amenities. We can put a matrix on this but don't have the amenities to support the existing population let alone the numerous additional subdivision developments yet to be built. Just to turn a blind eye to that I think particularly after we've heard so many people and tell us that this problem exists, I just don't think it is prudent.

Mr. Bokhari said does it have to be in the form of a commission? I agree with the premise, I'm a little hesitant on it being a commission versus I bet there is the staff –

Mayor Lyles said what they would basically say is just like when we decided to make sidewalks a requirement for subdivisions on both sides of the street. It was one of those things that if we are actually going to deal with sidewalks we have to require people to do them.

Mr. Newton said it is not happening I can tell you that.

Mr. Phipps said I have a hypothetical question. For those areas that are in the ETJ (extraterritorial jurisdiction) that seek to be annexed into the City, should we be saying no to them?

Mayor Lyles said if you live inside the City you are required to do sidewalks on both sides in a subdivision. It may not have happened they were in the ETJ or the rules changed.

Mr. Newton said it is not happening right now in Harrisburg, it is not happening right now on Robinson Church Road, it is not happening on Plaza Road Extension right now.

Mayor Lyles said we need some information and maybe Mr. Jones can tell us how this thing works and how these things are getting out from underneath the regulations that we have. The Smart Growth Commission to allows for equitable and economic infrastructure investment. If you support that raise your hand. We are on #34 and #35 combined; Ms. Ajmera suggested that it be combined.

Ms. Ajmera said can we have our Planning Director, Mr. Jaiyeoba weigh in on this?

Mr. Jaiyeoba said I don't have any experience with something like this. I will assume that, unlike the Anti-displacement Commission, this is really more infrastructure-related which could be an outcome of a physical-economic impact analysis rather than just making that decision. You could do this even without the 2040 Plan, just like you could do with the Anti-displacement Commission. Again, I understand the intent, but I also don't know if you direct us to go forward with this we will do some research on where they exist today, what they do, what are the outcomes when they are done, and what we will bring that information back to you. That is probably what we will do if you direct us to do that.

Ms. Ajmera said that would be helpful if we could get additional information on this and who knows after we get that additional information Council may decide not to proceed with this, but because so many speakers have raised this issue, and this is not just an issue for the Far East. I know this is an issue in District 7, I know Mr. Driggs has raised



this in the past. Even this is an issue for Far West so I think having more information on this would be helpful.

Mayor Lyles said raise your hand if you support this. Five votes so it moves forward for information.

Mr. Newton said I'm asking for a commission because I think this is worthy of nothing less than that. And once again I am absolutely shocked that we are struggling to get five.

Mayor Lyles said we are not creating a commission; it is for information about what a commission would do. That is what Ms. Ajmera just stated.

Mr. Newton said it is kicking the can.

Mr. Bokhari said all of this is kicking the can; we are literally only voting on what [inaudible]

Mr. Newton said we are talking about having a Displacement Commission; did we not just say we would like to see a Displacement Commission?

Mr. Bokhari said we are not adopting anything tonight; we are asking for more information on things we might have gotten next week.

Mayor Lyles said that is what Ms. Ajmera stated.

Ms. Ajmera said I was just saying that what Mr. Egleston said is that I know the items that are getting five or more support from Councilmembers, we are just getting additional information and it will get adopted next week. Is that correct?

Mayor Lyles said that is correct. We will get more information about a Smart Commission and how they would deal with equity and infrastructure.

Ms. Ajmera said if we are to adopt it next week, then that is the direction we will go forward with.

Mr. Newton said I'm good with that.

Mayor Lyles said the next item is from Great Neighborhoods – strengthen language around homeownership goal 3.13 to continue to strengthen and expand instead of expanding and promote homeownership. Okay, everybody is okay with that. The next item is #37 – strengthen language around homeownership, raise awareness of existing city programs supporting homeownership, our down payment assistance, and the House Charlotte and the Community Heroes Program. Almost every bank in this town has a special low-interest mortgage plan that our staff works carefully with to try to make happen for people. There are workshops you can go to in the morning, fill out your form and walk out with a realtor that afternoon, so it is a great thing that this community does. Raise your hands for homeownership existing programs.

The next item is #38, homeownership – life up local homeownership as a value, part of keeping our character.

Ms. Watlington said I didn't just mean homeownership; I've been having conversations with folks as we continue to grow and become an attractive investment for companies that are looking nationally, and we continue to see our land and development being fueled by very large companies that often are not based here in Charlotte and as we think about this idea of keeping neighborhood character, I think that we've got to expand that to not only neighborhood character, but our City's character and our City's unique competitive advantage. I would love to hear a little bit from Taiwo in regard to his recent trip because I think that is something that we really need to focus on about what is it we are trying to protect and what is it we are trying to enhance. I think the faster this thing moves and the larger we get, and the more companies come in and see that there is an opportunity here, if we are not careful I think we can end up being, and I keep using this same metaphor, a

McDonald's and Hong Cong. You don't go to Hong Cong to eat at McDonald's. So, what is it that is clear about Charlotte or that is unique about us that we want to make sure that we maintain and foster? So, I just want to hear a little bit about your experience in some of the other cities whether it is Nashville or Austin or wherever people go for a specific experience and how, if you know, what kind of policies that they have put in place to enable that.

Mr. Jaiyeoba said nothing that is specifically or significantly different from what we are proposing right now such as an overlay district or a neighborhood conservation overlay district that is one or providing a timeframe if somebody was going to tear down an existing naturally occurring affordable housing by making it difficult for them to do that. There is also something we are looking at in the Comprehensive Plan which is if you do tear down one single-family housing, replace it with two units. Some other cities are doing that, provided you can dedicate one to what is affordable housing.

The challenge for us is that we can't mandate that right now, obviously, we can just a commitment from developers. One thing that I will say that I've seen in some other communities is the attraction of small businesses in association with property ownership. You are on the second floor, but you own your small business on the ground floor and that happens quite a bit in places like Austin or we use as an example, Denver, Seattle, Portland, some of those communities. Hence the reason we actually amended a part of our Comprehensive Plan to include language with regard to that. If the footprint is smaller the potential for homeownership is higher than if the footprint is larger. That could really help small businesses to thrive because then they can run their business in the same place where they also live.

I think it is Goal #9 where we talked about preserving the character of our neighborhoods, one of those is really the neighborhood conservation overlay district, which functions almost as an HDC but it requires a predominant number of property owners to actually create that and make it happen so that if a developer is going to come there to build they will have to get approval from the District in order to do something that is totally out of character within that particular overlay district.

Ms. Watlington said maybe this is a conversation, I don't know, maybe we strike this piece here, but the point that I'm making and that I think as we continue down this journey, we've got to get clear about why people are moving here. Because if they are moving away from these larger cities and they are coming here it is for a reason and so what is it that is attracting people here? Is it our talent, is it our workforce; what is it that makes us an attractive place to call home and how do we make sure that we are investing in those things so that we don't just become another Anywhere USA?

Ms. Eiselt said is that in the Comp Plan?

Ms. Watlington said like I said we can remove this line here but I do think it is the Comp Plan because the whole point of the Comp Plan would be to deliver the City that we want to envision, but if we don't know what it is that we want our [inaudible] to be then we are kind of shooting in the dark in my opinion.

Mayor Lyles said I think we do know some of it and maybe the question is have we actually presented it in a way because the recruiters tell us. Tracy, why don't you go ahead and just a brief overview of how recruiters come to us and explain who we are and what we explain to them.

**Tracy Dodson, Assistant City Manager** said I would say that I think we do know that we have a lot of what we've heard why talent wants to move here, why companies want to come here and it is a wide variety of issues, but it is the quality of life that we offer and the City that we've built. One of the things that we often talk about is the fact that we can win over Nashville, for example, because we have mass transit. That is a factor for some of these companies, but it is largely the quality of life, it is the access to education across the state and the region. It is the idea that companies come here, and they say well, you can recruit millennials or young out of school and keep them here all the way through

having a family because we have those different opportunities across the City. Then we have the opportunity or real estate, enough choices for companies to choose from and where they might want to locate their business.

Ms. Watlington said that is what I'm talking about as we talk about the quality of life; how do we operationalize that?

Mayor Lyles said I think you are right about that though, and we didn't always have that. I know that some of us that just got here think that we were always this good, but there were times when we were not winning. The Airport is another thing that we've always kind of had a strong presence, but I think it would be good if we at some point have that kind of report so you can see it in more depth because it has changed significantly. It used to be low wages and now we don't try to look for people that pay less. That used to be our competitive attraction and now it is not anymore.

Ms. Watlington said I do think there is a place for that in the Comp Plan whether it is part of the preamble or whatever, I think that is our North Star and that is how we decide our policy based on our strategic vision. I would like to see some of that incorporated into the Plan. If I could modify my #38 that is what I'm looking for.

Mayor Lyles said is that something that is already in the Plan Taiwo?

Mr. Jaiyeoba said I will say it is already in the Plan; if you want us to bring the proposed language to you then we can tweak that, but it is already in the Plan.

Mayor Lyles said if it is already there how do we make it a part of something that is visible? Is that good enough or do you want to do something differently Ms. Watlington?

Mr. Jaiyeoba said I think what I can offer is we could tie that to the economic workforce piece in the Comprehensive Plan and see how that ties together, so it is not just about housing homeownership or housing access, but also the talents that we are recruiting, what kind of housing diversity is available or something like that to them. We can play around with some language and bring that back.

Ms. Watlington said I will wait for the draft, it's got to be the underlying premise, but I'll wait for the draft.

Mayor Lyles said the next item is from Mr. Driggs – remove block length provision for industrial sites. That was one and then he added – and consider other changes recommended by the industry. Do we want to take separate votes on that, or do you want just the one?

Ms. Watlington said the piece about industrial not having to be at the Airport came out of this document so I can roll my #40 into his #39.

Mr. Phipps said I was raising my hand in support of that, but I do recall that we had moved a lot of our industrial outside of the City and moved it towards the Airport because people were complaining about industrial sites being near residential. So, when we talk about wanting jobs close to people it is almost like it is counterproductive or strategy has been sort of disjointed in that regard.

Mayor Lyles said I just want to make sure because one is very specific and another one is specific and there were 19 pages in that industry letter and I just didn't know if all of them; I don't know what the reply or if we should reply to all of them. I just want to make sure that we are doing this in a way that is fairly consistent.

Mr. Driggs said the concern is the narrow one that was brought up to me by a couple of people simply saying that some of these provisions related to industrial development would either make certain major developments impossible like the block point thing or otherwise inimical to our purposes. All I'm suggesting here is that we consider those recommendations going forward. I just want to keep that subject alive.

Ms. Ajmera said I remember Mr. Driggs, this was raised during the meeting that you had organized and I understand the block length provision because that had come up, but I don't know what other changes are, so would be willing to separate those out? I can support the first one, but I don't know what other changes are, so I don't feel comfortable raising my hand for the second part.

Ms. Eiselt said I was raising my hand to support #39 with regards to the block length. I would like a review and Taiwo and I have spoken about this, just a review of some of the specifics Ms. Ajmera, I think one of them was the placement of the doors in the docks so I think the physical layout of the building, I would like to support that because I want to make sure that we are keeping up with the industry standards. Number 40 to me is a little bit of a different question so I just as soon take that separately.

Ms. Watlington said I'm fine with that, I was just trying to help the group.

Mayor Lyles said we are going to do first – remove block lengths provision for industrial sites. Please raise your hand. That is more than five. Now the other changes that were submitted in the letter from the industry besides that one please raise your hand.

Mr. Driggs said I just said consider some of the recommendations that we've heard, and it goes to landscaping, where the entrances are, an issue like that. I would like us to continue to consider those.

Mayor Lyles said he said that before we came to this meeting, he said that in our earlier session. All I'm asking now is to make sure that everybody agrees with also consider the other changes recommended by the industry.

Ms. Ajmera said do we have that in writing?

Mayor Lyles said I wrote it down before we came to the nighttime session, we had this in the daytime session. Raise your hand to do that. That is six so we are good.

The next item is industrial areas don't have to be concentrated around the Airport.

Ms. Watlington said that goes back to some of the things that came in here. I read it and I think we have already responded to every one of the ones that are in here. That particular one I'm lifting up because I think as Ms. Ajmera stated before, and Mr. Phipps mentioned, there is a level of inconsistency if you will between the quality of life and diversity of the neighborhood and this industrial concentration at the Airport. This is an attempt to move industrial highly concentrated around the Airport basically what I understand from here is that isn't necessarily something that is required or desired from a development standpoint and particularly with light industrial. I absolutely agree with that and so I would just like us to consider the options here in regards to where and how we locate industrial areas in our community, making sure that we are thinking about life, work, play areas, making sure that we are thinking about equity. I would like to investigate that further.

Ms. Eiselt said this is the one I want or maybe okay to change the wording on it with regards to concentrating it around the Airport I think that this has gone back a couple of years Holly Eskridge and when Kevin was here we were doing some logistics in warehousing roundtables and a lot of the folks in that industry feel that we have not taken advantage of the fact that we do have our freeway, Airport and Rail Yard pretty close to each other which could make us one of the premier logistics and distribution centers inland ports in the Southeast whereas Atlanta, they are all spread out. So, it is much more expensive and not very environmentally friendly to have it in all different areas. Because of the lack of rail connection right now it is part of why we haven't really focused on this being our logistics hub, but we have a really great opportunity to do that if we add cold storage, if we add some things, especially a better rail connection. I wouldn't want to take that out as an aspiration to really build our logistics industry in that area, but at the same time acknowledging you can't fit everything there. There is certain cargo that doesn't

require the Airport that could go in other parts of town, but I would just like a bit more of a conversation around that is based on where the industry is going.

Ms. Watlington said that is what I'm asking for. This isn't suggested language, this is looking into it because I was in a conversation today, particularly to that and I've had conversations with folks that are looking to locate here and as we think about this whole hub and spoke system and we think about how people are revolutionizing the transportation industry because of how we get our goods and things like Mr. Bokhari was saying, not as many people as you think need to move their freight from an 18-wheeler to a plane or vice versa. There is a lot more last-mile connectivity and so I say that to say when you think about light industrial as well. Often times when we talk about cross-docking and those kinds of things, it is like you are saying it is over a road kind of thing. So, it is not necessarily something that has to be next to the Airport itself, but I agree with you that it is a conversation that I think is worth having and making sure we understand where the industry is going and what the opportunity truly is. So, that is what I'm suggesting here, not that we go straight to, it doesn't have to be concentrated around the Airport but that we further investigate what the real opportunity is there.

Ms. Ajmera said now when we look at our rezoning petition I think recently a developer had reached out to us regarding an industrial site the lot Charlotte so we are seeking a trend where we had already seen the trend where industrial areas are needed in other parts of our City because of the model that there need to be smaller hubs and digital shopping has increased so much so I will be supporting this because of the trend and the rezoning petitions we have seen so far. At the same time, in addition to economic development, it is also an issue from a sustainability perspective and environmental perspective because we don't want to see a concentration of industrial sites in one part of our City because that truly affects the quality of life for residents that live there. So, it makes sense from an economic growth perspective and job perspective, it makes sense from an environmental perspective and equity perspective.

Mayor Lyles said the idea would be to study how a city can encourage industrial areas to be distributed based upon the business.

Mr. Driggs said I remember that a couple of years ago we got a presentation from the Airport to the effect that they own a couple of thousand acres in excess of their actual requirements for the airfield and they were working on a development plan for it. They had thoughts about it, so is that plan still exists, and has it been coordinated with this? Does anybody here know?

Ms. Watlington said it does exist and I can tell you that a micro-level when you look at the Silver Line Plan and you look at the Airport District Plan, they are definitely down to the streets connected in terms of how we want to grow. I don't see that level of detail here, but the Airport Plan is definitely alive and well.

Mr. Driggs, does that mean that we take into account what the Airport itself is wanting to do or that we adopt their own intentions, or that we think about whether we have other priorities?

Ms. Watlington said my comments are kind of outside of the Airport's Plan because in my mind the Airport Plan is still going on right now as we speak. What I'm saying is that I didn't see in their Plan that it was a glut of industrial exclusive type development type there. I'm saying I want to see us revisit the transit industry in terms of where light industrial can be and look at how our policy supports equitable access and equitable development.

Mr. Driggs said so where does that fit into the Plan? We are talking about this now, what would go into the Plan based on your suggestion that isn't there now?

Ms. Watlington said it isn't so much as that there would be something that would go in that is not there, but this emphasis of locating all of the industrial at the Airport is the piece that I want to make sure we are doing a sanity check on.

Mr. Driggs said okay, I'm fine with that.

Mayor Lyles said alright, raise your hand; that is a majority of people.

The next item on the agenda is around the –

Mr. Egleston said we should probably remove one deletion.

Mayor Lyles said yes, you and Mr. Jones had the same comment to me. The first one would be from Mr. Driggs which is to delete Policy 2.1 continue single-family zoning as is.

Ms. Johnson said is this going to be handled separately from #44?

Mayor Lyles said yes.

Mr. Driggs said can I comment that my intention here is that there continues to exist a single-family place type or zoning category and that we then have policy conversation around where that applies etc. so what I object to is the complete elimination of a zoning category that intends that single-family neighborhoods be preserved. I will mention, I think the neighborhoods that are hardest hit by this are the ones that are not protected by HOA (Homeowner Association), agreements, or deed restrictions which are probably precisely the communities that we are wanting to protect and not displace. In addition to that, the whole question of whether or not people who live in single-family neighborhoods will have any say in whether or not buildings are created in their midst is duplexes and triplexes. There are places where that is entirely appropriate and there are other places where I think there would be a loud outcry that we've heard. So, again, I would like to see this Plan include some provision for the continued existence of single-family zoning and for the policy conversation to be around where that would apply.

Mr. Bokhari said is there any tactical difference between #43, #44, and #45 as it relates to what we would be doing right now?

Mr. Egleston said I think we would spend more time trying to [inaudible]

Mr. Bokhari said if there is a difference, I think we need to know.

Mayor Lyles said one says as is and the other one just says remove 2.1 and I think I had asked Ms. Johnson to explain how she sees; Ms. Johnson, your recommendation, do you see it consistent with Mr. Driggs or would like to explain it differently?

Ms. Johnson said except for just leaving the zoning as is. I don't want to be compliant to that, but yes, removing and deleting are interchangeable. I definitely don't want to leave it as is, I don't want to be confined to that. We do need some ideas and some improvements from where we are, but I agree with removing the 2.1 or the single-family exclusion.

Mayor Lyles said we will have two separate votes. The first one is to leave it as status quo I would call, the single-family. Mr. Driggs is suggesting that delete 2.1 and continue doing single-family as-is. Please raise your hand. I'm sorry, what did you say?

Mr. Driggs said it is deleted 2.1 and continues to have a single-family zoning category, the details of which to be discussed, i.e. what I'm objecting to is the complete elimination of the single-family zoning category. It doesn't have to work the same way as it did before, but there are some neighborhoods I believe deserve to be allowed to continue to exist as single-family neighborhoods and should be changed only after a rezoning process and not by virtue of being painted with an N-1.

Mayor Lyles said Mr. Driggs said delete 2.1 and have a single-family zoning district that would be allowed and that would be for existing and new. That is the thing that is on the

board so raise your hands, please. That is three people. The second one is just to remove 2.1 under Ms. Johnson.

Ms. Johnson said 2.1 says that all lots shall be open to duplexes or triplexes and I want to remove that "all lots". I think there should be some single-family neighborhoods for exclusivity.

Mayor Lyles said I think that is the same thing Mr. Driggs said. You guys have the same idea. Tell us what you want to do.

Mr. Bokhari said just remove 2.1

Mayor Lyles said 2.1, but I heard you say more than that.

Mr. Bokhari said in black and white it just removes 2.1.

Mayor Lyles said that is what Mr. Driggs said, continue single-family so what are your expectations by removing 2.1, Ms. Johnson?

Ms. Johnson said just removing 2.1.

Ms. Watlington said here is my question or my suggestion if you will; what I'm hearing and what I saw that was different between #43 and #44 was that #43 said to continue as is, I don't support that option, but what I would support is removing 2.1 because in my mind that still enables the idea of having a single-family zoning designation and also having a flexible designation and using it where appropriate. To me, that is a distinct difference from #43.

Mayor Lyles said I don't know what flexible designation means.

Ms. Watlington said that is exactly what 2.1 is talking about, where it gives you a missing middle.

Mayor Lyles said I don't what it means in the context of eliminating single-family.

Ms. Watlington said I will say it again, the single-family that exists today is the single-family home exclusive. When I say flexible options, I'm saying that would be the lots that you can do single-family, or you can do a duplex or you can do a triplex or a quadplex depending if it is on a longer transportation corridor. To me, #44 still leaves that as an option when we get to UDO, which is actually one of the same kinds of things that I was trying to deliver with #42 was that option for flexibility. So, I'm not on board with leaving it as is. You tell me, is that the intent here was to leave flexible options open or no.

Ms. Johnson said he can come back for discussion. On the record, I am opposed to eliminating single-family zoning exclusivity. Let me say it again, I'm in support of allowing some neighborhoods to maintain their character and some neighborhoods to have single-family zoning. I don't support being able to put a duplex and triplex in any neighborhood, any subdivision, anywhere. So, remove 2.1.

Mr. Jones said there are a number of items that are related to Policy 2.1 and, just trying to be helpful, they are kind of being edited as opposed to what was put on the board, and I think that there are going to be opportunities to talk about even the two recommendations that came out of the various Committees, but I've looked at the last couple and we changed them as we've been going and I think that is part of the confusion.

Mayor Lyles said it is because I was trying to go with what is on the paper and that is it. If you want to add something or substitute something it is a lot better to explain what you want if you want something that is different. Right now, what I think is to remove 2.1 and that would be what we would be doing. That is what Ms. Johnson is asking for. So, all in favor of removing 2.1 raise your hand.

Ms. Eiselt said I just feel like that is just a little piece of it because what we are really talking about is still having a zoning district that is only single-family houses. If we are going to do that my question is I guess back to what you are saying Mayor; what is our goal? If our goal is to somehow get more housing units at good price points on a finite amount of land in this City then how are we doing that if we say we are going to keep a designation that is only single-family houses, that is fine, but in that in place type where are we going to make up the difference.

Ms. Johnson said maybe if we explore like we look at established neighborhoods.

Ms. Eiselt said that is my question, I can't answer just remove 2.1 because I don't where we are going to get it then, where are we going to solve this problem? I think we can all agree that is the biggest rub, we don't know how to get more houses in this city limit in a way that more people can live here. I just don't feel ready to vote on that until I know the other piece.

Mr. Phipps said if we delete Policy 2.1 doesn't that ensure that we are going to continue to have the single-family zoning category?

Mayor Lyles said Mr. Phipps, I don't know the answer to that. So, what was your statement, is it a statement that if we remove 2.1 we will still have single-family zoning, is that what you said?

Mr. Phipps said right.

Mayor Lyles said that is a statement by Mr. Phipps that if we remove 2.1 we would all have single-family zoning.

Mr. Phipps said yeah, we would have a single-family zoning category instead of it being eliminated.

Ms. Ajmera said this question is for our Planning Director; so, if we removed 2.1 would we not be able to increase density along transit corridors. Let's say if you want to have more multiplexes along the transit corridor, more duplexes, triplexes, fourplexes, by removing this is wouldn't let us do that, is that correct?

Mr. Jaiyeoba said not necessarily. By removing it you definitely can still have rezoning taking place along those corridors, but then you would pretty much create the same problem we are trying to solve because what you do is concentrate these housing types along transit corridors. [inaudible] probably the [inaudible] we get for our Blue Line today is that the past result in gentrification and displacement because of development along those transit corridors. When you think about the places where we have the Blue Line today and where we may have the Silver Line in the future, even Gold Line, they are in the Crescent and so what you end up doing is concentrating them along all of those corridors thereby enhancing what we have in place today. Removing 2.1 obviously means that your UDO will react to that. We will not be able to create the appropriate zoning district that will allow us to be able to do duplexes or triplexes throughout the City. We will keep them where we do them today which is mostly on corner lots. That is pretty much it or continue to go through a rezoning which means we might not be able to use that as an opportunity to increase the housing supply. Removing that just keeps us in the status quo.

Ms. Ajmera said got it, so removing that would not let us create more [inaudible] in terms of more density than there is more infrastructure or transit or whatever it is that Council decides to do where we need higher density.

Mr. Jaiyeoba said yes, that is essential.

Mr. Driggs said in response to your point Ms. Eiselt, removing 2.1 does not eliminate the prospect of increasing density, etc. What it does is says that the insertion of these new structures into single-family neighborhoods will require Council intervention. We just approved two rezonings in my District where a whole bunch of townhomes went into what



were formerly R-3 sites and that was done in negotiation with neighbors etc. The way this is intended to work we are going to repaint the map of Charlotte and anybody who lives in a traditional single-family neighborhood, not on a big thoroughfare, and probably further away from the center, but whatever, it is just not going to have any say in it nor are we. Now, there are areas already that have mixed housing development types, people are happy there, they like that, but what we are doing is we are taking all the people that are attached to a single-family lifestyle and telling them from now on you have no control over what might get built in your neighborhood and there are some places where the duplexes and the triplexes really just wouldn't fit in.

So, I'm concerned that this is related to the CBOA argument and all these other things as well. This is really just about the ability of neighbors to use their relationship with their Councilmember in a traditional type of rezoning process to be heard when something is going to happen in their neighborhood that they might find upsetting. So, we are just disenfranchising ourselves and them by leaving 2.1, and I am just saying have exactly the N-1 and N-2 that we have but have another category to be applied selectively in neighborhoods that we determine deserve to have continued zoning protection, not excluding rezoning, but just continue Council process before they can be redeveloped.

Ms. Johnson said for the record I'm not opposed to duplexes and triplexes, any of that. I'm simply saying I don't want to write a blanket statement or a blank check that developers can develop multifamily or duplexes anywhere on any lot in Charlotte. I do think that we have to be more strategic, I think that we as Councilmembers, especially District Councilmembers are protecting neighborhoods like Hidden Valley and Back Creek and Browns Ferry and those kinds of areas. Hyde Park is another. There are single-family developments that individuals bought their homes with that vision and I think that we have to protect it.

If we want to stay with a 1927 segregation in this policy, most things in 1927 were segregation as policy. I don't think that us not supporting the exclusion of single-family zoning is supporting any type of racism or anything like that. I think it is protecting the character of neighborhoods. I think there are blacks and whites and browns and homeowners that appreciate the values of their neighborhood. If there is a neighborhood and there is a petition and the neighbors want it then that is an option, but for us to make the decision to say that a developer can build just anywhere in our City, I don't think it is strategic and I just don't think it is what the residents are asking for.

Ms. Eiselt said to use the example of the townhouses we just approved on Providence Road in your District, it is one thing when you have a developer who has got profit built into developing a townhouse development of multiple townhouses, but we got an e-mail from a gentleman today I think that talked about his one lot if he were to convert that from a single-family house to two townhouses, the rent was \$750 each side versus renting out the house for \$1,200 or more. That is what we can't do right now because you cannot do a rezoning for one piece of land. It is not financially liable in this City and we aren't trying hard enough to solve that problem.

That is where our minds keep going to, well if we allow this the whole street is going to have come duplexes or triplexes, and I hear what you are saying and I have lived in a single-family neighborhood for 18-years, now we are in one where every day I take a walk I notice the house that I thought was a single-family house is a duplex. So, I get that, so we still aren't trying to solve the problem of how do you make it easier to build a duplex or triplex without having to go through a rezoning in a way that is a net increase in this Plan? I just worry that getting rid of 2.1 is just throwing the baby out with the bathwater. We both are kind of saying the same thing, we've got to find some common ground to move the ball forward.

Mr. Newton said for me it has always been about the quality of life, ensuring that we make the right decisions to allow every resident in the City of Charlotte, no matter how they are born, the opportunity to be successful. I continually hear us kind of have this conversation about numbers, it is all about numbers, numbers, numbers, and I really wonder if the numbers always equate to affordability because I'm not so sure they do. I will say this,

I'm not saying that is not important, but I feel like in this scenario we are really talking about the need for a full market saturation in a very small period of time to prevent the outcome that I think we don't want to happen, which is displacement. That is what we are seeing elsewhere. We are seeing developers come in, buy homes in vulnerable neighborhoods that are subject to gentrification and build these duplexes and these triplexes and not put in affordable so not go from \$1,200 plus or whatever, down to \$750, to the contrary kind of possibly going market rate or above.

I just see this being a policy here that would accelerate that and from what I'm hearing is this doesn't say that you can't do duplexes and triplexes, this just says that you have to have the oversight for that so that we can be more discerning and ensure that that type of scenario, that consequence doesn't happen. That is the way I read this and from the standpoint of fourplexes, so the quadplexes on arterial corridors, that is still in place. I might have misunderstood you Taiwo when you spoke a moment ago, but I'm seeing that in 2.2. From what I understand 2.1 is simply the duplex, triplex in all single-family housing categories which is what you are talking about excluding. So, not duplexes and triplexes, just that scenario that is everywhere without any sort of discernable strategic oversight.

Mr. Winston said I had Ms. Johnson pull up the map and that is what the single-family zoning looks like currently all across Charlotte. Over 80% of our developable land is zoned for single-family. Well also let the public and my colleagues know that this map represents an optimized map for segregation as well as the cycles of gentrification that so many of us have been opining about one way or the other.

I will say that to Ms. Johnson's point earlier when some of these single-family zoning districts were first created they were specifically about race and that might not necessarily be true, but this is most certainly a map that represents segregation in our City around income. Really, if you take a sample from any of the Districts and even folks in the ETJ, you will find that people that live within those yellow areas make the same amount of money or relative in the same income bracket. So, what does that do? It doesn't ensure that the same outcomes will happen in different parts of town.

For instance, in District 6 and District 7 where those maps are very heavily yellow, those places will not have the involuntary displacement that comes in cycles. You will see further development and quality of life the ability to increase development that happens in those areas over time simply because the wealth of those areas will continue to grow and they can afford to pay above and beyond where folks in other parts of town aren't. You will also see that there are differences specifically in Districts 3, 2, 4, and 5 and of course in District 1 as well.

These are going to be places that are going through very mature cycles of gentrification or will be entering those. I would definitely keep your eye on what will happen in District 5 over time and those cycles of gentrification and involuntary displacement of course are optimized because of the segregating nature of those incomes and those home values. There are plenty of homeowners and the ability to be single-family homeowners, for instance in District 3, and particularly in District 2 and District 5, but over time the appreciation of those home values i.e. the generation of wealth will be stagnant.

You won't have the same type of development and investment over time that we have talked about over the many years, why because as those prices don't increase, there isn't the same appreciation of tax value, it is harder to provide utilities and sidewalks and roads so those home will stay low but they will be optimized as hundreds of thousands of people, the middle class is coming in from different parts of town.

They are not going to move into District 6 and District 7, they are going to move into District 2, District 4, and District 3, and when we put the Silver Line through there, especially going to be in District 5. If we don't do something right now, if we don't create mixes within those yellow areas that desegregates the home values of those areas and therefore the incomes the ability and desire for people to live in these places from different income brackets we will just continue to perpetuate these cycles of gentrification in

Districts 3, 2, 4 and 5 and 1 and you will see those populations stay very much the same in Districts 6 and 7.

Yes, this is more than numbers, this is much more than colors, but this is about reality versus fantasy and many of you are speaking in fantastical terms tonight and are not dealing with the actual reality of the folks in your District. I suggest that we move on and deal with the [inaudible] the folks in District 5, if you do something drastic in the next five to 10 years you will be optimizing District 5 to go through a massive cycle of involuntary displacement if you do not add more types of housing choices and housing options and increase the supply. It is mere fact and I wish that many of you would come with actual more data and facts and not just spit out these rhetorical political red meat land mine into the conversation because it is just not true.

Mr. Driggs Mr. Winston, I would appreciate it if you could point across without disparaging other people. It is perfectly possible to state your case and not offend; you are entitled to your opinion, but it is not necessary for you to disparage others. I will also mention that the Fair Housing Act was passed in 1968 at which time virtually the entirety of my District was farmland. Nobody was displaced and the laws prohibiting that kind of segregation were already in effect, so historically that is the evolution in that area and I just repeat my point, I don't see why we need to extinguish single-family neighborhoods entirely in order to pursue the goals of this Plan. That is my issue.

Mayor Lyles said now we are at remove 2.1; I think everyone has spoken. Raise your hand if you would like to remove 2.1. That gets five votes.

Mr. Bokhari said alright, I think we achieved something here.

Mayor Lyles said I really would like for us to take a real look; I read an article this weekend about the impact of residential segregation and what it means and it wasn't about the housing numbers and it wasn't about the costs which we are all very aware of, but what it was, was why people of different races won't move into certain neighborhoods basically, and that still stands today. It is every race. If you are on the west side you may not ever want to move into District 7 or District 6 and that is what this article is about. It is basically around how the government created this and we can talk about it in different ways and different terms, but I think the data actually justifies from every study that the government created the redlining.

When Charlotte was formed it was an integrated City and the streetcar came and started segregation. It was the ability to move out and away from what people began to see of others. I think you can have that conversation, you can understand the reason that they talk about systemic racism is that it is systemic and it is not to say that anyone in here did this, but you can't ignore the fact that the results. I don't care which date or year you chose if you look into the way the federal government, even today, says we will give you more of a tax credit if you will build more affordable housing in poor neighborhoods.

Why is there not a tax credit to build housing at a better rate in neighborhoods where there is infrastructure? All I am saying is guys we have ancestors that did a lot of things, but it is up to us to make some changes about what we are going to do now. I don't know, I haven't heard what we are going to do, but this isn't going to go away, it is not going to go away. Our children are going to fail in school and that is what I meant about our children, where are the Title One Schools? Where are they; how many of us would want to send your kids to the schools that are in the Districts in the yellow in the [inaudible]? These are tough decisions and it is not just the City, it is the School Board, it is our court system, it is a lot, but we have our part to play.

I think everybody commented and everybody got to speak at least twice.

Ms. Johnson said you say things to make it sound like we don't care about the children and we don't see the Title One Schools.

Mayor Lyles said I said we all have a part to play.

Ms. Johnson said but we also have our part to play every month during zoning when we continue to approve petitions in overcrowded schools. So, if that is a priority we need to consider that and you also say that the QTC of the area, we have the power that we could create a policy that we give incentives or something for our tax credits. So, all those things you say there are things that we can do about them outside of them.

Ms. Watlington said the point of order, I still want to vote on #41 and #42 because I want to see those go forward as well. I didn't want just #44 to be the only option.

Mayor Lyles said I think the last two, so we are talking #41 and then we have #42. So, why don't we go to #41? How many people favor #41? That got five votes.

Mr. Phipps said I was reading it; what are we trying to do with that one?  
Mayor Lyles said it just moves forward for information and there were five votes to move it forward Mr. Phipps.

The next item is #42 – Policy 2.1 would change from all lots to all place types and add a note. I don't know what the note says.

Ms. Watlington said it is the note about the equitable framework and whatnot.

Mayor Lyles said it is in the memo. All in favor of doing that please raise your hand. Five votes, that moves forward as well.

Next is #47 – If a single-family rezoning district remains what assurance will we have that a place type has zoning districts that use duplexes, triplexes. Have we addressed this already, but there is a net gain in housing in each place type?

Mr. Phipps said I really don't see how preserving single-family homes would be to the detriment of triplexes and duplexes. Nobody is saying that you can't have them.

Mayor Lyles said it has already been debated and we approved removing 2.1 so that is done.

Ms. Watlington said in addition to that we also approved these two other options because an answer to Ms. Eiselt's question, what assurance do you have, that is where you get back to that conversation of if we are not doing all lots in all place types, we want to see a net increase in density. So, that may look like exclusively single-family zoning and also this flex zoning and we use it where appropriate. That is the intent for me in #42, that is what the assurance is. It is the addition of flexibility.

Ms. Eiselt said I can take that out, one less for The staff, as long as the answer for #42 tells us if you have four lots left in the whole city and there is single-family zoning right now and now you can't put duplexes, how are you going to get more?

Ms. Watlington said that comes through the UDO, we won't have that by next week.

Ms. Eiselt said if there is a policy that says every place type has to identify how you are going to get the ability to have more housing in each place type, then that is fine.

Mayor Lyles said right now I'm not sure that I understand what flexible zoning is.

Mr. Jaiyeoba said I was going to say it is actually in the Plan today. If you look at the place types [inaudible] highlight where they are in terms of it definitely says in neighborhood one, for example, you do not eliminate single-family housing, it is still going to be there. But then each place type calls out what you can have within the concentration of other things like mobility, infrastructure capacity. What we then do during the mapping is to make sure that we match growth allocations with those capacities based on data and whatever physical analysis we do during that period. While I may not be able to give you all that information before June when you make a decision, I can include a note to say

this is how it is going to go during the place type mapping process. That way you can check on us when we come back.

Mayor Lyles said under #42 we've said yes to that. We didn't answer #43. Is there anyone who would like to answer that? Other ways to get a net gain. Number 47, if a single-family zoning district, what assurances do we have that a place type has zoning districts that use duplexes so is there a net gain in housing in each place type. That is the question and Taiwo is going to try to address that in the note. Am I saying that fairly?

Mr. Jaiyeoba said yes Mayor.

Mayor Lyles said the next item I think we really addressed with our vote in #43. Would that be fair Mr. Phipps?

Mr. Phipps said yes.

Mayor Lyles said the next one is to allow blended housing options for new construction as part of planned developments or subdivisions. That is from Mr. Phipps.

Mr. Phipps said I don't see why 50-acres couldn't be divided into different housing type options within that development. So, you can still have your single-family, your duplexes if that is what developers want to do. Does anyone not see that?

Ms. Watlington said I would go so far as to say how do we encourage that?

Mr. Jaiyeoba said that is happening today.

Ms. Watlington said no, no, absolutely, we want more of it.

Mr. Jaiyeoba said it is just not happening with the same degree of rapid pace that you would want because of restrictions in policies which is what we are really trying to achieve with 2.1. It happens today, but it just doesn't happen enough. Where you have single-family townhomes, duplexes, triplexes probably not quadruplexes, but you do have them today. They are just not as many, again, when you have that subdivision they have to focus on the corner lots to be able to put some of those.

Ms. Eiselt said because you can't afford a rezoning just for one lot, so maybe you could roll in as to is there a way, I don't know, jump the queue or I don't know, make rezoning cheaper to be able to do just a lot.

Ms. Watlington said I think that is the point, I don't think it is either or, I don't think 2.1 is the be-all, end-all in order to incentivize or encourage these blended types of development. I think we all agree that we want to see more of those things, so I hope that is clear. I think we are all in favor of seeing more blended development, I just think that we can do it in other ways. I think it would help to look at the policies that we have to see how we can encourage it. I'm just saying I don't think the 2.1 is the only way to skin that cat.

Ms. Eiselt said #48 I think wraps into what we've already said so we should vote because that will be part of the more information. Everybody in favor of #48 – six votes so that moves forward. That brings us to #49 – allow blended housing. That is the same thing, right.

Mr. Phipps said I don't know if that is the same thing or not; I'm just saying that you don't have to get rid of single-family to promote those goals with the flex housing options. I think that they can co-exist and that is why I call it blended housing.

Ms. Eiselt said I think the staff understands where you are going with that so let's take a vote on that one as well. All those in favor of #49 – that passes as well.

Mayor Lyles said #50 includes language on partnerships with financial institutions for the housing issue. I think that actually got covered somewhere or maybe I imagined it.

Mr. Winston said no, that is specifically for increasing and strengthening of homeownership language to acknowledge the role of the financial sector in ways to bring them to the table in a policy recommendation.

Mayor Lyles said the ways to bring them to the table would be implementation, but having them included and explaining their role would be a part of the –

Mr. Winston said that has to be in the language of strengthening homeownership. That is the goal.

Mayor Lyles said alright, everybody good on that one. Everybody – thank you.

The next one is #51 from Mr. Bokhari; augment the 10-minute neighborhoods to consider the impact on brick and mortar and look at amenities that are needed by 2040 because of the changes in the way retail and things are working.

Mr. Bokhari said the premise is simple. When it says under the 10-minute neighborhood goal in the objective; increase the percentage of households both new and existing within a comfortable tree shaded the 10-minute walk, bike or transit trip to the following services or amenities. It is like free healthy food opportunities.

The point is by 2040 that is not how people are going to be getting groceries so, to say that we are going to base a 20-year out plan on brick and mortar options to be able to walk to, again it goes back to that comment on does all this effort on all these things we've been debating that is controversial and very little on the forward-looking vision of what the City will actually be like in 2040. So, this is the premise and example of that in the 10-minute neighborhoods where I don't need to plan to walk to fresh healthy food opportunities in 10-minutes by 2040 because that is not even how groceries work today.

Mayor Lyles said okay I've got five. Let's go back to Item #28 and #29, we did not finish those. Number 28 is Community Benefits Agreement and we talked about this in the context of as we have looked at everything and all of the things that we've committed and said to move forward. The convener of existing versus commissioning of community benefits stakeholders is #28.

Ms. Watlington said this one can be stricken; Taiwo answered my question on that one earlier.

Mayor Lyles said okay, delete #28 then the next one is #29 – Cities role in the process for facilitators versus contract and how things incentivize. I think that is the last one we wanted to come back to under Community Benefits as we looked at the remaining section of this. Any thoughts?

Ms. Watlington said yeah that one was in the same vein as what Ms. Eiselt was saying. I think if we are going to keep CBA's in here, and I hope we do, that we need to be clear about our role and we've talked about this a number of times that we are facilitators, we are not saying we are the party in the agreement, but if that is the case I want to understand what do we mean by incentivizing particular elements. If we are creating this menu and we are saying we are going to incentivize certain parts of the menu, to me that would mean in some way we are a party, but I would like to understand that more.

Mayor Lyles said so you are going to ask the staff to come back and explain how incentives from the City help facilitate or not, the CBA agreement, and all that it is a result of.

Ms. Watlington said that wasn't what I was saying; I just wanted to be very clear about what our role is because when I see language like incentivizing that would tell me that we are taking an active role in it. I need clarity about what role we are playing.

Mayor Lyles said if we provide incentives.

Ms. Watlington said either way.

Mayor Lyles said so incentives are not really the question; the question is does what role does the City have in a CBA even with or without incentives. Now I understand it a lot better. Five votes on that.

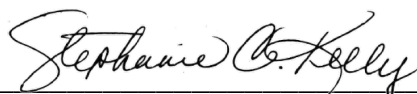
Ms. Johnson said I want to say if I was talking over you I apologize, I don't intend to do that, but I listen a long time sometimes, and maybe it's just that I want to say something so forgive me for that.

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### ADJOURNMENT

Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to adjourn the meeting.

The meeting was adjourned at 11:07 p.m.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Length of Meeting: 6 Hours, 37 Minutes  
Minutes Completed: June 28, 2021