
FY 2020 Budget Workshop

City of Charlotte

March 6, 2019 1:30 p.m.
Room 267

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- | | |
|---|--|
| I. Workshop Overview
- General Fund Update | Sabrina Joy-Hogg |
| II. Revaluation Analysis | Rebecca Hefner |
| III. Redefining the Capital Planning Process | Sabrina Joy-Hogg
Phil Reiger
Doug Carter |
| IV. Non-General Funds <ul style="list-style-type: none">• CATS• Storm Water | John Lewis
Mike Davis |
| V. Solid Waste Services Deferred for time | Victoria Johnson |
| VI. Public Safety Pay Comparison | Ryan Bergman |

Distribution: Mayor and City Council
Marcus Jones, City Manager
City Manager's Executive Team
City Manager's Senior Leadership Team
Strategy & Budget Staff

***Questions and Answers
From February 6 Budget Workshop***

Published March 6, 2019

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Questions and Answers

From February 6 Budget Workshop

Revaluation and Revenue Neutral

Question 1: *Provide information related to the impact that property revaluation will have on the affordability of housing, including the impact to renters.*

Apartments are included as commercial properties in the data from the Tax Assessor's Office. The City recently received the commercial property data from the Tax Assessor's Office and analysis is underway. A more comprehensive review of the impact of the revaluation on the affordability of housing, including the impact to renters, is forthcoming.

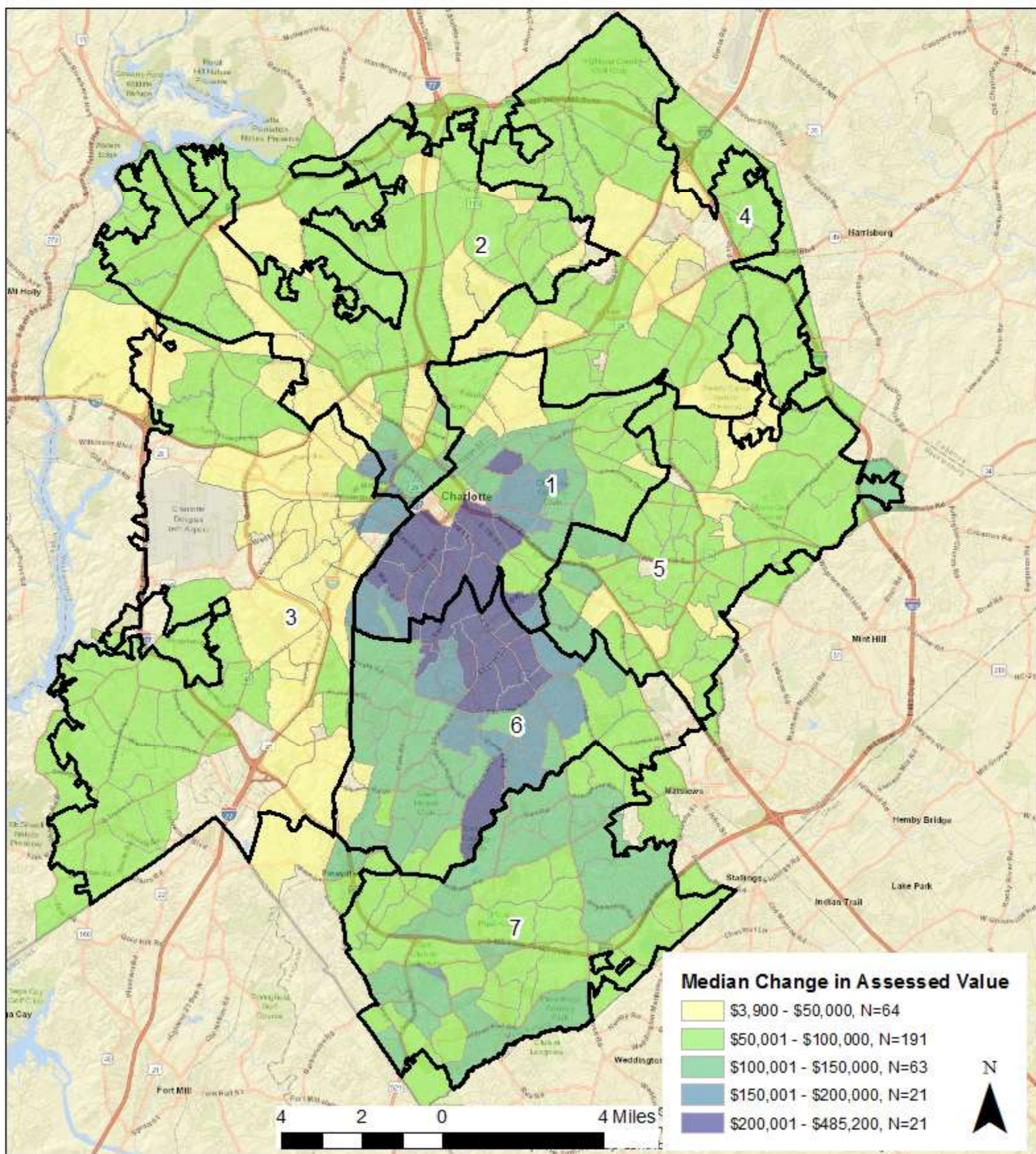
Questions and Answers

From February 6 Budget Workshop

Question 2: *Provide two views to further evaluate changes in property values: (1) a heat map with the changes in values expressed in dollar amounts, rather than percentages, and (2) a heat map in relation to the area median income (AMI) to see impacts to rent and homeowner affordability.*

The map on the following page displays changes in assessed value in dollars rather than percentages. The district summaries, maps, and tables below illustrate the median City tax impact along with selected housing and population characteristics of each Neighborhood Profile Area. Each NPA can be further studied at the Charlotte/Mecklenburg Quality of Life Explorer at <https://mcmap.org/qol>.

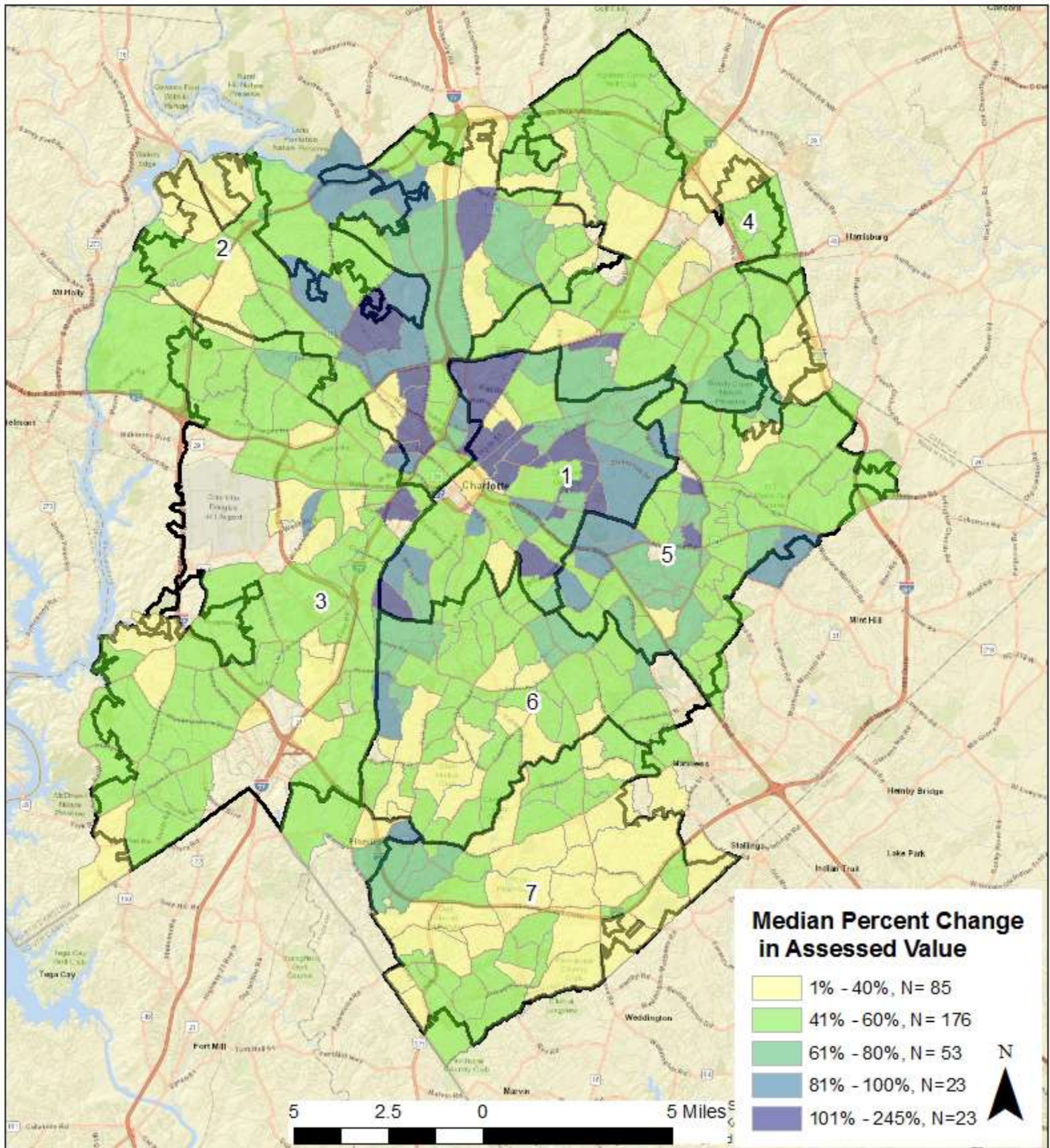
Median Change in Assessed Value of Residential Real Property by NPA (2018 - 2019)



State law requires Mecklenburg County to conduct a property revaluation at least every eight years. The new value is effective January 1, 2019. The last revaluation was conducted in 2011. Revaluation and taxation are separate. Revaluation determines a property's market value. The Mecklenburg Board of County Commissioners and Charlotte City Council determine tax rates during the annual budget process in late spring. The assessed value of all property (which includes real estate, personal property and motor vehicles) combined with the tax rate will determine each owner's tax bill, which is mailed in late July.

2/12/2019

Median Percent Change in Assessed Value of Residential Real Property by NPA (2018 - 2019)



State law requires Mecklenburg County to conduct a property revaluation at least every eight years. The new value is effective January 1, 2019. The last revaluation was conducted in 2011. Revaluation and taxation are separate. Revaluation determines a property's market value. The Mecklenburg Board of County Commissioners and Charlotte City Council determine tax rates during the annual budget process in late spring. The assessed value of all property (which includes real estate, personal property and motor vehicles) combined with the tax rate will determine each owner's tax bill, which is mailed in late July.

2/8/2019

Questions and Answers

From February 6 Budget Workshop

Question 3: *Provide the heat maps with Council district lines, as well as tables with individual neighborhoods within each district, and the break-even percentages for each Council district.*

On the following page is the list of neighborhoods within each Neighborhood Profile Areas (NPAs) across the City (as defined by NextDoor). For example, Dilworth East, Dilworth Northeast, Dilworth West, and Metropolitan are in NPA 3. Neighborhoods may be located in multiple NPAs. For example, Enderly Park is in NPAs 5 and 6.

The table on pages 24 to 28 displays the NPAs sorted by median percentage change in assessed value. Among the 360 Charlotte NPAs included in the Residential analysis, 286 have a median assessed value percent change of 40 percent or greater. Additional analysis for each NPA can be found within the analysis for each Council District (pages 33 to 60).

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
2	16
Commonwealth Park	Athens Place
3	Coventry Woods
Dilworth East	Firethorne-Thorn Grove
Dilworth Northeast	Forest Ridge
Dilworth West	Heatherwood Trace
Metropolitan	Idlewild
4	Reddman Square
Foxcroft	17
5	Hampshire Hills
Enderly Park	18
6	Cotswold
Enderly Park	Eastover
7	19
Foxcroft	Bennington Woods
8	Closeburn
Closeburn	Quail Hollow
Magnolia Park	The Gates at Quail Hollow
Montclair	20
10	Ashton Grove
Country Club Heights	Auburn Place - Blakeney Greens
Plaza Shamrock	Camden Ballantyne
11	Oak Ridge
Freedom Park	Raeburn
The Kimberlee	Reavencrest
12	Southbrook
Quail Run	21
Sharon Lakes Rd	NoDa
13	Sugaw Creek
Collingwood	22
14	Optimist Park
Baucom Ridge	23
Bridges at Mallard Creek	New Stonehaven
Harrington Woods	24
Kelsey Glen	Colonial Village
The Lodge at Mallard Creek	25
15	Berkeley
Downing Place	Crestwood Dr
Medearis	Deerpark of Raintree
Stonehaven	Fairway Ridge
	Golf View - Crestview
	Quail Acres

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
26	38
Camp Stewart	Cheshunt
Harrisburg Rd	Davis Lake
27	Harris Wood - Davis Commons
Deerhurst	Lakeview Road
Melrose	39
Mintworth Village	Ashburn Farms
St Clair at Calloway	Delta Lake
Stoneridge	Heron Pond
Tibble Creek Way	Plott Road Communities
29	Ravenwood
Arbournate	40
Deerpark of Raintree	Citise
Holly Hill Farms	Shannon Park
Providence Heights	41
Raintree Greens	Carmel Road Neighborhoods
30	Carmel Village
South End	Innisfree
Southside Park	42
31	Sharon Woods
Mountainbrook	The Preserve at Belingrath
Sharon Woods	43
32	Kingswood
Renaissance on Carmel	Mountainbrook
33	Quail Hollow and Carmel Rd
Autumn Park	44
Mineral Springs North	Quail Hollow II
34	Sharon Hills
Forest Pawtucket	45
Pennacook	Berewick
Waldon Park	Berewick II
Wildlife Rd	Browns Cove
36	47
Greylyn	Strawberry Hill
Heritage Woods	48
Sardis Cove	Mosscroft Ln
Sardis Woods	Reedy Creek Park
Springbrook	49
37	Oakdale North
Belmont	

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA)
NextDoor Name
50
Four Seasons
Fox Hollow
Lawrence Orr
51
Wesley Heights
52
E Independence Blvd
Monroe Rd
53
British Woods
Foxboro
Short Hills Dr
Tree Top
54
Ansley Falls
S Tryon-Nations Ford
Yorkmount
55
51 and Carmel
Carmel South
Carmel Station
Masters Court
Shadowlake
56
Cricket Lake
Providence Road
Raintree
Shorewood
57
Arcadian Village
Coventry Woods
58
Easthaven
59
Hickory Grove
60
Esplanade
Uville
62
University City South

Neighborhood Profile Area (NPA)
NextDoor Name
64
Belle Haven Apartment Homes
College Downs
65
Tryon and Mallard Creek
66
Ashford Green
Colonial Grand
Lakeshore Village
68
The Crossings
Waters of Steele Creek
69
Deering Oaks
Myers Park South
70
University Park
71
Archdale
Greenhill/Silverleaf
Near South Arrowood
72
Madison Square
Walden Ridge
Wren
73
Apple Dove
Moore's Chapel
Wildlife Rd
Wilson Glen
74
Brandon Forest
75
Bridgehampton Carolina
Churchfield
Copper Ridge
76
Asheford Woods
Reunion - Enclave
Youngblood

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA)	NextDoor Name
77	
	Charlotte Pines
	Neely Glen
	Steelecroft Place
	Sterling Steele Creek Apartments
	Waterlyn
78	
	Kingsbridge
	Lions Gate
	Savannah
	Yorkshire
79	
	Near South Arrowood
80	
	Hyde Park
	John Adams
	Mallard Glen
	Mallard Glen Townhomes
81	
	Garden Oaks
	Stonebridge
	The Crossings
	Waters of Steele Creek
82	
	Bennington Place
	Huntington Forest
83	
	Berewick III
	Berryhill
	Browns Cove
84	
	Berewick III
	Berryhill
	Steel Creek
85	
	Oakview Terrace
	Washington Heights
87	
	Merry Oaks
88	
	Lakewood

Neighborhood Profile Area (NPA)	NextDoor Name
89	
	Marlwood
90	
	Kilborne Acres
	Markham Village
91	
	Marlwood
92	
	Ayrsley Town
93	
	Arrowood Crossing
	Coffey Creek
94	
	South Charlotte
95	
	Cedar Run - Sandy River
	Steelechase
96	
	Laurel Valley
	Olde Whitehall
	Timberstone Commons
97	
	Arbor Steele Creek
	Calloway Glen/Steele Creek
	Lions Gate
	Rivergate Town
	Tealbriar
	Walkers Creek
	Wing Pointe
	Yorkshire
98	
	Castle Garden
	Hickory Acres
	Kingstree
99	
	Burtonwood
	Fox Run
	McClintock Woods
100	
	Hampshire Hills
102	
	Oak Forest

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
105	115
Park South Station	Ardrey
107	Ardrey Chase
Mission Matthews	Ardrey Crest
Summerfield Townhomes	Ardrey Woods
108	Ballanmoor
Ashley Farms	Blakeney Apartments
Olde Creek	Blakeney Preserve
Summerfield Townhomes	Landen Meadows
Windsor Professional	116
109	Downs Rd
Callabridge Commons	Liberty
Eagle Chase	Near South Arrowood
Overlook	117
Rozzelles Ferry	Christenbury Hills
110	Hunter Acres
Alta Grove	Oakbrooke
Callabridge Commons	Potters-Edgefield
Chastain in Mountain Island	Scotsborough
Eagle Chase	The Oaks
Mountain Point	118
111	Brackenbury
Berewick	Sardis Pointe
Haywyck Meadows	Settler's Landing
Steele Creek	119
Wildwood Meadows	Little Rock Tuckaseegee
112	Moore's Park
Oakdale North	Pawcreek Rd
113	Westerwood
Glenhaven	White Oak Park
Oakdale - Brookshire	120
Oakdale Green	Arbor Glen-Reid Park
Pinebrook	121
Pleasant Grove Rd	Southwold/Nations Ford
114	Stonebrook
Jackson Homes	Yorkmont Park
Josh Birmingham Pkwy	123
	Friendship Village
	Griers Grove
	Northwood Estates

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
124	140
Marsh Estates	Coulwood
125	Eagles Nest
Hamilton Circle	Elmwood
Riley Ave	Paw Creek at Toddville Rd
126	Pawcreek Rd
Brightwalk	Queen City Drive
127	White Oak Park
Stanford Reserve	141
Wilora Lake/Eastland	Stewarts Glen
128	142
Eastwood Acres	Longleaf
Shamrock Hills	Riverbirch Dr
129	Sharon South
Brandon Forest	The Villages
Oberbeck Farm	143
Park Crossing	Olde Georgetowne
130	Quail Hollow IV
Sawmill	Sharon Hills
131	144
Marshbrooke	Lailwood
St Clair at Calloway	Stoney Dr.
132	146
Madison Park	Trotter's Ridge
133	147
South Selwyn	Becton Park & Lyton Blvd
134	Trotter's Ridge
Idlewilde South	148
Waterford Creek	Kuykendall Road
135	Nancy Creek
Forest Ridge	Providence Arbours
136	Providence Forest
Harwood/Riverside	149
Ponds at Harwood	Glenmore Townhomes
Riverbend	McKee/Tilley Morris
Shuffletown	150
137	Crater Park
Coulwood East	Poplar Springs
138	
Sugaw Creek	
139	
Hamilton Circle	

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
151	160
Allyson Park	Derita South
Ardrey Commons	Deritawoods
Princeton at Southampton	Tangle Wood
Southampton	161
Weston Glen	Lansdowne
Wynridge Estates	162
152	Hickory Grove
Homewood Acres	163
Mallard Woods	Cherry
153	Metropolitan
Arbor Hills	164
Claybrooke	Eastway/Sheffield Park
Fountain Grove	Lansdale
Lexington	Medford Acres
Maplewood	Winterfield
154	165
Chatham	Somerstone-The Oasis
Hattie Meadow	Wallace Creek
Hayden Commons	166
Katelyn Moors-Brynmoor	Kimmerly Glen
Mallard Creek	Lawrence Orr
Prosperity Place	167
Villages of Leacroft	Kimmerly Glen
155	Vernedale Glen
Charlotte 237	168
Pavilion Blvd	Holiday Hills/Alexander Place
156	169
Brookmere	Maplecrest
Catawba River Plantation	Providence Pointe
Harwood/Riverside	Riviera
Mountain Aire	170
157	Blakeney Heath
Greenville	Elizabeth Townes
Lockwood	Ellington Park
North Tryon	Highgrove
158	171
Garden City	Brittany Oaks-Essex Fells-Pullen Green
Oakdale - Brookshire	Rea Rd
Peachtree Hills	
159	
Arbor Glen-Reid Park	

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
172	181
Promenade Park Apartments	Ballantrae
Providence Rd	Downs Grant
Quail Acres	Enclave at Providence
Sierra	Fairway Downs
Stonecreek Ranch	Fairways
173	Glynmoor Lakes Piper Glen
Eagles Nest	Golfview
Freedom	Raintree
West Mecklenburg	Rosecliff-Carrington
174	Serendipity Lane
Laurel Valley	182
Olde Whitehall	Greenville
Steel Creek	183
175	Delta Crossing
Brackenbury	Lawrence Orr
Olde Heritage	Wallace Creek
Sardis Hills	184
176	Chantilly
Cady Lake	185
Reavencrest	Sharon Rd - South Blvd
Williamsburg	186
177	Cresthills/PineyGrove
Carmel Road	Idlewild South
Carmel Valley	Stoneridge
Quail Hollow and Carmel Rd	Strider Ridge
Sturnbridge	Tarlton Heights
178	187
Allwood Drive	Carlyle
Courtney Oaks	Edinburgh
Courtney Ridge	Scotthill
Kingman and Clearwater	188
Renaissance Park	Bexley Providence
179	Coventry Court
Randolph Park	Estates at Oakhaven
Sherwood Forest	Farmington Woods
180	Kenilworth/Amberleigh
City View	190
Sharon Forest	Todd Park
Thompson Brook	191
Valley at Sharon Forest	Camden at Wedgewood
	Towne Meadows / Braemar
	Wedgewood North

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
192	202
Back Creek	Ashley Place
North Charlotte	City View
Seven Oaks	Idlewilde South
The Farms	203
193	Berewick II
Providence Park	Riverwood
194	Sawmill
Hembstead	Stowe Creek
Hugh Forest	204
Huntington	Ashton Grove
Oak Manor	Auburn Place - Blakeney Greens
Reverdy	Mitchell Glen
St. George Place	Olde Blakeney
195	Southbrook
Mill Creek	205
196	Bellemeade
Sunset Road	Deerfield
197	Hampton Leas
Vernedale Glen	Lost Tree
198	Oxford Hunt
Old Providence and Wimbledon	206
Olde Providence North	Beverly Crest
199	207
Freedom-Tuckaseegee	Auston Woods Village
Tuckaseegee	Long Creek Apt
200	North Lake
Belmont	Residences of Brookline
201	208
Abbotswood	Myers Park East
Burning Tree	Myers Park South
Canterbury	Olde Foxcroft
Carmel Estates - Rea Road	209
Challis Farms	Gaitwood
Five Knolls Estates	McIntyre
Raefield Village	Potomac
Rea Woods	Wedgewood at Whitley
Stonecroft	Wren
Triveny Commons	211
	Sunset Road

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
212	224
Archdale	Bonnie Briar
Tyvola	The Retreat
213	Touchstone Village
Beverly Woods	Wilshire
Fairmeadows	226
Laurelwood	Ashbrook - Clawson Village
Sharon Towers Dr	227
215	Avensong
Carmel	Camp Stewart
216	Cedarbrook Acres
Old Salem/Meredith	Turtle Rock
Providence at Fairview	228
217	Camp Stewart
Olde Providence North	229
Pellyn Grove	Cedarbrook Acres
Woodbridge	Lamplighter Village East
218	Meadowbrook
Colvard Park	Misenheimer-Boswell
Mallard Creek	Woodbury
Mallard Trace	230
Rossmore	Ansley Falls
Wellington	S Tryon-Nations Ford
Winchester	231
219	Prosperity
Crab Orchard	Prosperity Place
University City South	Robyns Glen
220	Stoney Creek - Mallard Creek
Eastwoods	232
221	Asbury Place
Belle Haven Apartment Homes	Eastfield
Knollwood Circle	Robert Helms
Newell Crossing	233
Newell Place	Berwick
222	Ivy Hall
Bishops Ridge	Orchid Hill
Hampton Leas	Ridge Haven
223	Rougemont
Shannon Park	White Oak

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
234	248
Autumnwood	Tarleton Heights
Branch Hill	250
Knollwood Circle	De Armon Rd
Newell	Fox Glen
University	Hunter Downs
235	Madison Park at Wallace Farms
Sherwood Forest	Prosperity Village
236	251
Baltusrol	Amber Leigh
Gleneagles	Brownstone
Heydon Hall	Eagle Creek Drive
Seven Eagles	Hampton Place
237	252
Crater Park	Browne's Ferry
Tangle Wood	Mallard Ridge
238	253
Allen Hills/Carrie Hills	Ballantyne
Derita North	Crestmont
240	Rea Rd
Amity Gardens	Thornhill
Oakhurst	254
241	IBM Drive and Resource
Montibello	Legacy Park
242	Mallard Trace
Reedy Creek Plantation	Worthington Apartments
243	255
The Reserve at Canyon Hills	Bexley at Ballantyne
244	Kensington-Stonebriar
Cedar Lane Farms	Kingston Forest
Melody Lane	Providence West-Balmoral Park
Plott Road Communities	South Gate Commons
Silverwood	The Preserve at BC
245	Tyler Woods
E Independence Blvd	Village of Troon
Parkview East	256
246	Lower Palisades
Apple Tree Village	Youngblood
Fox Ridge	
Pebbleridge	
Waterford Valley	
Woodberry Forest	

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA)
NextDoor Name
257
Ardrey Park
Bell Ballantyne
Cedar Walk
Farmington Woods
Kingsley
Southampton Commons
Villages at Ardrey Kell
258
Coulwood
Freedom-Tuckaseegee
Heather Glen
Lewis Forest
McGregor Downs
Mulberry Pond
Springmont
259
Forest Pond
Landmark at Mallard Creek
Rumple Road
Walnut Creek
260
Beatties Ford - Trinity
261
Carmel Road Neighborhoods
262
Golf View - Crestview
Hunters Valley
Piper Glen
Williamsburg - Raintree
263
Alexsis
Carson's Pond
Rea and Colony
The Mayfair
Triveny Commons
Wessex Square

Neighborhood Profile Area (NPA)
NextDoor Name
264
Brookstone
Hubbard Falls
Mallard Grove
Nocroft-Sweetwater
Northlake-Harris Pond
Prescott Village
265
Devonshire
Katelyn Moors-Brynmoor
Rolling Oaks I
Wellington
266
Avery Meadows
Keeneland
267
Greycrest
Neely Glen
Planters Walk
Withers Grove
268
Marlwood
269
Candlewyck
Magnolia
Old Providence and Rea Rd
Providence Springs
Providence Springs-Phase2
Springs Village
272
Cross Point
Greylyn
Matthews Crossing
273
Coventry/Berkshire
274
Bexley Greenway
Legacy Park

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
275	284
Harris Point - Radbourne Lake	Chestnut Hills/Roxbury
Mallard Ridge	Deerfield Creek
Nocroft-Sweetwater	Providence Woods
Northlake-Harris Pond	Solis Waverly
Radbourne	Waverly
276	285
Davis Lake	Liberty
Spring Park-Davis Ridge	Rubin Center
277	South Charlotte
Amber Ridge	287
Deercross	Galleria
Hucks Landing	Windsor Professional
Mapleton	288
Meridale	Sardis Forest
Spring Park-Davis Ridge	289
278	Chateau
Addison Park	Coventry
Harris Point - Radbourne Lake	Hamilton Green
Ravenswood Vineyard Glen	Hamilton Lakes
Villages of Avonlea	Pineknoll
Waterford Hills	Rivergate Town
279	SJ Lawrence Rd
Bexley	Tealbriar
Huntington Ridge	290
280	Tyvola
Henderson Circle	York Road
281	292
Harris Wood - Davis Commons	Honeywood
Villages of Avonlea	294
282	Revolution Park
Oak Hill	West Blvd
Potters-Edgefield	295
Rockwell Park - Hemphill Heights	Genesis Park
Stonefield-Connor Ridge	The Park at Oaklawn
283	296
Avalon	Caldwell Road
Farmington	Stafford
Forest View	297
Rockwell Park - Hemphill Heights	Park Crossing
	298
	Treva Woods

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
299	310
Faires Farm	East Providence Estates
Vlgs at Back Creek-University Hts	Nottingham Estates
300	Plantation
Pineville	Providence Glen
301	Village at Providence Glen
Faires Farm	Willowmere
Loren Farms	311
University Commons	McCrorey Heights
Wyndham Place	Oaklawn Park
302	312
Cameron Wood	Oak Forest
Johnston Creek Apartments	313
303	Steele Oaks - Braddock Green
51 and Carmel	314
Sturnbridge	Country Club Heights
Waterford Square	Merry Oaks
305	315
Hunter Acres	Commonwealth
Rockwell Park - Hemphill Heights	316
Woodstone	Idlewild Farms
307	317
McDowell Farms	Westover Hills
McDowell Meadows	318
Timberstone Commons	High Timbers
308	Sardis Forest
Landen Glen	Sardis Oaks
Polo View	319
Reserve at Reavencrest	Cedar Run - Sandy River
Saddlebrook	Twelve Oaks
Sonora at Stone Creek	320
South Point on Landen	Cotswold
309	321
Chestnut Hills/Roxbury	Ponderosa - Wingate
East Providence Estates	323
Mckee Woods	Hickory Grove
Nottingham Estates	324
Providence Estates East	Brantley Oaks
Providence Ridge	Caldwell Road
	Farmwood North

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
325	336
Chessington-Willow Gate	Chowning Tavern
Chestnut Commons	Pavilion Blvd
Grove Park	Pavilion Crossing
Ravenwood	The Settlements
Rosecroft	Withrow Downs
Windsor Grove	337
326	Harwood/Riverside
Revolution Park	Mt. Isle Harbor
327	Rozzelles Ferry
Oak Forest	Rozzelles Landing
328	Susanna Place
Derita South	339
Mineral Springs	South End
329	340
Rumple Road	Fourth Ward
Silverstone	341
330	First Ward
Coulwood East	342
Montclair Park	Metropolitan
331	Second Ward
Brookside Lane Business Watch	343
Mineral Springs	NoDa
Sugar Springs	344
Univeristy Center	Howie Acres
332	NoDa
Cedar Mill	345
Long Pawn Ln	Pleasant Grove Rd
Pine Island	346
Tanglewood	Springmont
333	West Mecklenburg
Forest Pawtuckett	Westchester
Lakewood Ridge	347
334	Seversville
IBM Drive and Resource	348
The Vinoy	Coulwood Hills
335	Cross Creek
Plantation	Mount Holly
Providence Hills	Sadler Ridge
Savannah Hills Weddington	The Woods At Coulwood
Weddington	349
	Foxcroft

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
350	359
Foxcroft East	Beverly Woods
Governor's Square	Conservatory
351	Quail Park
Bellmore Hall	Stoney Ridge Trail
Canterbury	360
Rea and Colony	Brawley Farms
352	Brookstead
Beverly Crest	Cambridge
Beverly crest 2	Harrisburg Rd
Lost Tree	McCarron
Preserve at Beverly Crest	361
Providence Court	Bryant Park
353	Marsh Estates
Old Providence and Rea Rd	Westover Hills
Olde Providence	362
Stonecroft	Clanton Park - Roseland
354	363
Carmel Heights	Druid Hills
Carmel Road/Hwy 51	364
355	Eastover
Ballantyne	365
Ballantyne Meadows	Eastway/Sheffield Park
Cheswyck	366
Plantation Park-Richmond Hill	Coliseum Drive
356	Echo Hills
Adair Manor	367
Ballantyne Commons	Crescent Heights
Ballantyne Country Club	Elizabeth
Cobblestone	368
Estates at Oakhaven	Copperfield-Falconbridge
Vineyard	Park Ridge
Wyndham	Pineville
357	369
Ashbrook - Clawson Village	Tryon Hills
358	370
Barclay Downs	Grier Heights
Parkdale - Barclay	371
South Park	Hidden Valley
	Howie Acres

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA) NextDoor Name	Neighborhood Profile Area (NPA) NextDoor Name
372	380
Arbor Creek	Canterbury Place
Eastfield Meadows	Greenbrier
Highland Creek	Providence Heights
Highland Park	Providence Plantation
Prosperity Ridge	381
Quail Ridge	Sedgefield
Ridge Road Villas	382
Turnberry	Biddleville-Smallwood
373	Seversville
Lansdowne	383
Robinson Woods	Pinetree
374	Starmount
Lincoln Heights	384
Memorial West	Third Ward
375	385
Masters Court	Thomasboro-Hoskins
Montibello	Westchester
376	386
Bellhaven	Villa Heights
Hunter Ridge	387
Long Creek - Pine Island	Josh Birmingham Pkwy
Mountain Aire	Westerly Hills
Northwoods	Wilkinson / Billy Graham
Pine Island	388
Shuffletown	Wilmore
Stratford Pond	389
377	Kilborne
Back Creek Chase	Windsor Park
Back Creek Forrest	390
Old Stone Crossing	Oakhurst
Townhomes Old Stone	391
Winding Creek	Stonehaven
378	392
Country Club Heights	Club Colony
Plaza Midwood	Myers Park East
379	Myers Park North
Country Club Estates	Myers Park West
Hunters Gate	
Providence Country Club	
Providence Crossing	

List of Neighborhoods Within Each Neighborhood Profile Area

Neighborhood Profile Area (NPA)

NextDoor Name

393

Abbey Apartments
Franciscan Terrace
Hedgemore
Madison Park
Montclair
Montford
NE Madison Park
Preston Flats

394

Cotswold

400

Sardis Plantation

428

Wilson Woods

434

Eastfield Meadows

437

Old Huntersville

443

Glenfinnan

457

Reverdy

459

Melrose

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Median Percent Change in Assessed Value by NPA

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
1	86	245%
1	386	184%
1	363	176%
1	157	171%
1	22	153%
1	10	142%
4	103	142%
1	370	141%
5	166	138%
1	37	136%
4	291	133%
3	388	131%
1	314	128%
1	90	128%
2	85	127%
2	382	124%
2	158	123%
2	347	121%
5	165	116%
1	9	114%
2	70	113%
1	13	104%
2	280	103%
2	141	99%
1	315	99%
1	168	99%
1	249	96%
2	123	95%
5	240	94%
1	389	94%
2	126	93%
2	113	93%
2	209	92%
1	128	91%
1	381	91%
1	163	90%
3	51	89%
2	295	89%
1	24	87%
2	266	87%
5	312	84%
5	50	65%

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
5	220	82%
3	321	82%
5	394	82%
5	365	81%
5	164	80%
5	145	80%
6	383	80%
1	184	79%
3	173	78%
4	101	78%
2	117	77%
6	132	76%
5	186	76%
4	371	76%
2	125	75%
2	182	75%
2	196	75%
1	343	73%
5	316	73%
5	16	72%
1	344	72%
6	47	72%
6	23	72%
5	246	72%
1	226	71%
2	282	71%
7	261	71%
7	368	70%
1	2	69%
1	138	69%
6	193	69%
6	106	68%
5	134	67%
2	260	67%
1	271	67%
7	41	67%
1	357	67%
1	320	66%
5	99	65%
6	393	65%
5	183	65%

Median Percent Change in Assessed Value by NPA

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
1	87	64%
2	139	64%
1	100	64%
5	146	64%
5	102	64%
2	305	64%
4	48	64%
7	354	63%
6	105	63%
5	57	63%
1	223	62%
1	327	62%
1	40	62%
5	202	62%
6	179	61%
5	58	60%
5	323	60%
4	299	60%
3	339	59%
1	378	59%
3	317	59%
6	69	59%
6	373	59%
2	211	58%
3	333	58%
3	30	58%
3	119	58%
6	8	58%
6	142	58%
3	307	58%
7	32	58%
2	49	58%
2	346	57%
3	346	57%
5	147	57%
3	212	57%
3	326	57%
5	197	56%
3	140	56%
7	118	56%
6	216	56%
5	227	56%
5	127	56%
6	213	56%

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
5	228	55%
4	232	55%
4	238	55%
6	198	54%
1	367	54%
2	330	54%
5	131	54%
6	55	54%
7	224	54%
1	21	53%
5	59	53%
5	17	53%
5	91	53%
3	319	53%
3	361	53%
2	311	53%
4	265	53%
6	133	53%
5	325	53%
7	269	53%
5	229	53%
5	390	53%
5	108	53%
6	359	53%
4	61	52%
4	221	52%
6	375	52%
5	27	52%
1	11	52%
3	362	52%
5	268	52%
5	89	51%
3	77	51%
2	376	51%
4	331	51%
7	257	51%
4	46	50%
5	245	50%
4	273	50%
5	39	50%
6	28	50%
2	112	50%
3	267	50%
4	234	50%

Median Percent Change in Assessed Value by NPA

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
3	387	49%
3	34	49%
6	143	49%
1	3	49%
2	72	49%
6	358	49%
6	74	49%
3	124	49%
3	53	49%
4	152	49%
3	313	48%
3	258	48%
6	350	48%
2	384	48%
6	318	48%
5	242	48%
7	20	48%
4	252	48%
6	217	48%
5	162	48%
3	290	47%
2	259	47%
6	391	47%
2	14	47%
3	6	47%
2	110	47%
2	281	47%
7	353	47%
5	235	47%
3	81	47%
4	218	47%
3	120	46%
3	71	46%
3	289	46%
5	167	46%
7	187	46%
4	329	46%
1	392	46%
6	392	46%
3	5	46%
6	36	46%
5	322	45%
4	66	45%
4	277	45%

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
3	203	45%
4	64	45%
3	96	45%
5	144	45%
4	276	45%
3	68	45%
2	278	45%
2	191	45%
3	78	45%
4	154	45%
4	231	45%
3	95	45%
5	52	44%
7	115	44%
3	73	44%
7	149	44%
3	82	44%
4	155	44%
2	283	44%
6	288	44%
6	31	44%
3	174	44%
4	301	44%
1	18	44%
6	18	44%
7	310	44%
2	340	44%
5	107	44%
2	190	44%
3	190	44%
5	98	43%
4	160	43%
5	360	43%
6	208	43%
4	192	43%
7	175	43%
4	250	43%
4	377	43%
2	345	43%
2	137	43%
7	233	43%
2	385	43%
2	374	42%
2	150	42%

Median Percent Change in Assessed Value by NPA

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
2	156	42%
3	121	42%
6	303	42%
7	263	42%
7	206	42%
7	352	42%
6	4	42%
7	170	42%
3	97	42%
7	351	42%
4	372	42%
5	244	41%
2	279	41%
4	195	41%
6	210	41%
6	43	41%
3	116	41%
7	308	41%
6	302	41%
7	176	40%
7	151	40%
3	178	40%
4	153	40%
1	366	40%
6	15	40%
7	188	40%
6	349	40%
5	180	40%
3	94	40%
7	172	40%
7	204	39%
3	294	39%
6	241	39%
1	364	39%
3	111	39%
6	19	39%
6	177	39%
7	29	39%
3	92	39%
7	255	38%
7	171	38%

Council District	Neighborhood Profile Area	Median % Change in Assessed Value
4	336	38%
2	332	38%
2	348	38%
1	341	38%
7	222	38%
7	355	37%
2	264	37%
3	76	37%
7	309	37%
4	219	36%
3	199	36%
7	169	36%
2	136	36%
2	292	36%
3	293	36%
4	251	35%
7	56	35%
6	7	35%
6	129	35%
7	205	35%
7	253	35%
2	337	35%
5	243	35%
2	38	34%
4	38	34%
7	189	34%
3	54	34%
7	148	33%
3	45	33%
4	254	33%
2	33	33%
7	356	32%
7	194	31%
7	379	31%
7	262	30%
7	181	30%
2	237	30%
7	25	29%
4	296	29%
4	275	29%
6	215	29%

Median Percent Change in Assessed Value by NPA

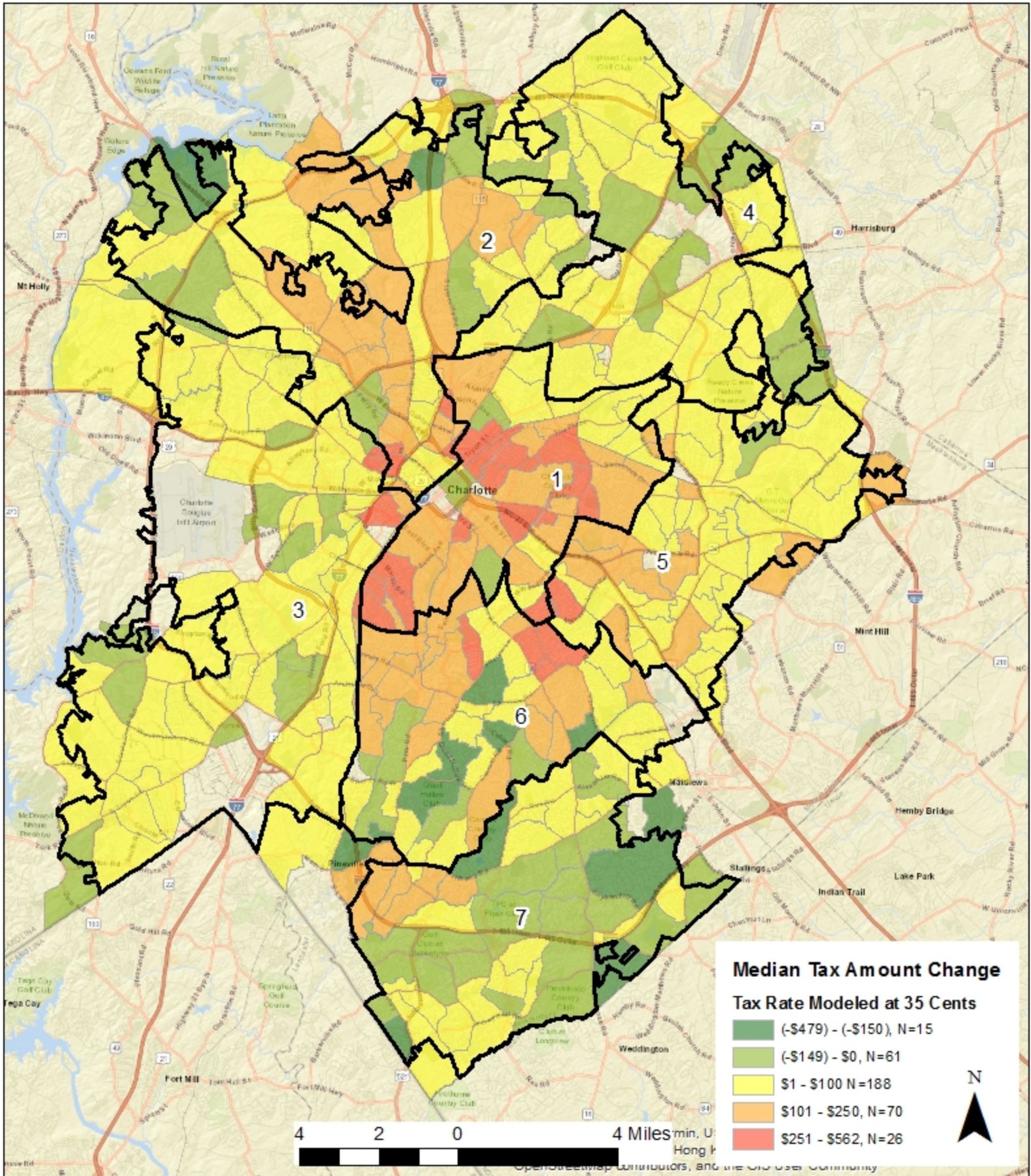
Council District	Neighborhood Profile Area	Median % Change in Assessed Value
3	114	28%
2	88	28%
7	380	28%
7	335	28%
6	297	28%
4	324	28%
6	42	27%
4	80	27%
7	201	27%
4	328	27%
7	75	26%
6	12	26%
3	159	25%
3	230	24%
2	109	23%
6	236	21%
6	44	21%
6	161	20%
7	284	20%
1	369	15%
2	207	1%

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The following section provides a city-wide map, as well as maps for each Council District, based on the median change in the annual tax amount for residential real property if the tax rate is set at 35 cents per \$100 valuation.

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Median Change in Annual Residential Real Property City Tax Amount by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

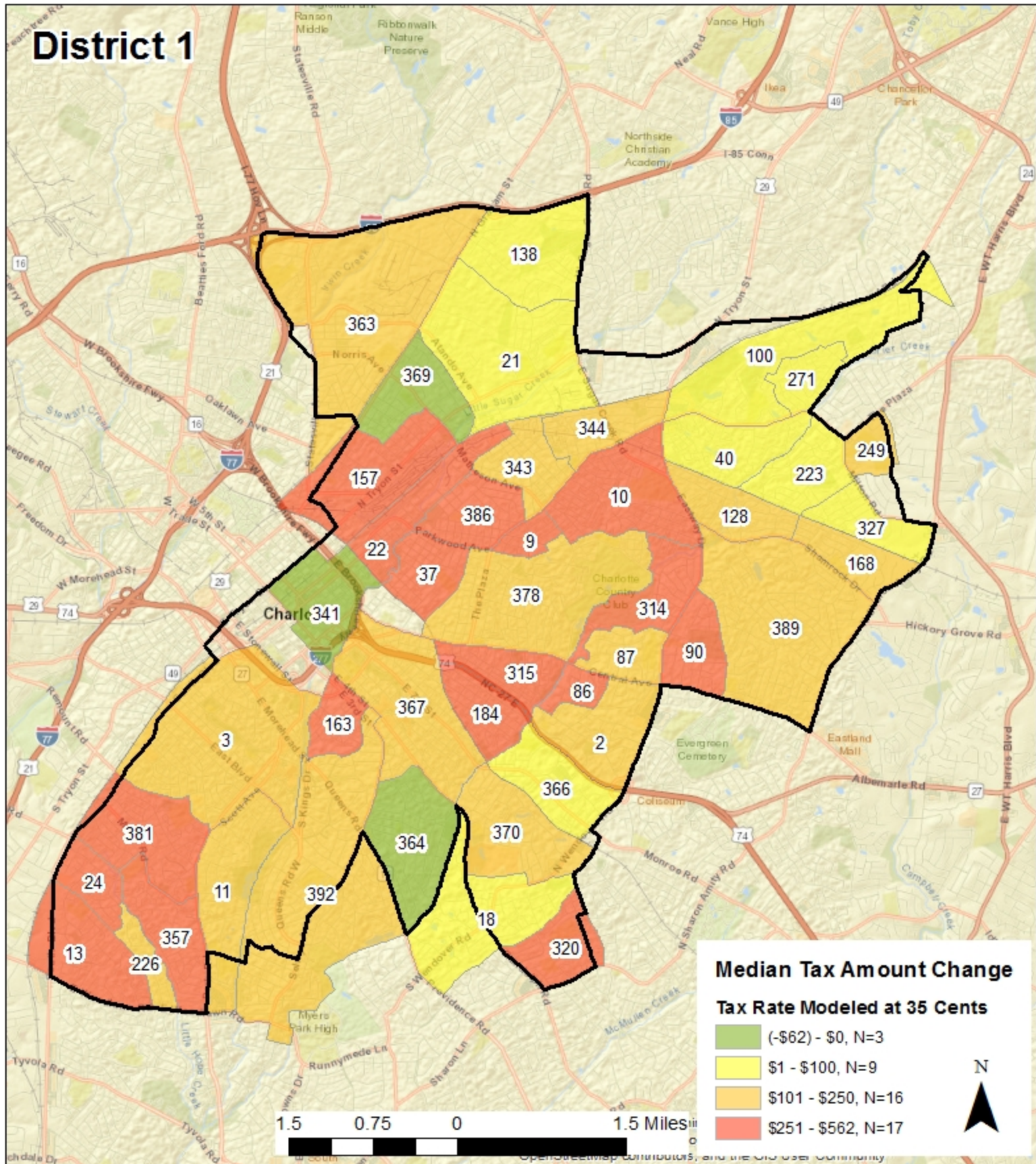
2/8/2019

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District 1 Summary

	District 1	Citywide
Number of Residential Parcels in Analysis	24,063	210,212
Median Assessed Value % Change	74%	49%
Median Assessed Value Change	\$141,500	\$73,300
Median City Tax Change	\$187	\$44
% of Parcels with Increase	87%	71%
Median City Tax Increase	\$222	\$79
% of Parcels with Decrease	13%	29%
Median City Tax Decrease	(\$137)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$534	\$139

Median Change in Annual Residential Real Property City Tax Amount District 1 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/12/2019

District 1 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
386	611	\$562	184%	\$212,600	29%	10%	38%	\$849
86	46	\$510	245%	\$173,900	33%	5%	91%	\$776
163	209	\$465	90%	\$221,000	24%	5%	29%	\$973
381	708	\$453	91%	\$228,700	10%	9%	26%	\$801
9	246	\$412	114%	\$186,650	9%	7%	27%	\$993
315	243	\$370	99%	\$174,100	5%	8%	29%	\$1,125
10	1,002	\$357	142%	\$147,100	33%	14%	46%	\$761
314	410	\$354	128%	\$146,800	37%	3%	25%	\$845
13	651	\$339	104%	\$158,100	16%	8%	22%	\$802
22	137	\$335	153%	\$133,500	17%	7%	47%	\$1,144
184	622	\$332	79%	\$207,400	3%	6%	23%	\$1,426
37	545	\$319	136%	\$140,800	42%	6%	46%	\$800
24	312	\$312	87%	\$162,850	11%	15%	20%	\$901
157	155	\$302	171%	\$116,400	72%	12%	60%	\$565
320	400	\$261	66%	\$194,550	2%	20%	15%	\$1,278
357	632	\$260	67%	\$176,450	8%	13%	22%	\$1,021
90	328	\$255	128%	\$108,600	30%	8%	35%	\$770
343	567	\$222	73%	\$148,000	9%	2%	27%	\$996
226	254	\$204	71%	\$145,200	5%	3%	20%	\$800
367	795	\$191	54%	\$222,200	3%	5%	32%	\$1,154
378	1,782	\$191	59%	\$163,900	4%	7%	21%	\$1,128
370	346	\$189	141%	\$73,700	75%	6%	69%	\$743
389	1,834	\$183	94%	\$92,250	25%	16%	31%	\$719
11	767	\$179	52%	\$243,100	1%	7%	17%	\$913
344	498	\$177	72%	\$109,250	18%	8%	45%	\$1,108
2	454	\$172	69%	\$117,700	18%	8%	26%	\$893
3	1,589	\$160	49%	\$245,500	5%	9%	20%	\$1,115
363	645	\$158	176%	\$60,400	52%	15%	74%	\$710
392	2,194	\$154	46%	\$346,450	1%	17%	11%	\$1,167
168	446	\$153	99%	\$72,850	28%	18%	29%	\$917
87	314	\$138	64%	\$104,600	26%	19%	25%	\$643
128	513	\$137	91%	\$66,100	44%	6%	48%	\$716
249	52	\$135	96%	\$65,950	43%	0%	43%	\$689
271	441	\$86	67%	\$59,500	39%	14%	30%	\$841
100	393	\$81	64%	\$60,300	45%	11%	35%	\$822
18	723	\$80	44%	\$230,600	5%	9%	8%	\$1,061
223	590	\$77	62%	\$60,000	33%	14%	31%	\$1,250
40	707	\$71	62%	\$55,900	31%	4%	35%	\$879
327	393	\$66	62%	\$49,600	52%	25%	31%	\$851
138	240	\$58	69%	\$41,200	44%	2%	44%	\$1,043
21	315	\$42	53%	\$44,800	37%	4%	37%	\$734
366	150	\$3	40%	\$61,150	26%	6%	46%	\$888

Note: NPA color corresponds to map legend

1 of 2

District 1 - Revaluation Impact with NPA Characteristics

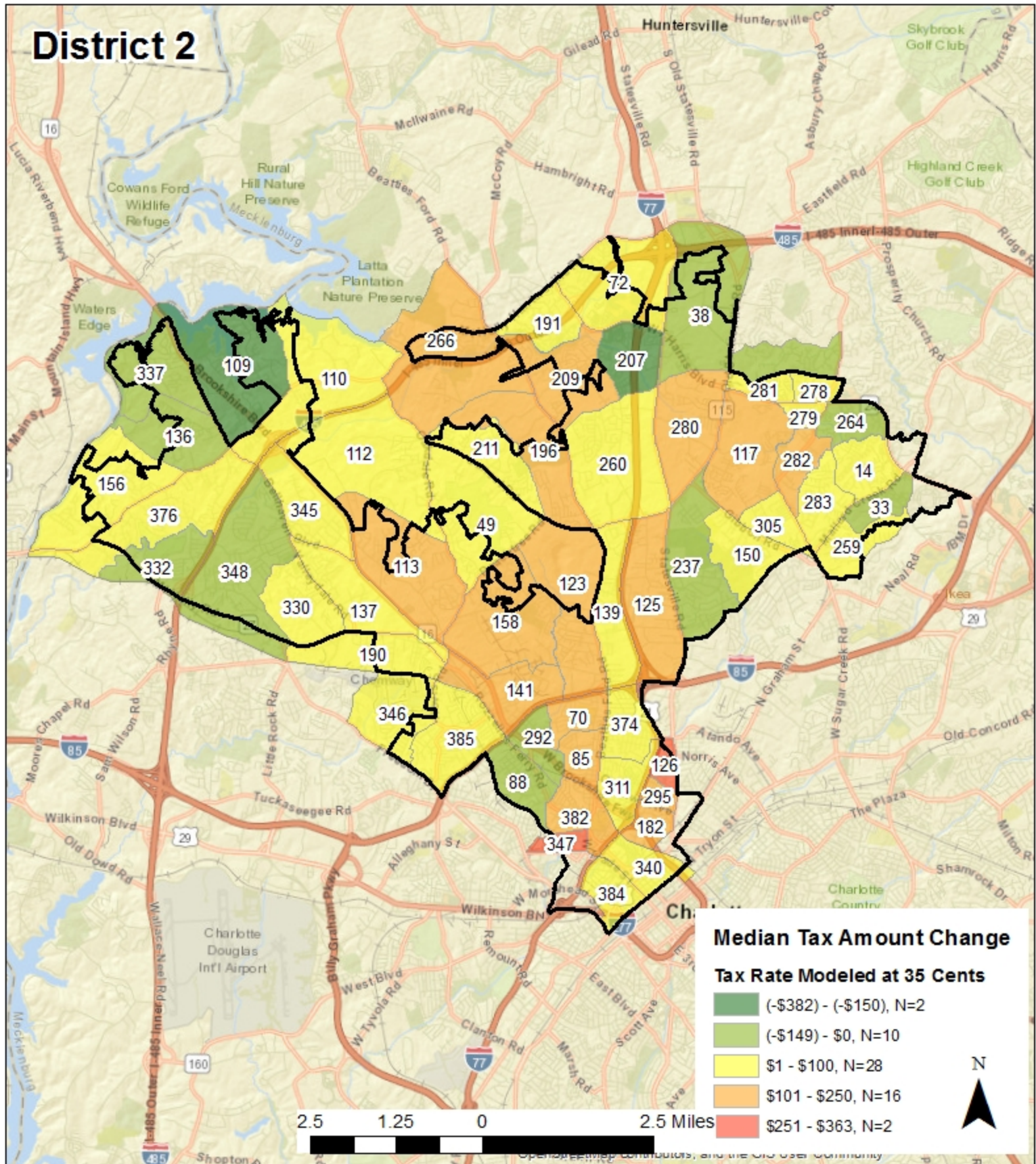
Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
364	759	-\$7	39%	\$345,500	0%	21%	8%	\$984
341	101	-\$19	38%	\$95,600	17%	6%	13%	\$1,067
369	365	-\$62	15%	\$11,300	63%	8%	60%	\$830

Note: NPA color corresponds to map legend

District 2 Summary

	District 2	Citywide
Number of Residential Parcels in Analysis	32,786	210,212
Median Assessed Value % Change	51%	49%
Median Assessed Value Change	\$59,100	\$73,300
Median City Tax Change	\$42	\$44
% of Parcels with Increase	73%	71%
Median City Tax Increase	\$87	\$79
% of Parcels with Decrease	27%	29%
Median City Tax Decrease	(\$40)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$130	\$139

Median Change in Annual Residential Real Property City Tax Amount District 2 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/15/2019

District 2 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
347	174	\$363	121%	\$158,000	29%	6%	39%	\$725
126	250	\$297	93%	\$137,850	38%	15%	3%	\$684
382	654	\$230	124%	\$110,000	31%	10%	52%	\$718
266	699	\$175	87%	\$91,900	10%	7%	22%	\$1,201
209	982	\$175	92%	\$84,100	14%	7%	25%	\$1,300
158	841	\$147	123%	\$63,600	37%	6%	32%	\$1,080
280	316	\$136	103%	\$71,000	60%	7%	36%	\$810
113	1,399	\$136	93%	\$71,100	24%	3%	24%	\$1,126
182	217	\$131	75%	\$81,100	52%	21%	23%	\$673
117	1,327	\$131	77%	\$76,800	24%	2%	24%	\$1,203
123	702	\$128	95%	\$66,000	40%	25%	31%	\$757
85	555	\$125	127%	\$53,900	62%	10%	70%	\$832
70	513	\$120	113%	\$51,800	46%	23%	42%	\$1,057
196	653	\$118	75%	\$71,800	24%	4%	33%	\$1,157
125	971	\$114	75%	\$66,100	38%	4%	29%	\$1,035
295	240	\$114	89%	\$61,950	52%	15%	38%	\$670
282	542	\$111	71%	\$68,700	18%	9%	23%	\$1,355
141	229	\$110	99%	\$52,500	53%	13%	54%	\$968
340	142	\$77	44%	\$146,750	21%	7%	27%	\$1,306
211	869	\$73	58%	\$62,100	18%	5%	24%	\$1,177
384	150	\$70	48%	\$113,650	3%	4%	38%	\$1,437
139	485	\$68	64%	\$55,400	32%	17%	33%	\$948
305	246	\$63	64%	\$57,600	30%	11%	29%	\$945
49	360	\$62	58%	\$57,100	18%	10%	31%	\$1,111
260	1,061	\$61	67%	\$54,000	28%	11%	26%	\$905
330	744	\$59	54%	\$63,700	21%	8%	31%	\$1,052
72	234	\$53	49%	\$77,200	5%	2%	18%	\$1,066
346	718	\$47	57%	\$43,300	41%	8%	35%	\$780
376	1,380	\$47	51%	\$63,150	13%	9%	21%	\$1,127
14	869	\$37	47%	\$62,400	14%	6%	27%	\$1,059
110	255	\$36	47%	\$66,200	6%	10%	21%	\$970
259	587	\$35	47%	\$61,800	23%	3%	28%	\$1,115
311	490	\$34	53%	\$38,550	50%	24%	55%	\$683
112	89	\$30	50%	\$36,500	21%	15%	26%	\$1,068
281	280	\$25	47%	\$47,600	16%	3%	20%	\$1,158
278	155	\$25	45%	\$62,600	12%	4%	25%	\$1,060
191	784	\$24	45%	\$70,350	9%	9%	11%	\$1,130
283	940	\$19	44%	\$52,300	20%	8%	27%	\$1,144
137	528	\$13	43%	\$48,650	41%	3%	35%	\$1,163
156	910	\$13	42%	\$51,400	22%	7%	30%	\$1,244
345	369	\$13	43%	\$49,100	22%	1%	27%	\$1,285
150	530	\$10	42%	\$45,650	28%	3%	25%	\$875
190	341	\$9	44%	\$31,500	50%	7%	55%	\$935

Note: NPA color corresponds to map legend

1 of 2

District 2 - Revaluation Impact with NPA Characteristics

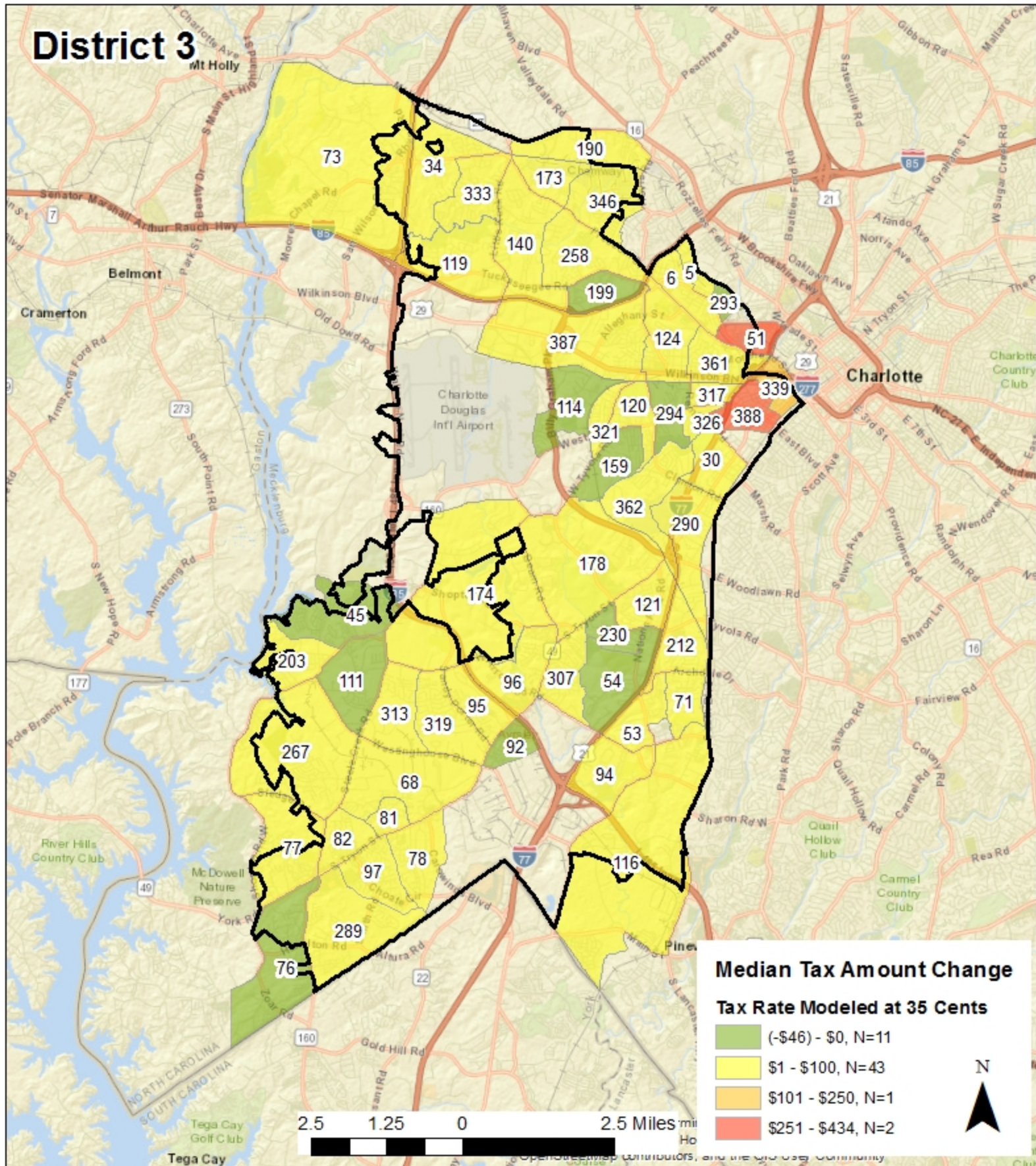
Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
374	815	\$8	42%	\$29,100	56%	15%	61%	\$714
279	376	\$6	41%	\$41,700	8%	7%	0%	\$1,013
385	1,323	\$6	43%	\$25,300	61%	10%	56%	\$777
332	706	-\$9	38%	\$53,300	17%	6%	27%	\$1,630
348	1,271	-\$9	38%	\$56,400	15%	14%	20%	\$960
292	178	-\$10	36%	\$30,350	53%	4%	69%	\$663
264	552	-\$18	37%	\$56,500	12%	6%	9%	\$1,120
136	673	-\$23	36%	\$57,200	6%	4%	20%	\$1,646
88	432	-\$27	28%	\$20,600	61%	15%	60%	\$801
38	792	-\$33	34%	\$62,500	5%	9%	14%	\$1,223
33	39	-\$35	33%	\$45,600	11%	5%	29%	\$1,039
337	705	-\$38	35%	\$60,200	6%	3%	17%	\$950
237	1,039	-\$42	30%	\$33,100	33%	12%	32%	\$936
109	417	-\$215	23%	\$89,800	12%	9%	10%	\$895
207	21	-\$383	1%	\$3,900	6%	3%	21%	\$1,071

Note: NPA color corresponds to map legend

District 3 Summary

	District 3	Citywide
Number of Residential Parcels in Analysis	31,424	210,212
Median Assessed Value % Change	47%	49%
Median Assessed Value Change	\$57,300	\$73,300
Median City Tax Change	\$29	\$44
% of Parcels with Increase	72%	71%
Median City Tax Increase	\$46	\$79
% of Parcels with Decrease	28%	29%
Median City Tax Decrease	(\$32)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$95	\$139

Median Change in Annual Residential Real Property City Tax Amount District 3 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/15/2019

District 3 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
388	588	\$435	131%	\$181,500	21%	8%	42%	\$942
51	439	\$359	89%	\$172,700	10%	5%	31%	\$1,161
339	114	\$197	59%	\$168,900	1%	0%	33%	\$1,404
173	415	\$97	78%	\$55,500	44%	4%	27%	\$1,053
321	274	\$91	82%	\$48,700	59%	8%	47%	\$813
361	604	\$80	53%	\$97,700	48%	14%	59%	\$864
212	219	\$79	57%	\$73,300	31%	13%	16%	\$877
307	781	\$73	58%	\$66,400	15%	4%	20%	\$1,081
30	125	\$67	58%	\$35,600	47%	1%	78%	\$187
119	468	\$65	58%	\$58,200	19%	9%	20%	\$979
333	1,119	\$62	58%	\$54,500	28%	11%	23%	\$1,032
140	959	\$57	56%	\$54,400	28%	11%	25%	\$1,010
77	739	\$51	51%	\$66,700	11%	4%	27%	\$1,088
267	1,266	\$50	50%	\$70,500	7%	5%	18%	\$1,217
319	949	\$50	53%	\$58,800	16%	16%	15%	\$1,263
346	718	\$47	57%	\$43,300	41%	8%	35%	\$780
317	198	\$46	59%	\$40,300	59%	6%	53%	\$861
326	242	\$40	57%	\$37,150	49%	17%	47%	\$771
313	445	\$37	48%	\$57,600	18%	1%	17%	\$932
81	454	\$37	47%	\$67,600	7%	3%	13%	\$1,655
289	1,413	\$36	46%	\$68,400	8%	6%	20%	\$1,339
258	1,109	\$31	48%	\$50,200	29%	11%	26%	\$1,208
71	198	\$30	46%	\$60,900	26%	2%	21%	\$828
78	687	\$30	45%	\$71,500	12%	4%	9%	\$1,047
96	1,038	\$28	45%	\$60,650	11%	3%	16%	\$1,090
203	704	\$28	45%	\$69,200	11%	9%	15%	\$0
95	354	\$26	45%	\$65,950	10%	12%	15%	\$1,087
34	906	\$26	49%	\$38,100	32%	11%	31%	\$813
53	529	\$26	49%	\$41,100	38%	9%	29%	\$798
362	791	\$25	52%	\$32,200	53%	15%	36%	\$722
124	493	\$24	49%	\$37,700	47%	11%	47%	\$792
387	779	\$24	49%	\$35,300	63%	13%	44%	\$721
82	742	\$22	44%	\$68,200	6%	3%	23%	\$1,158
174	378	\$20	44%	\$60,200	11%	11%	20%	\$1,268
68	692	\$20	45%	\$51,300	19%	12%	15%	\$899
290	192	\$19	47%	\$33,350	34%	14%	51%	\$709
120	253	\$18	46%	\$36,000	72%	13%	57%	\$773
73	713	\$17	44%	\$48,000	21%	9%	23%	\$1,137
6	599	\$17	47%	\$31,200	53%	8%	65%	\$793
5	158	\$14	46%	\$30,150	55%	4%	66%	\$613
97	1,214	\$12	42%	\$62,500	8%	7%	15%	\$900
190	341	\$9	44%	\$31,500	50%	7%	55%	\$935
121	764	\$8	42%	\$34,250	37%	9%	39%	\$879
178	236	\$4	40%	\$47,900	4%	2%	27%	\$1,109

Note: NPA color corresponds to map legend

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District 3 - Revaluation Impact with NPA Characteristics

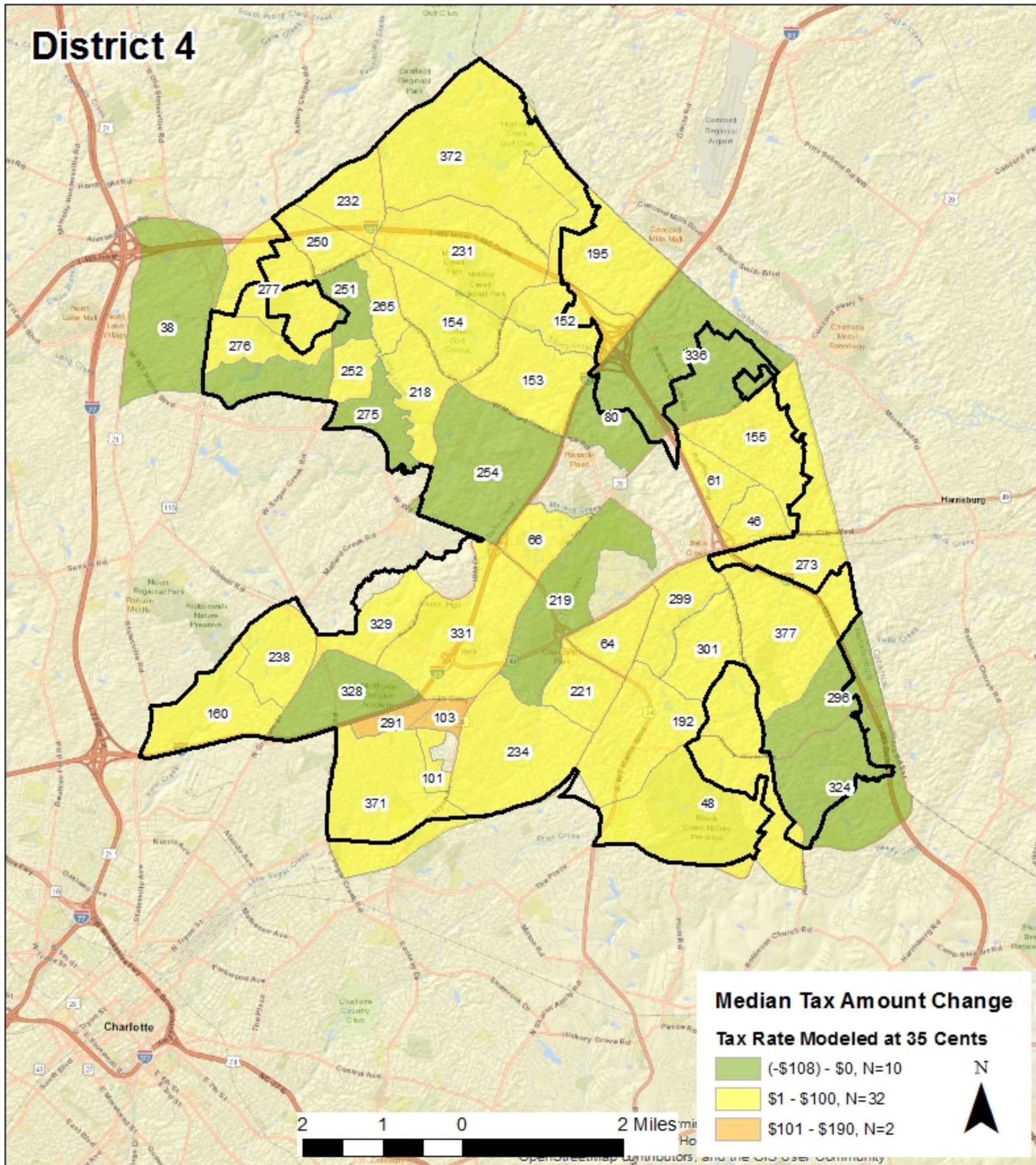
Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
116	331	\$3	41%	\$31,800	26%	6%	21%	\$912
94	351	\$0	40%	\$28,900	37%	9%	32%	\$1,229
294	116	-\$1	39%	\$29,200	64%	14%	63%	\$704
111	1,109	-\$2	39%	\$78,100	13%	10%	14%	\$1,114
92	307	-\$6	39%	\$59,600	6%	4%	0%	\$1,179
293	301	-\$9	36%	\$24,400	63%	11%	64%	\$885
199	299	-\$13	36%	\$41,100	49%	5%	41%	\$738
54	559	-\$13	34%	\$18,800	33%	11%	41%	\$1,038
76	464	-\$17	37%	\$68,400	4%	6%	13%	\$2,017
114	129	-\$25	28%	\$17,800	47%	6%	65%	\$713
230	219	-\$26	24%	\$11,700	14%	2%	56%	\$1,114
159	269	-\$35	25%	\$17,500	62%	10%	60%	\$708
45	1,299	-\$46	33%	\$69,900	4%	4%	16%	\$1,860

Note: NPA color corresponds to map legend

District 4 Summary

	District 4	Citywide
Number of Residential Parcels in Analysis	30,635	210,212
Median Assessed Value % Change	45%	49%
Median Assessed Value Change	\$63,300	\$73,300
Median City Tax Change	\$26	\$44
% of Parcels with Increase	64%	71%
Median City Tax Increase	\$57	\$79
% of Parcels with Decrease	36%	29%
Median City Tax Decrease	(\$52)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$92	\$139

Median Change in Annual Residential Real Property City Tax Amount District 4 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/15/2019

District 4 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
103	227	\$196	142%	\$76,000	37%	14%	42%	\$739
291	161	\$178	133%	\$72,100	34%	4%	27%	\$749
101	81	\$89	78%	\$51,200	34%	3%	23%	\$721
371	1,827	\$85	76%	\$51,200	43%	14%	38%	\$758
299	1,376	\$69	60%	\$57,700	19%	4%	25%	\$1,139
265	545	\$67	53%	\$78,000	11%	20%	16%	\$1,347
232	992	\$66	55%	\$68,800	15%	4%	25%	\$1,179
221	400	\$60	52%	\$65,400	15%	7%	16%	\$991
61	276	\$57	52%	\$66,750	15%	3%	20%	\$1,535
238	868	\$53	55%	\$54,100	32%	9%	29%	\$1,059
273	516	\$48	50%	\$65,950	12%	6%	26%	\$1,262
331	187	\$48	51%	\$59,700	12%	4%	25%	\$977
252	340	\$47	48%	\$79,100	5%	9%	13%	\$0
46	411	\$47	50%	\$61,300	15%	7%	18%	\$991
48	122	\$42	64%	\$34,750	21%	9%	26%	\$1,011
234	902	\$40	50%	\$59,200	45%	9%	20%	\$727
218	817	\$35	47%	\$64,700	12%	15%	9%	\$921
152	279	\$35	49%	\$56,400	14%	4%	27%	\$1,141
277	567	\$33	45%	\$70,000	8%	13%	18%	\$1,615
154	779	\$31	45%	\$73,300	5%	8%	18%	\$1,318
276	666	\$29	45%	\$68,900	8%	8%	18%	\$1,765
329	618	\$27	46%	\$56,850	23%	10%	25%	\$1,103
192	770	\$26	43%	\$74,150	18%	5%	13%	\$949
64	294	\$22	45%	\$46,350	15%	6%	36%	\$925
231	771	\$21	45%	\$56,400	7%	9%	23%	\$1,258
250	671	\$20	43%	\$51,100	9%	3%	18%	\$1,330
377	2,078	\$19	43%	\$65,900	11%	7%	17%	\$1,178
155	824	\$19	44%	\$54,000	15%	4%	21%	\$919
66	119	\$17	45%	\$39,700	6%	10%	6%	\$958
301	837	\$16	44%	\$55,500	12%	9%	18%	\$1,188
372	3,947	\$12	42%	\$75,500	4%	11%	15%	\$1,511
195	621	\$11	41%	\$61,700	15%	5%	17%	\$961
160	859	\$10	43%	\$30,000	42%	15%	31%	\$851
153	1,219	\$4	40%	\$77,800	9%	9%	15%	\$1,766
219	291	-\$8	36%	\$35,100	10%	0%	42%	\$964
336	750	-\$10	38%	\$64,400	10%	6%	16%	\$1,106
254	44	-\$25	33%	\$34,450	4%	11%	51%	\$988
251	695	-\$28	35%	\$67,400	12%	3%	22%	\$1,167
38	792	-\$33	34%	\$62,500	5%	9%	14%	\$1,223
328	358	-\$45	27%	\$30,350	23%	17%	28%	\$0
80	141	-\$57	27%	\$36,800	10%	1%	41%	\$892
296	538	-\$71	29%	\$58,200	9%	12%	10%	\$1,228
275	444	-\$92	29%	\$69,950	10%	12%	11%	\$1,097
324	508	-\$114	28%	\$71,400	8%	12%	10%	\$2,119

Note: NPA color corresponds to map legend

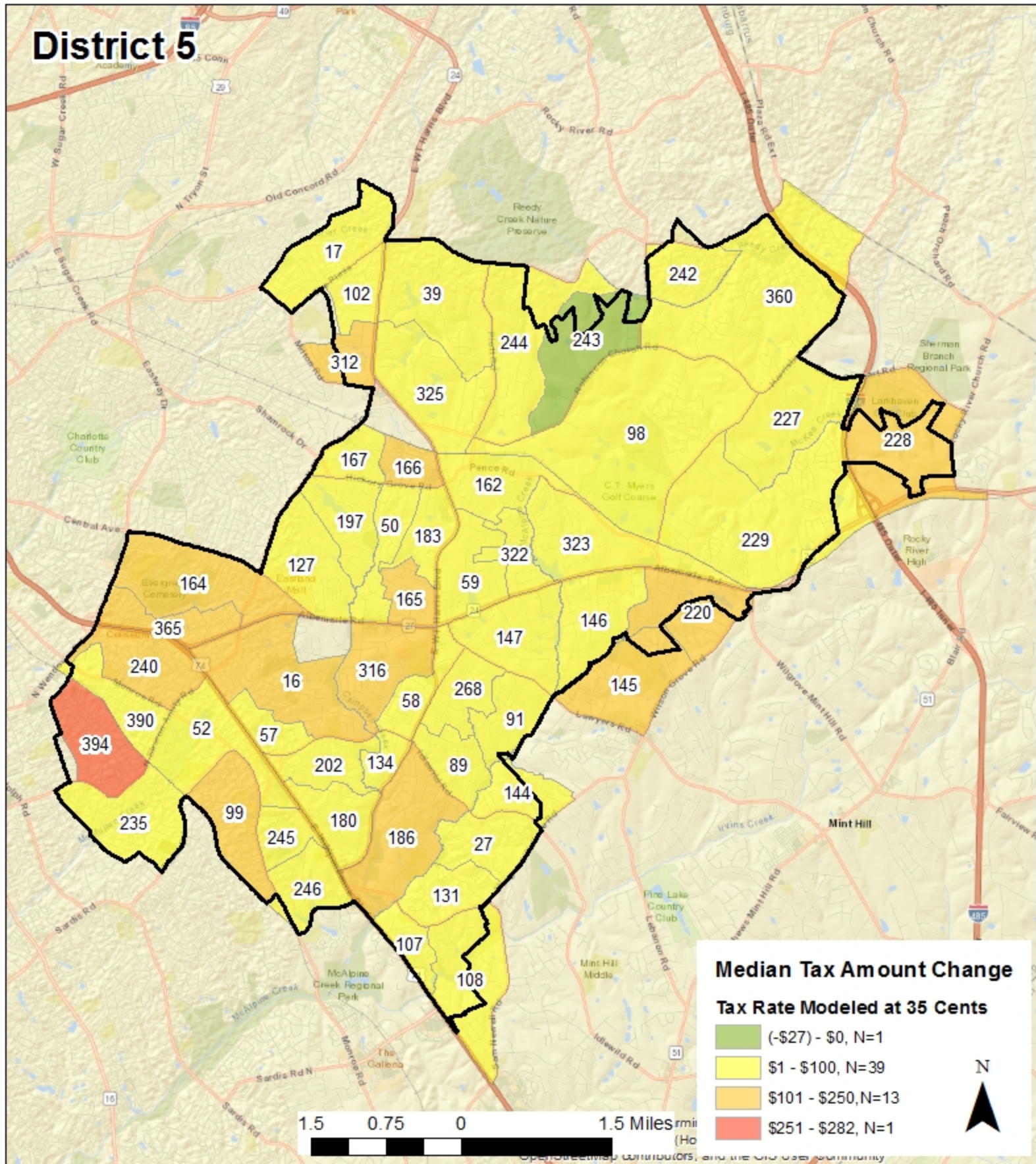
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District 5 Summary

	District 5	Citywide
Number of Residential Parcels in Analysis	27,868	210,212
Median Assessed Value % Change	54%	49%
Median Assessed Value Change	\$62,000	\$73,300
Median City Tax Change	\$61	\$44
% of Parcels with Increase	87%	71%
Median City Tax Increase	\$70	\$79
% of Parcels with Decrease	13%	29%
Median City Tax Decrease	(\$28)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$184	\$139

Median Change in Annual Residential Real Property City Tax Amount District 5 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/15/2019

District 5 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
394	524	\$283	82%	\$148,150	14%	16%	22%	\$737
240	490	\$240	94%	\$115,000	18%	8%	37%	\$809
165	250	\$203	116%	\$87,300	33%	5%	30%	\$800
164	355	\$187	80%	\$105,400	40%	7%	40%	\$711
365	477	\$177	81%	\$99,400	18%	12%	40%	\$897
166	331	\$150	138%	\$63,200	29%	9%	22%	\$738
145	156	\$138	80%	\$76,450	34%	7%	30%	\$940
220	369	\$133	82%	\$73,300	22%	12%	26%	\$1,043
99	639	\$129	65%	\$94,100	19%	18%	16%	\$1,147
228	28	\$128	55%	\$136,600	17%	2%	30%	\$0
312	256	\$122	84%	\$65,200	47%	8%	34%	\$811
316	510	\$111	73%	\$69,500	28%	7%	17%	\$793
16	1,154	\$106	72%	\$73,250	33%	11%	28%	\$888
186	820	\$103	76%	\$62,200	26%	7%	25%	\$1,082
146	624	\$96	64%	\$82,000	22%	13%	21%	\$1,162
134	213	\$91	67%	\$62,700	20%	6%	26%	\$1,064
57	107	\$88	63%	\$69,100	46%	6%	26%	\$722
183	163	\$81	65%	\$61,800	33%	5%	32%	\$924
246	467	\$81	72%	\$58,300	27%	5%	17%	\$855
58	248	\$79	60%	\$66,050	40%	6%	14%	\$912
202	437	\$75	62%	\$58,300	40%	3%	30%	\$900
50	494	\$74	65%	\$57,600	51%	8%	25%	\$740
323	798	\$73	60%	\$58,350	30%	14%	23%	\$942
390	450	\$71	53%	\$76,000	22%	9%	32%	\$723
102	303	\$67	64%	\$50,200	30%	10%	38%	\$926
131	789	\$65	54%	\$69,400	12%	3%	17%	\$1,257
229	1,028	\$65	53%	\$75,200	42%	11%	20%	\$1,033
197	470	\$64	56%	\$62,150	28%	10%	18%	\$777
227	836	\$62	56%	\$60,000	18%	6%	21%	\$1,361
59	576	\$60	53%	\$57,150	29%	8%	24%	\$898
235	716	\$59	47%	\$119,550	2%	11%	9%	\$1,228
147	641	\$59	57%	\$60,800	28%	13%	21%	\$856
108	430	\$58	53%	\$67,050	12%	7%	16%	\$1,224
325	697	\$57	53%	\$63,000	23%	12%	17%	\$787
127	322	\$57	56%	\$60,600	32%	9%	29%	\$873
27	897	\$54	52%	\$58,300	19%	10%	18%	\$967
245	214	\$49	50%	\$67,250	34%	9%	30%	\$714
91	694	\$46	53%	\$51,600	23%	8%	21%	\$908
268	615	\$46	52%	\$55,800	26%	13%	23%	\$975
17	846	\$45	53%	\$50,800	36%	16%	25%	\$729
39	948	\$45	50%	\$53,800	20%	10%	22%	\$840
89	540	\$37	51%	\$48,650	26%	9%	27%	\$1,113
242	506	\$35	48%	\$59,600	17%	4%	25%	\$1,685
162	689	\$25	48%	\$44,500	30%	5%	28%	\$1,101
167	93	\$24	46%	\$54,200	31%	1%	24%	\$709

Note: NPA color corresponds to map legend

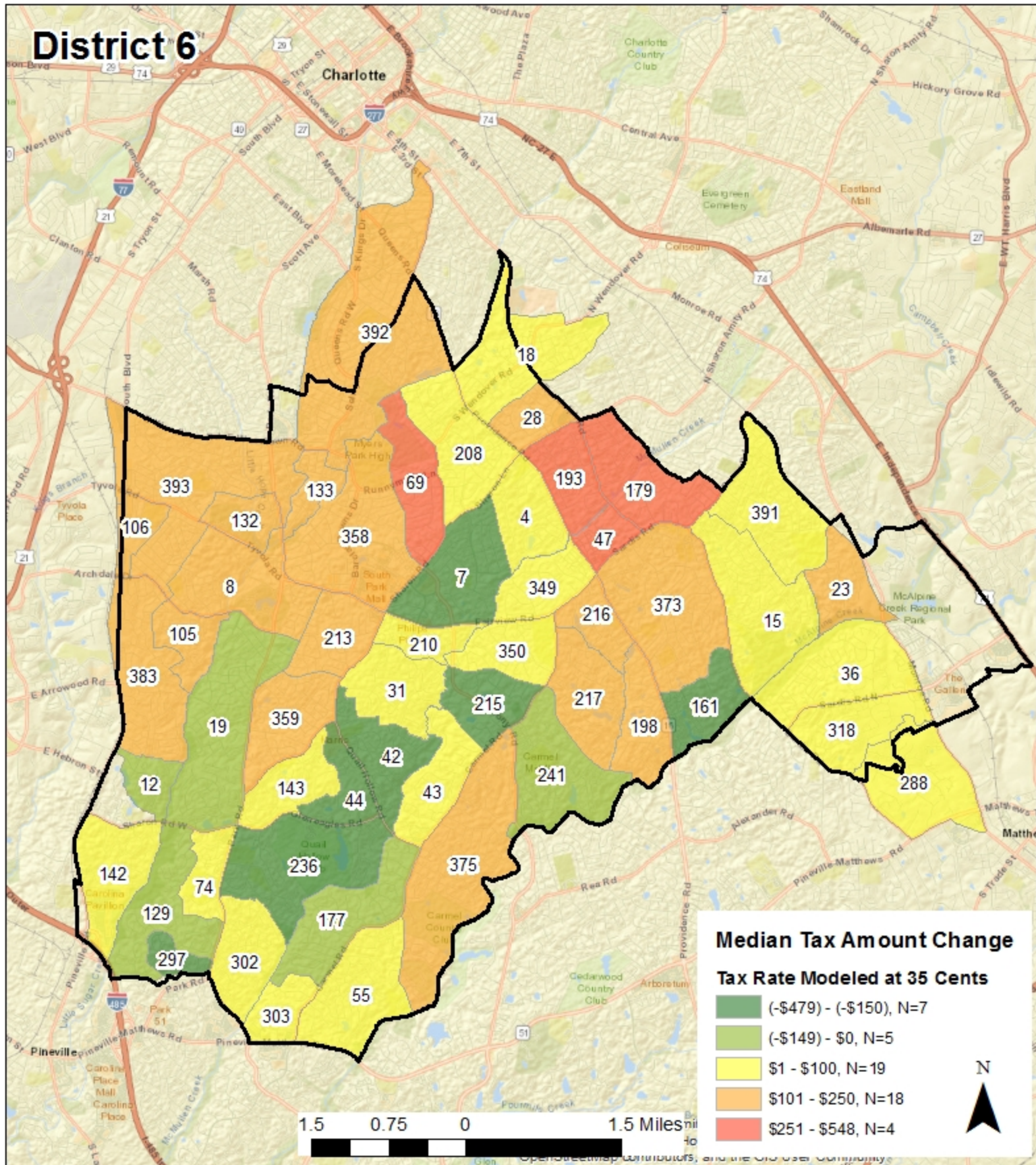
District 5 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
322	420	\$22	45%	\$49,700	25%	6%	24%	\$1,204
52	160	\$18	44%	\$49,950	43%	3%	45%	\$776
98	1,150	\$17	43%	\$55,700	18%	8%	16%	\$1,170
360	1,469	\$17	43%	\$52,500	13%	4%	21%	\$1,349
144	142	\$16	45%	\$38,200	34%	13%	27%	\$832
107	255	\$15	44%	\$45,400	27%	2%	36%	\$756
244	679	\$7	41%	\$46,400	17%	8%	19%	\$1,190
180	485	\$1	40%	\$45,200	29%	5%	30%	\$930
243	41	-\$27	35%	\$43,000	15%	79%	26%	\$0

District 6 Summary

	District 6	Citywide
Number of Residential Parcels in Analysis	27,768	210,212
Median Assessed Value % Change	50%	49%
Median Assessed Value Change	\$130,500	\$73,300
Median City Tax Change	\$80	\$44
% of Parcels with Increase	70%	71%
Median City Tax Increase	\$144	\$79
% of Parcels with Decrease	30%	29%
Median City Tax Decrease	(\$152)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$256	\$139

Median Change in Annual Residential Real Property City Tax Amount District 6 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/15/2019

District 6 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
69	231	\$549	59%	\$485,200	0%	21%	7%	\$1,302
47	20	\$385	72%	\$254,600	2%	19%	9%	\$1,159
193	325	\$352	69%	\$240,400	7%	13%	11%	\$991
179	609	\$253	61%	\$200,000	1%	20%	11%	\$1,804
383	1,037	\$214	80%	\$122,500	21%	8%	23%	\$870
375	878	\$214	52%	\$251,300	0%	20%	4%	\$2,896
132	208	\$207	76%	\$127,600	9%	8%	38%	\$1,268
216	231	\$197	56%	\$179,900	1%	13%	10%	\$1,242
373	969	\$191	59%	\$165,900	2%	23%	12%	\$1,671
106	29	\$189	68%	\$134,200	27%	7%	26%	\$731
133	226	\$188	53%	\$226,700	1%	3%	10%	\$871
28	229	\$181	50%	\$271,500	1%	24%	17%	\$1,040
393	1,807	\$181	65%	\$132,700	8%	14%	21%	\$1,165
392	2,194	\$154	46%	\$346,450	1%	17%	11%	\$1,167
213	448	\$149	56%	\$145,400	1%	19%	19%	\$1,437
105	778	\$146	63%	\$112,300	11%	9%	11%	\$1,304
8	599	\$140	58%	\$130,300	8%	12%	16%	\$1,358
358	616	\$131	49%	\$195,700	2%	18%	8%	\$1,297
23	257	\$127	72%	\$81,100	56%	12%	25%	\$591
198	355	\$125	54%	\$138,500	7%	29%	8%	\$3,010
359	747	\$124	53%	\$145,700	1%	34%	9%	\$1,206
217	497	\$100	48%	\$165,500	0%	20%	9%	\$0
143	619	\$95	49%	\$106,400	1%	35%	5%	\$1,665
55	801	\$87	54%	\$96,100	7%	20%	14%	\$1,348
18	723	\$80	44%	\$230,600	5%	9%	8%	\$1,061
208	647	\$80	43%	\$357,200	0%	11%	7%	\$3,450
350	418	\$73	48%	\$144,100	1%	17%	5%	\$1,221
391	962	\$65	47%	\$102,800	4%	18%	8%	\$1,375
31	581	\$57	44%	\$158,200	1%	17%	5%	\$0
318	693	\$56	48%	\$87,300	4%	18%	10%	\$1,343
74	377	\$49	49%	\$58,400	6%	19%	12%	\$980
142	529	\$47	58%	\$45,500	25%	8%	40%	\$921
4	389	\$46	42%	\$245,500	0%	24%	10%	\$0
36	1,072	\$32	46%	\$72,000	7%	17%	13%	\$1,289
288	198	\$30	44%	\$83,500	3%	13%	8%	\$884
303	147	\$22	42%	\$99,400	15%	8%	5%	\$898
43	384	\$16	41%	\$149,250	6%	8%	6%	\$895
210	128	\$16	41%	\$187,700	6%	14%	17%	\$1,135
302	704	\$8	41%	\$104,400	7%	6%	6%	\$849
349	263	\$7	40%	\$248,600	8%	10%	4%	\$1,104
15	836	\$3	40%	\$89,450	5%	32%	13%	\$1,261
241	747	-\$4	39%	\$168,300	1%	14%	5%	\$0
19	1,119	-\$4	39%	\$104,900	3%	22%	10%	\$1,172
177	707	-\$6	39%	\$102,100	2%	31%	7%	\$0

Note: NPA color corresponds to map legend

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District 6 - Revaluation Impact with NPA Characteristics

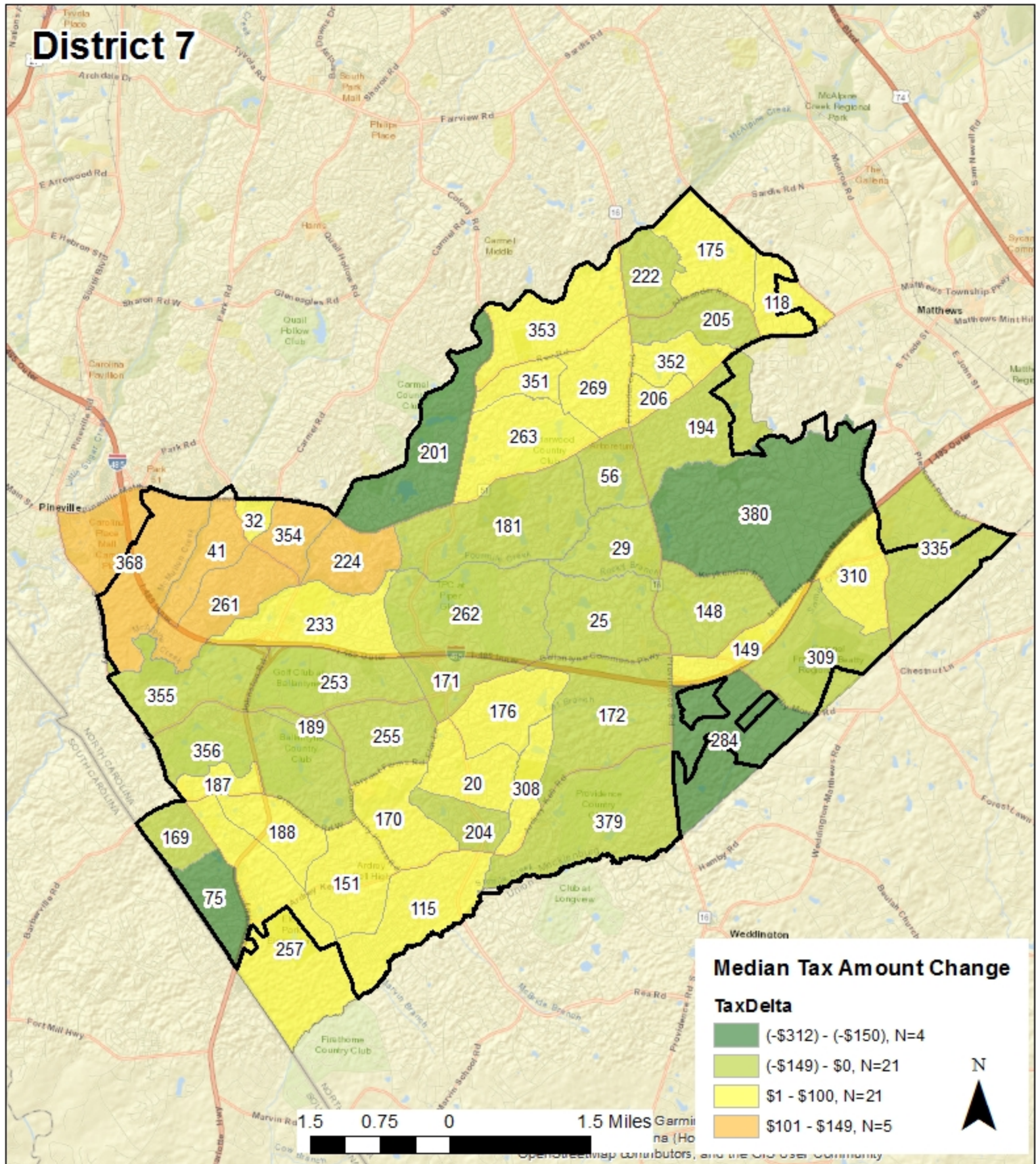
Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
12	60	-\$47	26%	\$24,900	36%	5%	0%	\$804
129	713	-\$63	35%	\$108,500	1%	12%	6%	\$1,043
297	150	-\$168	28%	\$115,300	0%	7%	3%	\$0
7	401	-\$208	35%	\$435,500	0%	10%	5%	\$0
42	339	-\$226	27%	\$140,500	5%	13%	4%	\$1,103
215	326	-\$227	29%	\$154,100	1%	17%	7%	\$0
161	127	-\$315	20%	\$83,300	19%	5%	7%	\$921
236	393	-\$442	21%	\$113,800	1%	35%	8%	\$3,223
44	156	-\$479	21%	\$148,150	3%	7%	9%	\$1,112

Note: NPA color corresponds to map legend

District 7 Summary

	District 7	Citywide
Number of Residential Parcels in Analysis	35,644	210,212
Median Assessed Value % Change	40%	49%
Median Assessed Value Change	\$98,200	\$73,300
Median City Tax Change	\$0	\$44
% of Parcels with Increase	50%	71%
Median City Tax Increase	\$73	\$79
% of Parcels with Decrease	50%	29%
Median City Tax Decrease	(\$132)	(\$62)
Median Total Tax Change (City at 35 + County at 60)	\$34	\$139

Median Change in Annual Residential Real Property City Tax Amount District 7 by NPA (2018 - 2019) Tax Rate Modeled at 35 Cents



The 35 cent revenue neutral tax rate is an example based on preliminary estimates and is subject to change. The final FY 2020 tax rate will be set by the Charlotte City Council as part of the annual budget process.--This map is for guidance only.--

2/15/2019

District 7 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
261	856	\$149	71%	\$99,400	10%	17%	16%	\$1,422
41	462	\$142	67%	\$96,650	11%	9%	14%	\$978
368	780	\$138	70%	\$91,300	15%	11%	21%	\$1,125
354	161	\$122	63%	\$93,000	4%	6%	21%	\$973
224	517	\$102	54%	\$113,400	4%	10%	13%	\$1,160
118	305	\$97	56%	\$99,100	2%	14%	11%	\$0
269	789	\$76	53%	\$115,000	3%	13%	14%	\$1,079
257	1,269	\$68	51%	\$80,500	4%	4%	26%	\$1,709
32	122	\$67	58%	\$62,250	7%	17%	0%	\$855
353	997	\$61	47%	\$115,200	2%	18%	8%	\$0
187	310	\$54	46%	\$111,850	3%	9%	11%	\$0
20	989	\$46	48%	\$91,500	3%	18%	10%	\$1,366
115	1,619	\$40	44%	\$108,200	2%	7%	8%	\$1,633
263	987	\$32	42%	\$108,900	2%	21%	8%	\$2,156
351	353	\$30	42%	\$131,800	8%	14%	8%	\$850
175	682	\$29	43%	\$99,650	2%	13%	9%	\$0
149	446	\$28	44%	\$69,250	4%	16%	16%	\$1,137
233	568	\$27	43%	\$107,600	3%	9%	6%	\$1,121
352	421	\$27	42%	\$102,000	5%	7%	3%	\$1,122
206	288	\$24	42%	\$117,300	2%	6%	7%	\$1,006
310	824	\$21	44%	\$74,800	6%	6%	16%	\$1,417
170	639	\$14	42%	\$104,100	3%	10%	8%	\$1,248
308	493	\$8	41%	\$85,200	3%	12%	12%	\$0
176	1,154	\$7	40%	\$95,400	2%	10%	10%	\$1,380
151	1,142	\$7	40%	\$94,700	3%	5%	15%	\$1,663
188	501	\$3	40%	\$100,600	2%	4%	10%	\$1,101
204	672	-\$1	39%	\$93,900	3%	8%	13%	\$1,506
172	884	-\$1	40%	\$94,300	2%	3%	15%	\$1,462
29	565	-\$5	39%	\$70,300	3%	21%	9%	\$1,395
255	844	-\$14	38%	\$91,550	1%	19%	6%	\$1,275
171	185	-\$15	38%	\$107,100	2%	13%	8%	\$1,038
222	686	-\$17	38%	\$87,100	1%	19%	5%	\$1,797
355	209	-\$22	37%	\$81,500	2%	2%	16%	\$1,235
56	215	-\$22	35%	\$57,900	7%	25%	9%	\$880
309	455	-\$22	37%	\$83,000	4%	8%	12%	\$0
169	614	-\$23	36%	\$97,200	3%	9%	6%	\$1,186
253	579	-\$49	35%	\$91,900	2%	10%	9%	\$1,331
148	663	-\$66	33%	\$106,000	2%	11%	8%	\$1,386
205	324	-\$79	35%	\$136,200	0%	13%	4%	\$0
335	969	-\$93	28%	\$73,600	3%	17%	9%	\$1,662
25	1,166	-\$103	29%	\$79,100	2%	13%	9%	\$1,346
189	53	-\$105	34%	\$187,900	4%	4%	2%	\$1,343
181	931	-\$108	30%	\$87,700	2%	15%	7%	\$1,005
262	1,134	-\$113	30%	\$98,800	2%	14%	8%	\$2,445
379	1,355	-\$134	31%	\$130,100	0%	10%	4%	\$2,125

Note: NPA color corresponds to map legend

District 7 - Revaluation Impact with NPA Characteristics

Neighborhood Info		Revaluation Info			Population & Housing Info			
Neighborhood Profile Area (NPA)	Number of Residential Parcels in Analysis	Median Annual City Tax Change (35 cents)	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
356	1,289	-\$135	32%	\$105,000	1%	9%	5%	\$1,389
194	616	-\$139	31%	\$136,950	1%	9%	4%	\$1,208
380	1,827	-\$157	28%	\$108,400	1%	11%	6%	\$1,781
201	849	-\$195	27%	\$119,800	2%	13%	6%	\$1,084
75	450	-\$238	26%	\$125,200	4%	7%	3%	\$0
284	321	-\$313	20%	\$89,900	1%	16%	4%	\$0

Questions and Answers

From February 6 Budget Workshop

Question 4: *How would the combined cost of government for the City of Charlotte and Mecklenburg County rank compared to other cities and counties?*

The table below displays the property tax rates for large cities and counties across North Carolina. Tax rates for the City of Charlotte and Mecklenburg County are using example rates provided in recent City and County presentations and the actual revenue-neutral rates may change. Therefore, the table below shows our ranking to the extent both the City and County adopt a revenue-neutral rate.

Tax Rate Comparisons (Ordered Lowest to Highest for Total Combined Rate)				
City	Tax Rate	County	Tax Rate	Total Combined Rate
Charlotte	\$0.3500	Mecklenburg	\$0.6000	\$0.9500
Asheville	\$0.4289	Buncombe	\$0.5390	\$0.9679
Cary	\$0.3500	Wake	\$0.6544	\$1.0044
Wilmington	\$0.4984	New Hanover	\$0.5550	\$1.0534
Raleigh	\$0.4382	Wake	\$0.6544	\$1.0926
Concord	\$0.4800	Cabarrus	\$0.7200	\$1.2000
Greenville	\$0.5200	Pitt	\$0.6960	\$1.2160
Fayetteville	\$0.4995	Cumberland	\$0.7990	\$1.2985
Winston-Salem	\$0.5974	Forsyth	\$0.7235	\$1.3209
Durham	\$0.5786	Durham	\$0.7779	\$1.3565
Greensboro	\$0.6325	Guilford	\$0.7305	\$1.3630
High Point	\$0.6475	Guilford	\$0.7305	\$1.3780

Question 5: *Provide the definitions for residential and commercial property as defined in the City's zoning regulations.*

Definitions of the Zoning Ordinance adopted by the Charlotte City Council defines residential use as "any detached, duplex, triplex, quadraplex, attached, or multifamily dwelling, manufactured home, mobile home, group home for up to six clients, boarding house, or dormitory". A commercial use is defined as "an occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee".

Questions and Answers

From February 6 Budget Workshop

Question 6: Provide a table which shows effects of revaluation on home values at \$100,000; \$200,000; and \$300,000 rather than homes at the 25th, 50th, and 75th percentiles.

Example of Change in Tax Bill with a City Tax Rate Example of 35 Cents						
	Original Home Value		Original Home Value		Original Home Value	
	\$100,000		\$200,000		\$300,000	
Percent Increase	Home Value After Revaluation	Estimated Annual Change in City Tax	Home Value After Revaluation	Estimated Annual Change in City Tax	Home Value After Revaluation	Estimated Annual Change in City Tax
0%	\$100,000	-\$139	\$200,000	-\$277	\$300,000	-\$416
10%	\$110,000	-\$104	\$220,000	-\$207	\$330,000	-\$311
20%	\$120,000	-\$69	\$240,000	-\$137	\$360,000	-\$206
30%	\$130,000	-\$34	\$260,000	-\$67	\$390,000	-\$101
40%	\$140,000	\$1	\$280,000	\$3	\$420,000	\$4
50%	\$150,000	\$36	\$300,000	\$73	\$450,000	\$109
60%	\$160,000	\$71	\$320,000	\$143	\$480,000	\$214
70%	\$170,000	\$106	\$340,000	\$213	\$510,000	\$319
80%	\$180,000	\$141	\$360,000	\$283	\$540,000	\$424
90%	\$190,000	\$176	\$380,000	\$353	\$570,000	\$529
100%	\$200,000	\$211	\$400,000	\$423	\$600,000	\$634

Question 7: Provide analysis of changes in commercial property valuations by category (e.g., retail, office, industrial-heavy)

Commercial property data was received recently from the County Assessor's Office. The commercial property analysis is underway, and a more comprehensive review of the impact of the revaluation is underway.

Questions and Answers From February 6 Budget Workshop

Question 8: *Can we get the Housing Partnership's list of NOAHs within each neighborhood and Council district?*

The properties classified by the Housing Partnership as large-scale NOAH are 15 years or older, have 50 or more units, and have an average rent less than or equal to \$1,203, per the revised rent standard for HOME funds.

A required characteristic to define large-scale NOAH is generally good quality construction, although it may have some deferred maintenance, or the exterior and interior amenity packages may be dated and less than what is offered by high end properties.

The following list is a 2018 inventory of properties with large-scale Naturally Occurring Affordable Housing (NOAH) as determined by the Housing Partnership. See attached for information and tables.

List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
1	ARBOR VILLAGE	839 SCALEYBARK ROAD	1984	220	\$985
1	AURORA	1425 EASTCREST DRIVE	1963	276	\$985
1	AURORA (BRIAR CREEK)	1431-G BRIAR CREEK DRIVE	1996	66	\$1,047
1	AURORA TOWNHOMES	1425 EASTCREST DRIVE	1969	144	\$1,065
1	BEACON TIMBER CREEK	1100 FALLS CREEK LANE	1984	352	\$1,069
1	BLOCK APARTMENTS, THE	2700 EASTWAY DRIVE	1969	126	\$960
1	BRADFORD COMMONS	2710 #4 EASTPORT ROAD	1970	120	\$753
1	CEDAR GREENE	3720 FREW ROAD	1970	224	\$745
1	CENTRAL POINTE	4933 CENTRAL AVENUE	1972	336	\$935
1	CHARLOTTE WOODS	1116 SCALEYBARK ROAD	1974	266	\$1,113
1	CHATEAU	1600 EASTCREST DRIVE	1969	56	\$679
1	DARBY TERRACE	4501 CENTRAL AVENUE	1962	62	\$837
1	DORAL	524-A BRAMLETT ROAD	1967	132	\$931
1	EASTLAND VILLAGE	4016 ROSEHAVEN DRIVE	1971	98	\$756
1	EDGE AT NODA	229 HILO DRIVE	1972	208	\$871
1	ENGLISH GARDEN	500 CRAIGHEAD ROAD	1966	120	\$651
1	ENGLISH GARDEN TOWNHOMES	431 CRAIGHEAD ROAD, WEST	1973	66	\$740
1	HIGHLAND TRACE	1131 GLENFIDDICH DRIVE	1989	90	\$744
1	HILLROCK ESTATES	3317 MAGNOLIA HILL DRIVE	1988	341	\$925
1	KILBORNE	2900 KILBORNE DRIVE	1968	90	\$766
1	LINKS AT CITISIDE	5005 COMMUNITY CIRCLE	2002	276	\$925
1	MOUNTCREST	1719 EASTCREST DRIVE	1966	124	\$876
1	PARK CREEK	1951 MILTON ROAD	1967	231	\$791
1	PARKHILL CONDOMINIUMS	3301-L PARK ROAD	1984	53	\$977
1	PEPPERTREE	4335 CENTRAL AVENUE	1985	292	\$845
1	SEDGEFIELD	215 POINDEXTER DRIVE	1951	243	\$1,069
1	SHADOWOOD	1719 EASTCREST DRIVE	1972	107	\$861
1	SHAMROCK GARDENS	3779 MICHIGAN AVENUE	1965	279	\$558
1	SHARON PINES	7000-8 BARRINGTON DRIVE	1970	310	\$880
1	SOHO ON CENTRAL	3143 CENTRAL AVENUE	1970	155	\$1,042

List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
1	SOUTHGATE	4001 CONWAY AVENUE	1962	310	\$790
1	TOWNHOMES AT ASHBROOK	1921-F EASTWAY DRIVE	1969	150	\$775
1	VISTA COMMONS	2728 COMMONWEALTH AVENUE	1986	132	\$888
1	VISTA VILLAS	6309 MONTEGO DRIVE	1971	238	\$856
1	WILDWOOD	1022 FOREST OAK DRIVE	1981	248	\$986
1	WINDSOR HARBOR	3217 SHAMROCK DRIVE	1971	176	\$887
2	ADDISON PARK	6225 HACKBERRY CREEK TRAIL	1999	426	\$1,127
2	ALTA GROVE	10017 SEASON GROVE LANE	2000	240	\$1,055
2	AUTUMN PARK	1801 INTERFACE LANE	1996	586	\$1,143
2	BEXLEY CREEKSIDE	4101 DOUBLE CREEK CROSSING DRIVE	2000	492	\$1,193
2	BROOKSTONE	3800 DRYBROOK ROAD	1996	226	\$1,035
2	EAST COAST	1120 C MARBLE STREET	1972	102	\$825
2	ELON AT MALLARD CREEK	7916 HARRIS HILL LANE	1988	184	\$1,108
2	ELON AT MALLARD CREEK PH2	2305 NEW ENGLAND STREET	1997	288	\$1,183
2	GRAYSON	6001 BENNETTSTVILLE LANE	1999	240	\$1,058
2	LODGE AT MALLARD CREEK	7815 CHELSEA JADE LANE	1999	264	\$1,029
2	NORTHLAKE	8215 CRESCENT RIDGE DRIVE	1990	216	\$1,165
2	OAKS	4915 MISTY OAKS DRIVE	1996	318	\$1,192
2	ROYAL ORLEANS	1924-A MCALLISTER DRIVE	1966	181	\$744
2	TRINITY PARK	9609 TRINITY ROAD	1969	104	\$698
2	WATERFORD HILLS	6219 WATERFORD HILLS DRIVE	1995	270	\$1,025
3	ARBORGATE	9056 ARBORGATE DRIVE	1983	152	\$966
3	ARROWOOD CROSSING	2109 ARROWCREEK DRIVE	1988	200	\$987
3	ASHFORD PLACE	905 PINEVILLE POINT AVENUE	2001	456	\$1,110
3	BROOK VALLEY	640 DEANNA LANE	1972	161	\$732
3	COFFEY CREEK	2208 YAGER CREEK DRIVE	1990	420	\$995
3	COLONIAL VILLAGE @ SOUTH TRYON	7601 HOLLISWOOD COURT	2001	216	\$1,119
3	EMERALD BAY	5029 CHERRYCREST LANE	1974	250	\$868
3	FORESTBROOK	2903 FOREST BROOK DRIVE	1971	262	\$799
3	GLEN HAVEN	3117 TACOMA STREET	1993	270	\$670

List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
3	HIGHLANDS	639 ARCHDALE DRIVE	1971	176	\$878
3	LAKE ARBOR	4929 TUCKASEEGEE ROAD	1972	288	\$839
3	LAKE MIST	1120-A LAKE MIST DRIVE	1984	144	\$932
3	LAKEWOOD MANOR	2732 WATSON DRIVE #1	1967	50	\$552
3	LANDINGS AT FARMHURST	711 FARMHURST DRIVE	1986	125	\$773
3	LEXINGTON GREEN	636 ARCHDALE DRIVE	1972	128	\$899
3	MONTCLAIRE ESTATES	8508 LODGE S CIRCLE	1979	311	\$949
3	OAK PARK AT NATIONS FORD	103 DINADAN DRIVE	1972	202	\$1,001
3	ONE BROOKHILL	2506 TRYON STREET, SOUTH	1951	416	\$573
3	PARK AT STEELE CREEK	13301 CRESCENT SPRINGS DRIVE	1997	264	\$994
3	PARK FAIRFAX	108 PARK FAIRFAX DRIVE	1971	138	\$747
3	POINTE	6530 FREE THROW COURT	1996	340	\$1,172
3	PONDEROSA	3016 KENHILL DRIVE	1965	113	\$662
3	RIVER CROSSING	8030 SYCAMORE CREEK DRIVE	2002	132	\$936
3	STONEWALL JACKSON HOMES	5751 AIRPORT DRIVE	1941	85	\$552
3	SUNSET VILLAGE	2930 TACOMA STREET	1974	98	\$857
3	TYVOLA CENTRE	625 CAMERON WALK COURT	2000	404	\$1,196
3	WEYLAND	2814 MARLOWE AVENUE	1951	168	\$820
3	WHITEHALL ESTATES	2400 WHITEHALL ESTATES DRIVE	1997	252	\$1,120
3	WINDGATE PLACE	220 BRANCHVIEW DRIVE	1974	196	\$793
3	YORK RIDGE	13001 YORK RIDGE DRIVE	1990	240	\$996
4	BERKELEY PLACE	500 SOLANO DRIVE	2001	368	\$1,156
4	CHANCELLOR PARK	8215 UNIVERSITY RIDGE	1996	340	\$1,080
4	CROSSROADS STATION	6940 HIDDEN FOREST DRIVE	2002	108	\$848
4	GRAND RESERVE AT PAVILION	1801 WILLOW HAVEN LANE	2000	408	\$1,118
4	HARRIS POND	8301 HARRIS POND LANE	1986	170	\$1,181
4	HUDSON COMMONS	9201 GLENWATER DRIVE	1991	276	\$968
4	HUNT CLUB	100 HERITAGE POINTE ROAD	1987	300	\$1,171
4	HUNTERS POINTE	1841 B PROSPECT DRIVE	1972	394	\$880
4	LAKE AT THE UNIVERSITY	9401 GROVE HILL DRIVE	1997	302	\$1,126

List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
4	MAGNOLIA TERRACE	8301 PACES OAKS BLVD	1989	264	\$1,076
4	MALLARD CREEK	420 MICHELLE LINNEA DRIVE	1988	148	\$1,093
4	MALLARD GREEN	9800 MARY ALEXANDER ROAD	1984	76	\$1,131
4	MAPLE RUN I	2003 CANTERWOOD DRIVE	1970	103	\$742
4	MAPLE RUN II	2101-2 CANTERWOOD DRIVE	1969	207	\$716
4	ORCHARD TRACE	325 ORCHARD TRACE LANE	1974	252	\$871
4	PAVILION AT UC	10425 WHEATSIDE DRIVE	1997	249	\$1,012
4	PIEDMONT AT IVY MEADOW	1301 IVY MEADOW DRIVE	2001	372	\$1,122
4	RADBOURNE LAKE	3209 WESTBURY LAKE DRIVE	1991	225	\$1,202
4	SAGE POINT	4333 CINDERELLA ROAD	1972	98	\$681
4	SILVERSTONE	1305 HUNTER OAK LANE	1974	94	\$916
4	TANGLEWOOD	3200 DALECREST DRIVE	1970	96	\$781
4	THORNBERRY	9920 BRICKLEBERRY LANE	2000	288	\$1,190
4	TOWNES AT UNIVERSITY POINTE	336 BLACKHAWK ROAD	1971	428	\$692
4	TRYON FOREST	411 LAMBETH DRIVE #2	1970	169	\$683
4	WALDEN COURT	9115 OLMSTED DRIVE	1985	144	\$891
4	WEXFORD	1811 WEXFORD MEADOWS LANE	1995	142	\$806
4	WOODLAND HOLLOW	6205 DOVE TREE LANE	1975	252	\$759
5	AFTON HOUSE	5139 ELDER AVENUE	1971	71	\$772
5	ARCADIAN VILLAGE	5723 #2 CEDARS EAST COURT	1969	348	\$839
5	ASHLEY PLACE	5709 ELECTRA LANE	1971	266	\$909
5	AVALON HEIGHTS I	1207 KELSTON PLACE	1986	310	\$927
5	AVALON HEIGHTS II	6000 REGAL ESTATES LANE	2000	240	\$944
5	AXIOM	5625 KEYWAY BLVD	1987	202	\$936
5	BISCAYNE	3401-G BISCAYNE DRIVE	1993	54	\$934
5	BRIARCLIFF	4314-A1 COMMONWEALTH AVENUE	1963	84	\$672
5	BROOKRIDGE	9023 W.T. HARRIS BLVD, EAST	1974	150	\$805
5	CHIMNEYS	1630 DELANE AVENUE	1974	214	\$859
5	COPPER CREEK	5710 COPPER CREEK COURT	1989	208	\$1,033
5	COURTYARD	5312-5 MONTAGUE STREET	1986	55	\$950

List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
5	CROSSINGS AT REEDY CREEK	4400 JOHN PENN CIRCLE	1999	207	\$948
5	DELANE GLEN	1315-3 DELANE AVENUE	1969	60	\$802
5	DELTA CROSSING	6000 DELTA CROSSING LANE	1989	178	\$1,020
5	DEVONWOOD	6320 WOODBEND DRIVE	1982	296	\$807
5	EAGLES WALK	5826 REDDMAN ROAD	1983	162	\$835
5	FOREST AT CHASEWOOD	1600 CHASEWOOD DRIVE	1985	220	\$857
5	FOREST HILLS	5603-A FARM POND LANE	1970	258	\$906
5	GREEN ROCK	7259 POINT LAKE DRIVE	1983	296	\$1,098
5	GREENBRYRE	3541 SPANISH QUARTER CIRCLE	1972	174	\$892
5	HAMILTON SQUARE	6017 WILLIAMS ROAD	1986	120	\$879
5	HANOVER LANDING	5920 MONROE ROAD	1972	192	\$784
5	HEATHERWOOD TRACE	5600 PACES GLEN AVENUE	1986	172	\$839
5	HERITAGE PARK	7100 SNOW LANE	1981	151	\$772
5	KIMMERLY GLEN	4908 ENDOLWOOD DRIVE	1986	260	\$927
5	LAKE HILL	4811 MONROE ROAD	1966	183	\$859
5	LAWYERS RIDGE	5310 MCALPINE GLENN DRIVE	2001	144	\$741
5	MEADOWBROOK	2320 GINGER LANE	1974	152	\$639
5	MISTY WOODS	4630 CENTRAL AVENUE	1985	228	\$826
5	OASIS AT REGAL OAKS	6701 ENGLISH HILLS DRIVE	1984	280	\$773
5	PARK AT SAN FERENTINO	8061 WOODSCAPE DRIVE	1980	216	\$834
5	PARK HAVEN	5821 REDDMAN ROAD	1979	112	\$778
5	PARKLAND COMMONS	8301 PARKLAND CIRCLE	1997	232	\$1,126
5	PARKWOOD EAST	7108 WALLACE ROAD	1984	128	\$895
5	RAMA PLACE	5903 FLORENCE AVENUE	1984	50	\$738
5	REGENCY	4817 WATER OAK ROAD	1986	177	\$1,197
5	SAILBOAT BAY	5417 ALBEMARLE ROAD	1972	360	\$750
5	SHARON POINTE	5626 SHARON POINTE ROAD	2001	190	\$816
5	SOMERSTONE	7139 WINDING CEDAR TRAIL	1983	360	\$987
5	STONEGATE	950 SOUTHWOOD OAKS LANE	2000	144	\$910
5	SUMMIT RIDGE	5923 FARM POND LANE	1982	240	\$848

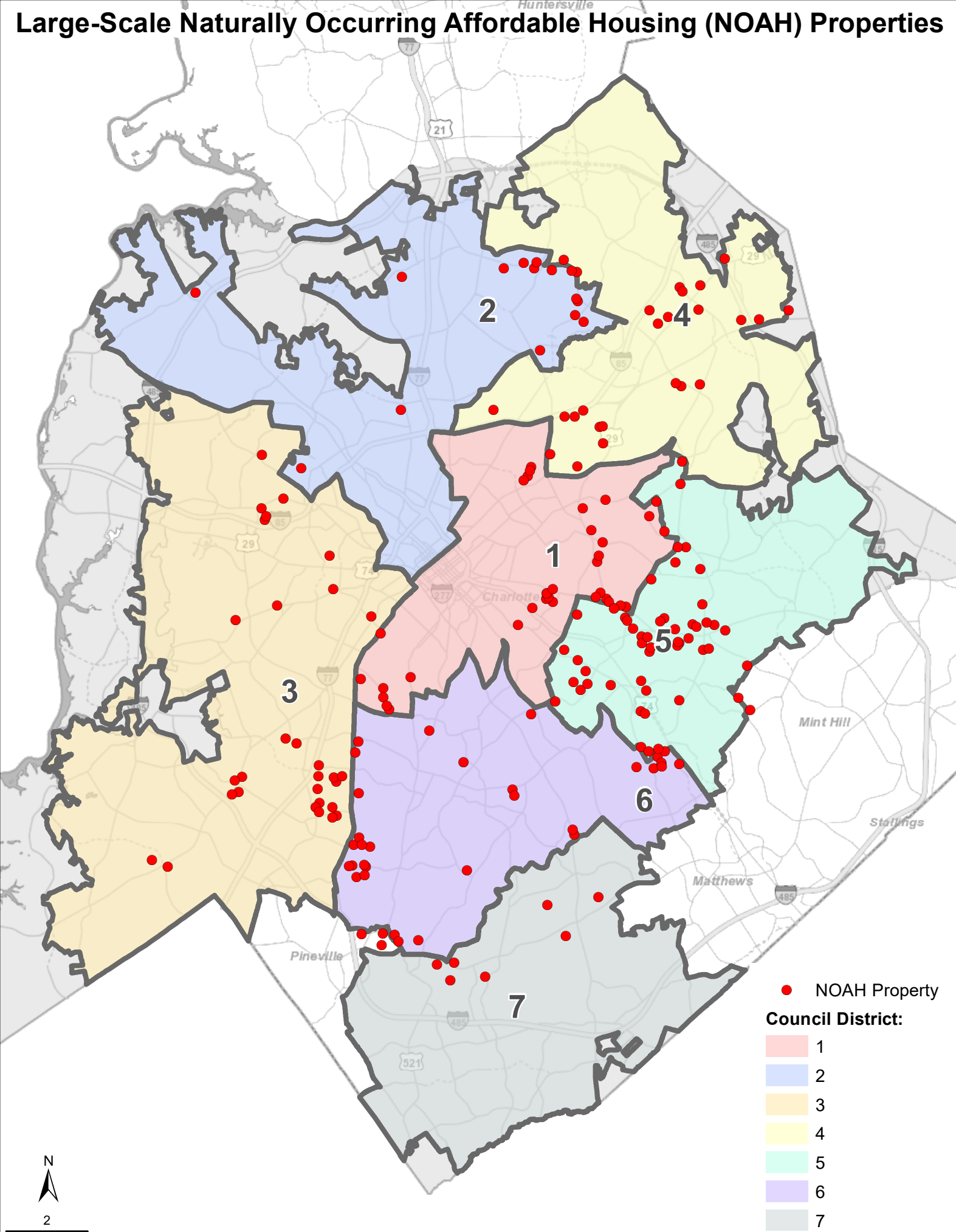
List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
5	TEAL POINT	3431 SHARON AMITY, NORTH	1972	216	\$790
5	VILLA EAST	2121 VILLAGE LAKE DR. (OFFICE)	1974	120	\$590
5	W FLATS	7200 WALLACE ROAD	1986	247	\$900
5	WATERFORD CREEK	10510 WATERFORD CREEK LANE	1997	264	\$1,020
5	WELLINGTON FARMS	4700 TWISTED OAKS ROAD	1988	254	\$832
5	WOODBIDGE	6619 YATESWOOD DRIVE	1981	192	\$824
5	WOODLAND ESTATES	6147 WINGED ELM COURT	1988	330	\$905
5	WOODLANDS	6401 WOODBEND DRIVE	1983	128	\$836
6	1700 PLACE	1700 CHARLESTON PLACE	1986	214	\$986
6	3400 SELWYN	100 MATADOR LANE, STE#214	1971	129	\$854
6	ANDOVER WOODS	7808 ANDOVER WOODS DRIVE	1987	392	\$981
6	ANSON AT THE LAKES	8000 WATERFORD LAKES DRIVE	1991	694	\$1,137
6	ARCHDALE MANOR	6614 WISTERIA DRIVE	1964	243	\$928
6	AUREA STATION	8625 WINTER OAKS LANE	1985	384	\$1,034
6	BEACON HILL	1322 BEACON RIDGE ROAD	1985	349	\$996
6	BERKSHIRE PLACE	7700 CEDAR POINT LANE	1983	240	\$920
6	CAMDEN FOXCROFT	4612 SIMSBURY ROAD	1979	156	\$1,133
6	CAMDEN SIMSBURY	4428 SIMSBURY ROAD	1985	100	\$1,192
6	COLONY	3701 ROXBOROUGH PKWY	1973	353	\$1,173
6	CROWN POINT	7422 PEBBLESTONE DRIVE	1972	214	\$923
6	ELMSLEY GROVE	148-1 TYVOLA DRIVE	1966	342	\$680
6	JOHNSTON CREEK CROSSING	10310 CEDAR TRAIL LANE	1983	260	\$995
6	MCALPINE RIDGE	7900 KREFELD DRIVE	1989	320	\$886
6	PARK 2300	2300 VILLAGE LAKE DRIVE	1986	384	\$926
6	PARK AT SAN REMO	8242 RUNAWAY BAY DRIVE	1985	280	\$904
6	PARK LANE	1610 WAYBRIDGE LANE	1999	60	\$1,051
6	PINETREE	7600 ANTLERS LANE	1973	220	\$889
6	QUAIL VALLEY ON CARMEL	4012 QUAIL FOREST DRIVE	1978	232	\$1,090
6	RANDOLPH PARK	4516 RANDOLPH ROAD	1971	152	\$1,070
6	RESERVE AT PROVIDENCE I	5931 PROVIDENCE ROAD	1971	476	\$938

List of Naturally Occurring Affordable Housing Properties

COUNCIL DISTRICT	PROPERTY NAME	ADDRESS	YEAR BUILT	NUMBER OF UNITS	AVERAGE MONTHLY RENT (2018)
6	RESERVE AT PROVIDENCE II	908-201 SUMMIT WALK DRIVE	1986	98	\$1,060
6	RESERVE AT WATERFORD LAKES	8725 KODY MARIE COURT	1998	140	\$1,176
6	RIVER BIRCH I	8000 RIVER BIRCH DRIVE	1984	210	\$970
6	RIVER BIRCH NORTHLAND	8200 RIVER BIRCH DRIVE	2001	184	\$1,004
6	SHARON CROSSING	2123 EL VERANO CIRCLE	1984	144	\$1,013
6	SHARONRIDGE	1937 SHARON ROAD WEST	1986	75	\$864
6	STONEHAVEN EAST	7000 FERNWOOD DRIVE	1981	240	\$1,018
6	TIMBER CREST AT GREENWAY	2025 TIMBER OAK DRIVE	1999	282	\$1,018
6	VILLAGES	1600 VILLAGE BROOK DRIVE	1986	224	\$958
6	WATERFORD SQUARE	7601 WATERFORD SQUARE DRIVE	1995	694	\$952
7	CAMDEN TOUCHSTONE	9200 WESTBURY WOODS DRIVE	1986	132	\$1,122
7	COLONIAL GRAND @ BEVERLY CREST	7201 SHANNOPIN DRIVE	1995	300	\$1,163
7	FAIRWAYS AT PIPER GLEN	6200 BIRKDALE VALLEY DR	1995	336	\$1,025
7	MARQUIS OF CARMEL VALLEY	6905 POPPY HILLS LANE	1998	424	\$1,171
7	REAFIELD VILLAGE	6609 REAFIELD DRIVE	1986	324	\$1,087
7	RETREAT @ MCALPINE CREEK	6800 FISHERS FARM LANE	1989	400	\$1,147
7	SHOREWOOD AT RAINTREE	7907 SHOREWOOD DRIVE	1979	96	\$1,069
7	SWAN RUN	4600 SWAN MEADOW LANE	1973	92	\$991
N/A	ARIUM PINEVILLE	8401 HABERSHAM POINTE CIRCLE	1985	240	\$954
N/A	PARK AT CATERINA	10019 PLUM CREEK LANE	1984	276	\$954
N/A	RESIDENCES AT WEST MINT	9610 STONEY GLEN DRIVE	1998	408	\$1,018
N/A	VICTORIA PARK	4616 STONEY TRACE DRIVE	1991	380	\$978
N/A	VILLAGE AT BRIERFIELD	11609 WINDY CREEK DRIVE	2002	186	\$800
N/A	WILLOW RIDGE	9200 WILLOW RIDGE ROAD	1986	456	\$1,012

Large-Scale Naturally Occurring Affordable Housing (NOAH) Properties



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Questions and Answers

From February 6 Budget Workshop

Capital Projects Status Update

Question 9: *Provide information about the Tuckaseegee/Berryhill/Thrift roundabout project.*

This project will replace the signalized intersection at Tuckaseegee Road, Berryhill Road, and Thrift Road with a roundabout. The project scope also includes the installation of crosswalks, sidewalks, planting strips, landscaping, decorative lighting, and a 19-foot public art sculpture in the center of the roundabout. The improvements will reduce vehicle idling time at the intersection, expand opportunities for bicyclist and pedestrians, improve air quality, and preserve existing and add new trees. Currently, the project is in the real estate phase and construction is estimated to be complete in the first quarter of calendar year 2021.

The total budget for this project is \$5,650,000. It is funded with two North Carolina Department of Transportation (NCDOT) grants: Congestion Mitigation and Air Quality (CMAQ), and Surface Transportation Program Direct Allocation (STP-DA) funds. The city provided the local matching funds for both grants, which totaled \$786,750. Additionally, the city contributed \$1,713,250 for project components not covered by the grants. The project funding summary is outlined in the chart below.

Summary of Tuckaseegee/Berryhill/Thrift Roundabout Funding

Funding Source	Appropriation Method	Amount
FY 2016 CMAQ	November 9, 2015 RCA	\$1,847,000
FY 2017 STP-DA	March 27, 2017 RCA	\$1,303,000
Total NCDOT Grants		\$3,150,000
CMAQ City Match	2010 Bond Dollars	\$461,750
STP-DA City Match	2010 Bond Dollars	\$325,000
Total City Matching Funds		\$786,750
Other City Funds	FY 2018 Windup Ordinance/Other	\$1,713,250
TOTAL		\$5,650,000

This is a stand-alone project that is not part of the Comprehensive Neighborhood Improvement Program (CNIP); all CNIP projects were included on the *Preliminary 2014 – 2020 General Community Investment Plan Updates* handout that was provided at the Budget Workshop on February 6, 2019.

Additional information about the project, including project phase updates, can be found on the [City's website](#).

Revaluation Analysis Preview

City Council Budget Workshop
March 6, 2019



Revaluation Analysis Preview

Data is not finalized and will be refined throughout the budget development process





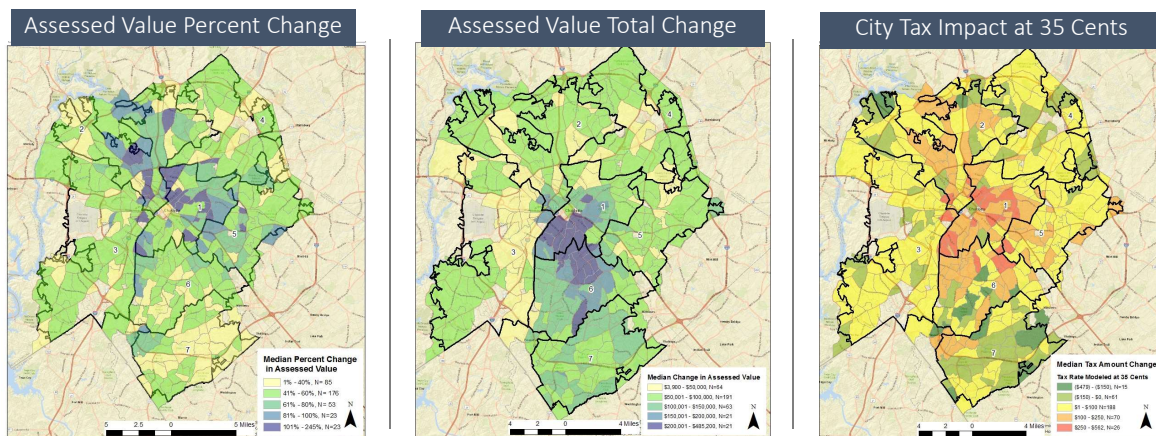
About the Data

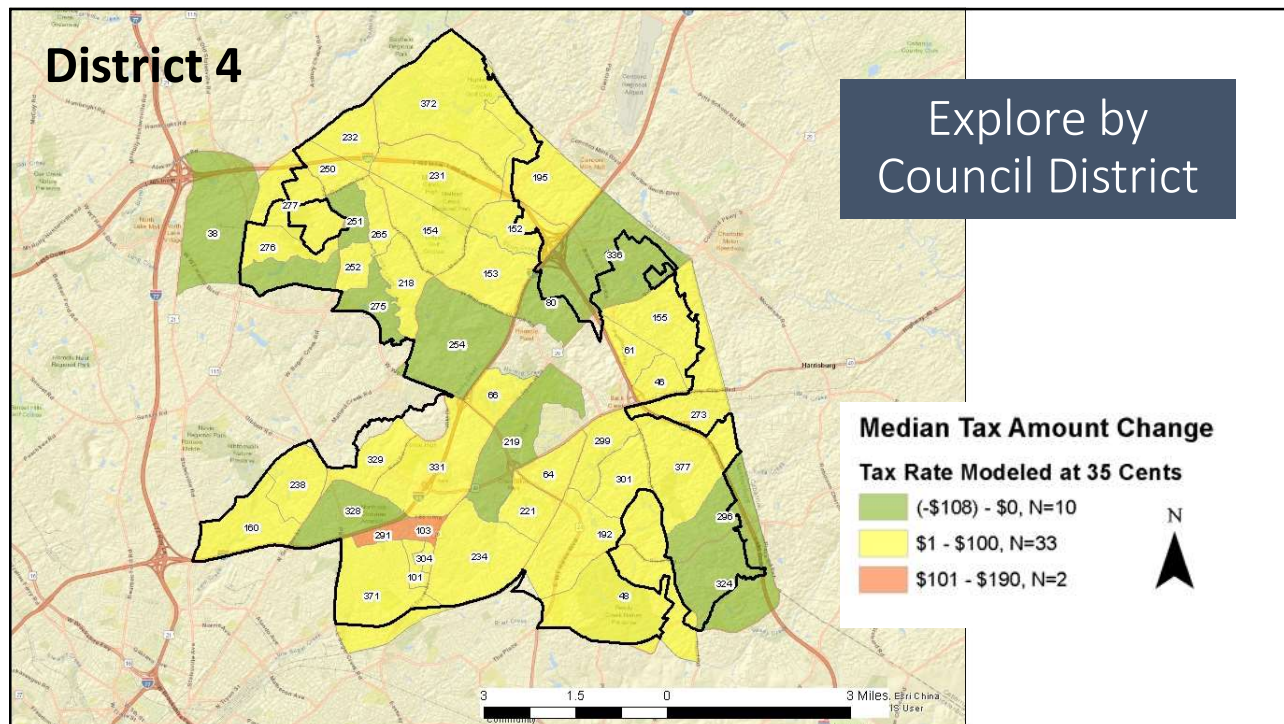
- Comparing 2018 assessed value (2011 book of values) to 2019 assessed value
- Residential definition:
 - Single-family detached
 - Attached residential (duplex/triplex, townhomes, condominiums)
 - Note: for assessment purposes, Apartments are considered Commercial – will be analyzed when commercial data is available from County
- Home-to-home comparison (isolate impacts of revaluation on homeowners):
 - Filtered out vacant land and new construction
 - Some 2018 renovation improvements are still in dataset (may create an overestimate of the impact of revaluation)



3

Continue verifying data...





The Complexity of Neighborhood Analysis



Nextdoor Neighborhoods

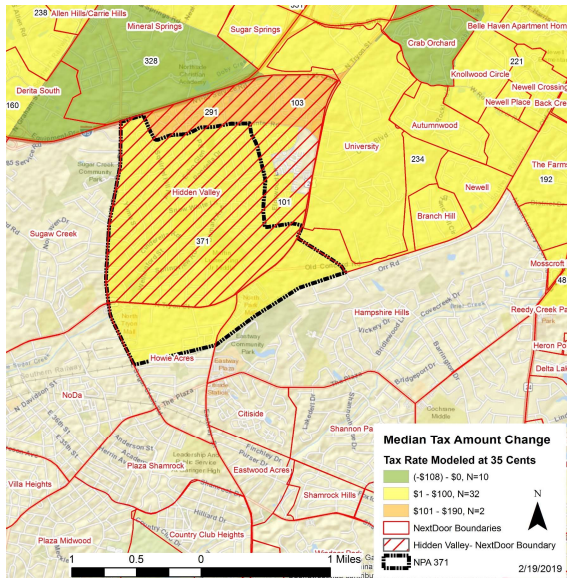
- Private social networking service
- Named (self-identified)
- Founding members determine the name of neighborhood and its boundaries
- 831 Nextdoor neighborhoods in City of Charlotte
- Custom geography – limited additional information

Neighborhood Profile Areas (NPA)

- Unit of geography for the Quality of Life (QoL) Explorer
- Numbered
- Based on U.S. Census geography – one or more census block groups
- 370 NPAs in City of Charlotte
- Standard geography – describe by 80+ other indicators in QoL Explorer, plus other data from Census



Nextdoor-NPA Boundary Crosswalk



NPA 371	
Nextdoor Neighborhood Name	% of Nextdoor Neighborhood in NPA 371
Hidden Valley	68%
Howie Acres	54%
Hampshire Hills	10%

Sample from District 4: Table of NPAs and Key Indicators

NPA Info		Revaluation Info*			Population & Housing Info**			
NPA Number	Residential Parcels in Analysis	Median Annual City Tax Change	Median Assessed Value % Change	Median Assessed Value Change	Poverty	Seniors	Rental Houses	Rental Costs
371	1,827	\$85	76%	\$51,200	43%	14%	38%	\$758
299	1,376	\$69	60%	\$57,700	19%	4%	25%	\$1,139
265	545	\$67	53%	\$78,000	11%	20%	16%	\$1,347
232	992	\$66	55%	\$68,800	15%	4%	25%	\$1,179

*Data originated from Mecklenburg County Assessor's Office

**Data originated from the Quality of Life Explorer dataset



Next Steps

- Commercial and apartment analysis forthcoming
- Interactive exploration tool to be developed once city tax rate is proposed



Redefining the Capital Planning Process

City Council Budget Workshop
March 6, 2019



Overview



- Review capital planning process changes
- Explore financing methods
- Discuss advanced planning and design



Resetting the Standards



•Redefining processes

- ☐ Aligning the organization horizontally
- ☐ Capturing data on the front end
- ☐ Evaluating assumptions and methodology
- ☐ Engaging external advisors
- ☐ Formalizing project oversight
- ☐ Establishing formal practices for close-out and identifying savings
- ☐ Infusing planning and monitoring



3

Benefits of Planning and Monitoring



•Why plan?

- ☐ Costs and scopes are better defined
- ☐ Long-term assessment of project need
- ☐ Long-term financial planning
- ☐ Greater accountability
- ☐ Minimize cost overruns
- ☐ Results in perception of projects being built faster because of shorter time between referendum vote and construction



4

Financial Long-Term Planning

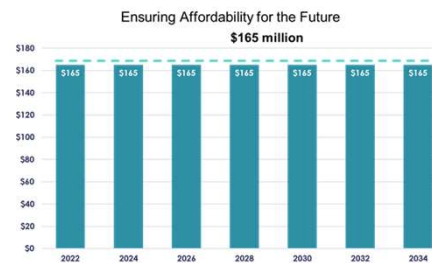


•Debt affordability considerations

- ☐ Steady state method
 - ✓\$165.0 million bond referendum affordability every two years
- ☐ Bonds are a vehicle for capital project financing
- ☐ Align bond issuance to cash flow needs

•Debt model is dynamic

- ☐ Spend rates
- ☐ Interest rates
- ☐ Revenue growth rates



5

Long-Term Financial Planning and Security



- ☐ Maintain AAA credit rating
- ☐ Manage expectations
- ☐ Maintain best practices
- ☐ Time the bond authorization and seven year schedule
- ☐ Confidence in construction estimates
- ☐ Coordinate management and oversight



6

Putting the Pieces Together



7

Forming the Project Pipeline



- How is the project pipeline produced?
 - ☐ Adopted policies and master plans
 - ☐ Capital Needs Assessment
 - ☐ Feasibility due diligence
- Create a revolving capital planning fund
 - ☐ Fund planning efforts first before construction
 - ☐ Reimbursed by bond authorization for total project cost
 - ☐ Coordinated with bond counsel and financial advisors
 - ☐ Leverages Debt Service Fund



8

How to Use the Fund

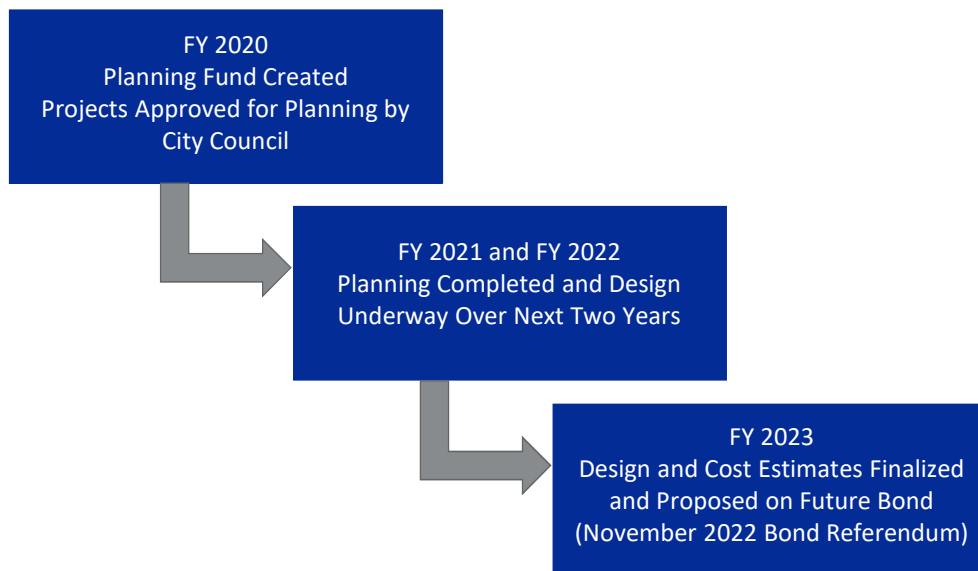


- Use the capital planning fund for:
 - ❑ Identified and approved projects
 - ❑ Defining project scopes, including functional space requirements
 - ❑ Analyzing alternatives necessary for phasing or sequencing of project
 - ❑ Coordinating with other ongoing or proposed capital projects
 - ❑ Site analysis, including options
- Form total cost estimate
 - ❑ Cost per square foot, construction cost per linear foot, costing methodology, and identification of any factors unique to the project

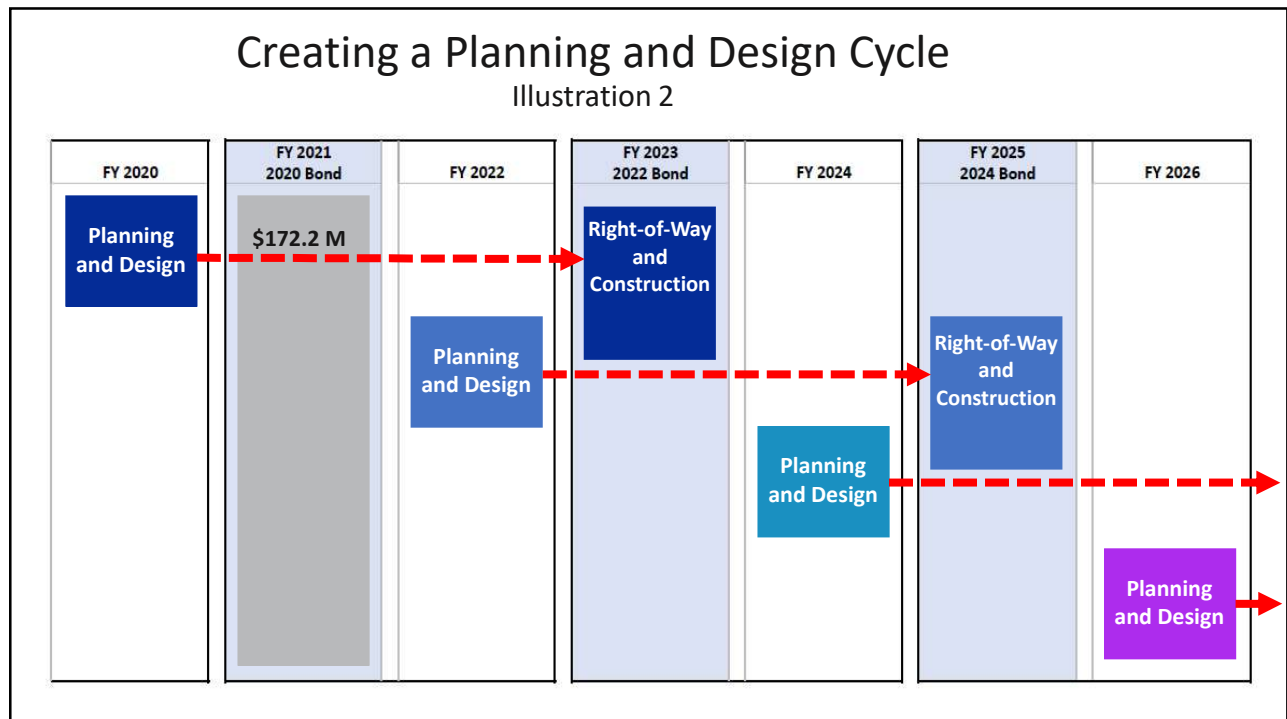
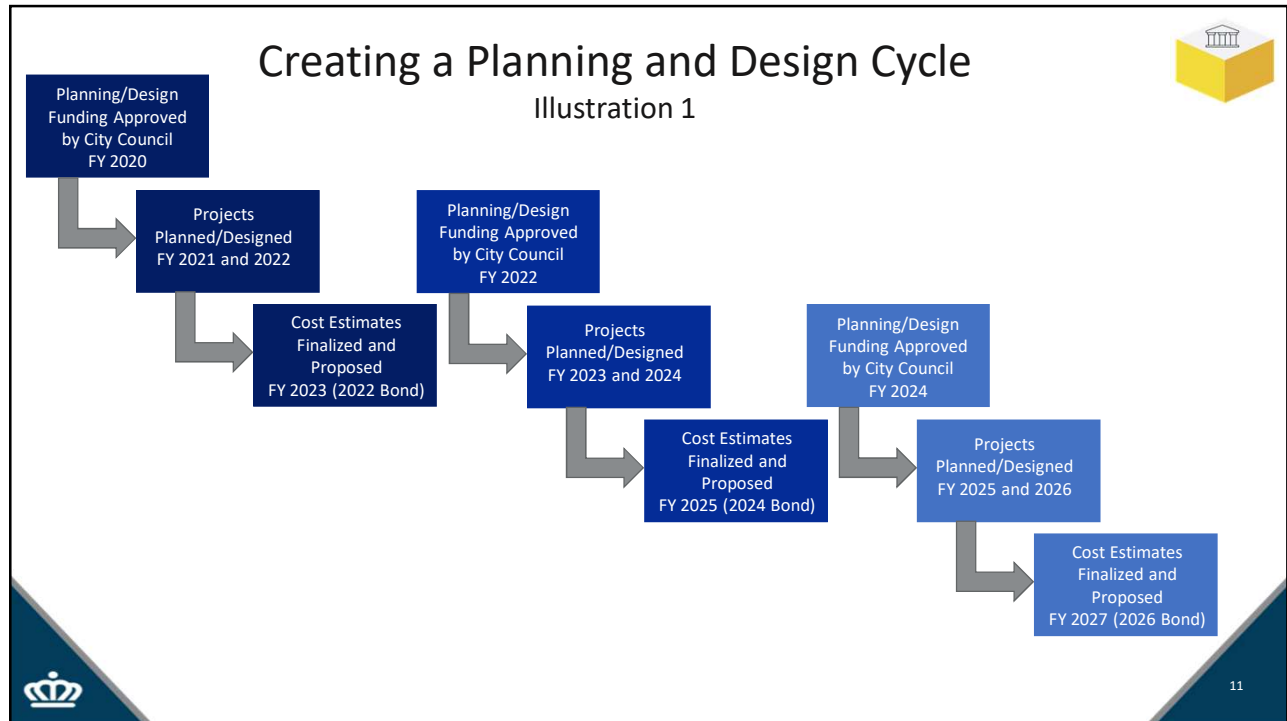


9

Advancing Planning and Design



10





Questions?



13



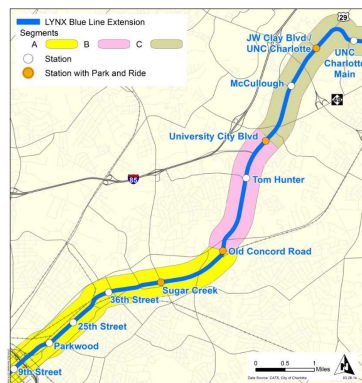
Charlotte Area Transit System FY 2020 Preliminary Operating & Debt Service Budgets FY 2020-24 Community Investment Plan

City Council Budget Workshop
March 6, 2019



CATS ACCOMPLISHMENTS

**The BLE will complete it's first
full-year of revenue service in
FY 2019**





CATS ACCOMPLISHMENTS

CityLYNX GoldLine

- Phase I opened July 2015 (1.5 miles)
- Phase II under construction



Charlotte Gateway Station

- Groundbreaking July 20, 2018 for Phase I
- Multi-modal transit center
- Funding partnerships with Federal, State, and City of Charlotte (local)
- Industry Day June 26, 2018 for Phase II
- Phase II preparation of RFQ underway



CATS ACCOMPLISHMENTS



Art in Transit Mobile Application

Using a interactive map riders can learn more about the public art at stations and stops.

First Mile/Last Mile Program

A partnership with Lyft provides riders with a \$4 contribution for trips to and from selected LYNX Light Rail Stations.



GET EVEN MORE FOR YOUR COMMUTE!
LOG YOUR TRIPS TO EARN A \$5 REWARD!



CommuteRewards

Reward program with Way2go CLT where riders can earn points and receive prizes for riding public transit and using the Vanpool rideshare program

2018 Innovation in Transit Service Awards

Recognized by North Carolina Department of Transportation for innovative approach to reach riders and non-riders through Envision my Ride, live streaming public meetings on social media platforms and leveraging light rail to decrease the length of bus routes



FY 2020 PRELIMINARY BUDGET

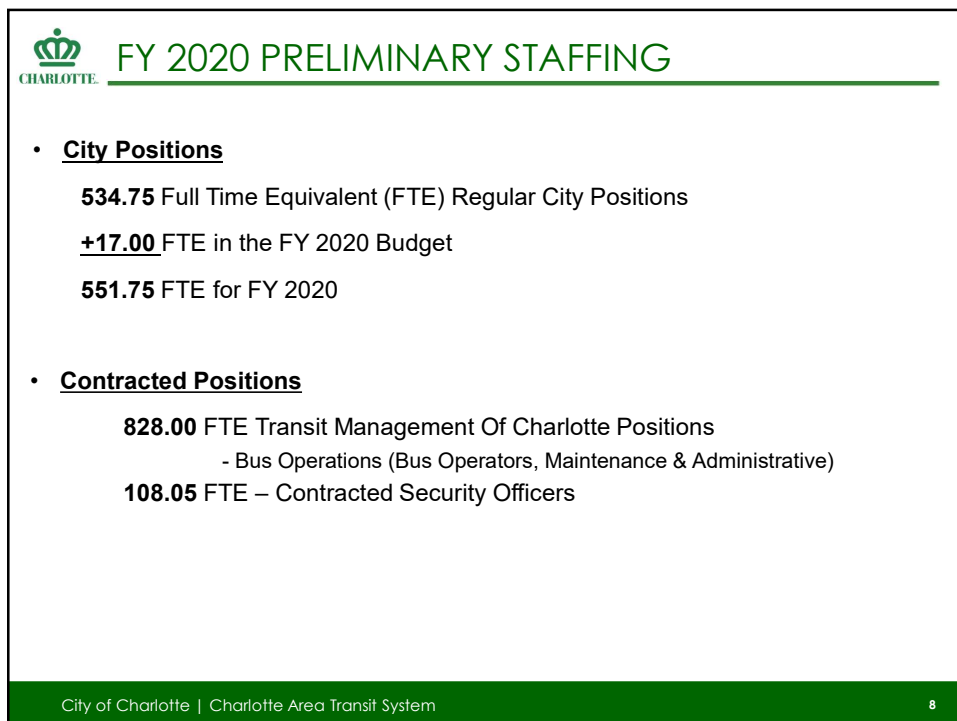
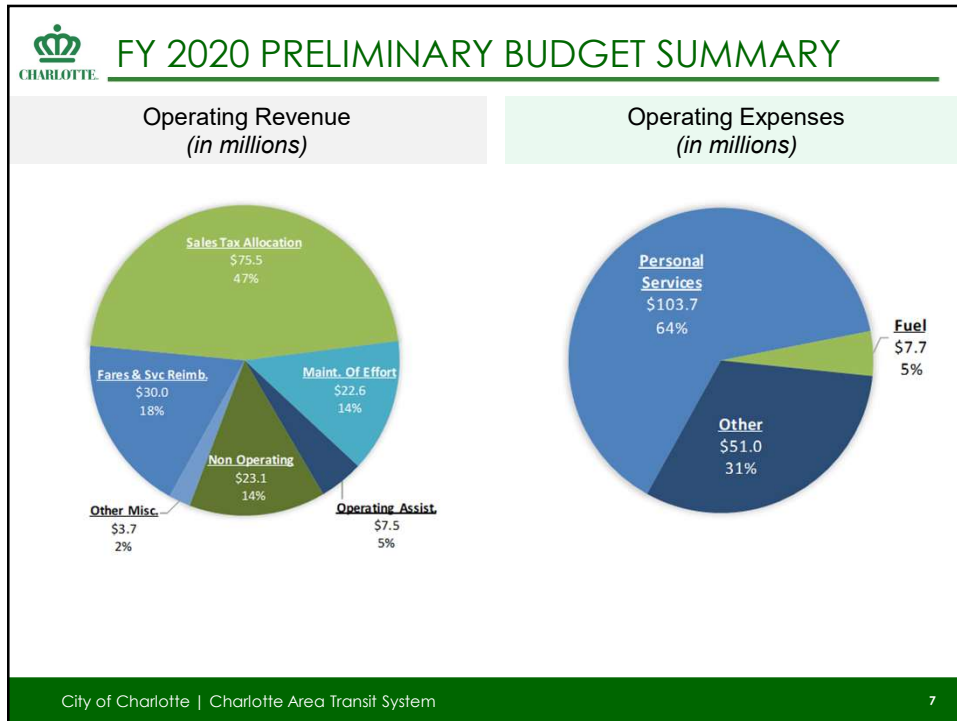
- Structurally balanced budget
- Accountability: Compliant with Metropolitan Transit Commission's financial and business performance objectives
- Mobility options for safe, affordable access to jobs, education, healthcare and other destinations
- Positions CATS For future regional growth



FY 2020 PRELIMINARY BUDGET SUMMARY

	FY 2019	FY 2020		
	Adopted	Preliminary	Variance	Variance
	Budget	Budget		
	(millions)	(millions)	(millions)	(%)
Operating Revenues	\$152.6	\$162.4	\$9.8	6.4%
CATS Control Account	\$2.0	\$0.0	-\$2.0	-100.0%
Total Operating Revenues	\$154.6	\$162.4	\$7.8	5.0%
Operating Expenditures	\$154.4	\$162.4	\$8.0	5.2%
Transfer to Capital	\$0.2	\$0.0	-\$0.2	-100.0%
Total Operating Expenditures and Transfers	\$154.6	\$162.4	\$7.8	5.0%
Debt Service Budget	125.9	115.3	-\$10.6	-8.4%
Capital Budget	319.4	24.5	-\$294.9	-92.3%

* Note: FY2020 Preliminary Capital Budget includes some prior year re-allocation but excludes carry over amounts





FY 2020 PRELIMINARY SERVICE LEVEL CHANGES

+ 17 FTE positions address operations and regulatory needs

- 1 IT Business Systems Spec Lead
- 1 Rail Training Specialist
- 10 Rail Transportation Elect. Technician IIs
- 2 Rail Car Maintenance Supervisors
- 2 Rail Maintenance Assistants
- 1 HR Administrative Officer II



FY 2020-24 PRELIMINARY CAPITAL PROGRAM

\$95.0 million Funds 5-Year Capital Program

Key Capital Expenses:

- **State of Good Repair**
 - Replace 65 buses; 85 STS Buses; 86 Vanpool Vans
 - North Davidson Bus Wash (*FY 2020 only*)
 - South Tryon HVAC Replacements (*FY 2020 only*)
- **Transit Safety and Security**
 - Camera Replacements and Dispatch Upgrades
- **Transit Long Range Capital Improvement**
 - Blue Line Extension completion (*FY 2020 only*)
 - ADA Enhancements and Improvements
 - Southend Station





FY 2020-24 PRELIMINARY CAPITAL PROGRAM

\$95.0 million Funds 5-Year Capital Program

Key Capital Expenses:

- **Non-Revenue Vehicles**
 - 19 new or replacement vehicles in FY 2020
 - 68 new or replacement vehicles over 5-year Program

Non Revenue Vehicles in FY 2020-24 CIP			
Division	FY 2020	FY 2021-2024	Total
Bus Operations and Maintenance	8	27	35
Special Transportation Services	4	16	20
Rail Operations	1	2	3
Maintenance of Way	5	0	5
Facilities	1	4	5
Total	19	49	68




FY 2020-24 PRELIMINARY CAPITAL PROGRAM

\$95.0 million Funds 5-Year Capital Program

Key Capital Expenses:


- **Transit Equipment**
 - City Federated VMS Projects
 - Steam Bay Lifts (*FY 2020 only*)
 - Server Refresh
 - ERP Initiatives
 - MOW Track backhoe (*FY 2020 only*)
 - Mobile Application Phase II
- **Transit Other Programs**
 - Enhanced Mobility
 - FirstNet Private Mobile Network (*FY 2020 only*)






Storm Water Services


City Council Budget Workshop
March 6, 2019

CharlotteStormWater.CharMeck.org



Outline

- 1) Program Review
- 2) Pilot Cost Share Update
- 3) Financial Model

Charlotte2StormWater.CharMeck.org

Program Review



Program Purpose

Quantity

- Drain runoff from storms safely to streams

Quality

- Ensure runoff is as clean as possible

Program Goals

- Repair storm drainage infrastructure
- Reduce flood risks
- Improve surface water quality



3

StormWater.CharMeck.org

Drainage System



160,000
INLETS



2,600
MILES OF PIPE



2,400
MILES OPEN DRAINAGE



4


StormWater.CharMeck.org



Pilot Cost Share Program

FY 2019 Pilot Program Approved

- Create a pilot cost-share program for 'C' requests (lowest priority requests on private property)
- Up to \$5 million over two years
- Staff notifies the owners on the list with the oldest requests first.
- Property owners who continue to own the property since the time of the request are notified: approximately 2,000 out of 4,205.


6
StormWater.CharMeck.org

Pilot Cost Share Program



Status

- Notified 106 property owners to start
 - 12 requested reinvestigation
 - 2 were elevated to "B" classification
 - 3 paid application fee for further evaluation

City Cost Share Summary

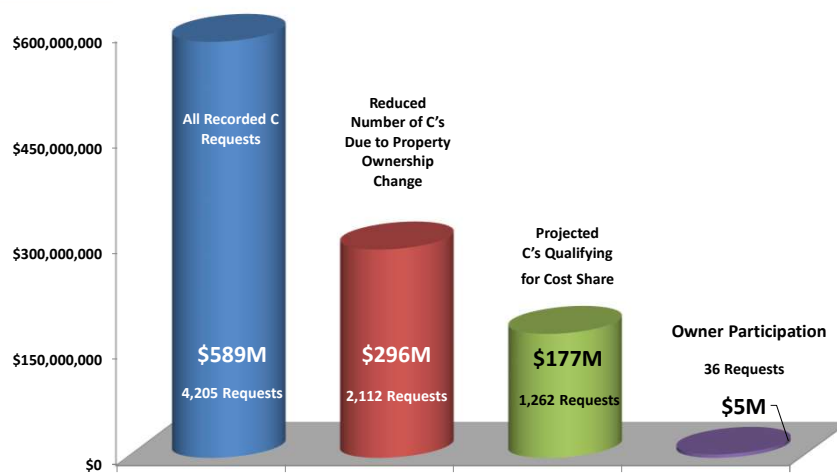
- If 3 property owners proceed (85%): \$220,000 approx.



7

StormWater.CharMeck.org

Pilot Cost Share Program



8

StormWater.CharMeck.org

Fee Model



- Storm Water Services projects its financial model for ten years into the future.
- FY 16 model was based on the introduction of a 4-tier system for single family detached housing.

FY 2016 Financial Plan Monthly Rates Actuals versus Projection						
	Estimated		Adopted		Projected	
	Monthly Fee	Increase	\$	Increase	\$	Increase
FY 2016			\$12.04			
FY 2017	\$12.76	\$0.72	\$12.04	\$0.00		
FY 2018	\$13.46	\$0.72	\$12.04	\$0.00		
FY 2019	\$14.14	\$0.66	\$12.76	\$0.72		
FY 2020	\$14.77	\$0.63			\$13.53	\$0.77
FY 2021	\$15.36	\$0.59			\$14.34	\$0.81
FY 2022	\$15.90	\$0.54			\$15.20	\$0.86
FY 2023	\$16.38	\$0.48			\$16.11	\$0.91
FY 2024	\$16.87	\$0.49			\$17.08	\$0.97



Financial Long-Term Planning



- Debt affordability considerations:
 - ❑ Bonds are a vehicle for capital project financing
 - ❑ Align bond issuance to cash flow needs
- Debt model is dynamic:
 - ❑ Spend rates
 - ❑ Interest rates
 - ❑ Revenue growth rates
 - ❑ Maintain AAA credit rating



Addressing Highest Priorities



Next Steps

- Review and analyze criteria for qualifying and prioritizing projects;
- Accelerate completion of highest priority, city-owned repair needs; and
- Refine financial programmatic model to maximize resources.



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StormWater.CharMeck.org

Questions



12

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Public Safety Pay Comparison

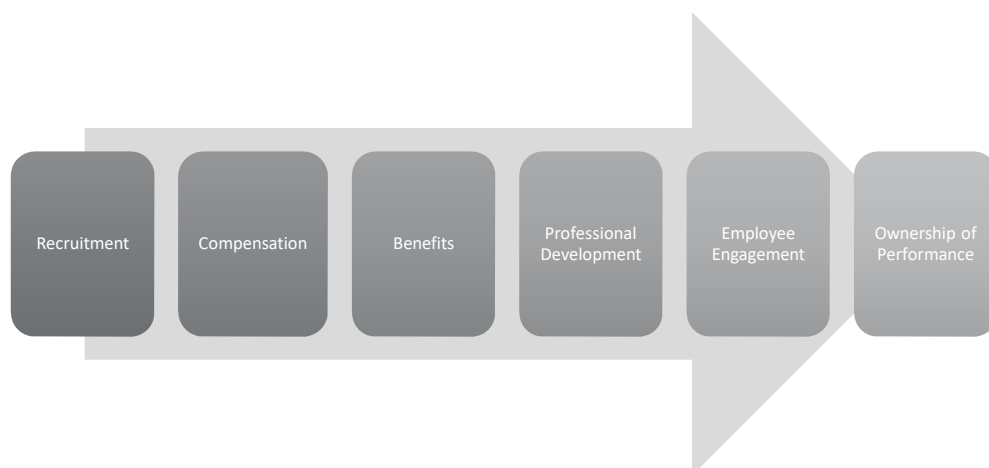
City Council Budget Workshop
March 6, 2019



Recap: Becoming an Employer of Choice



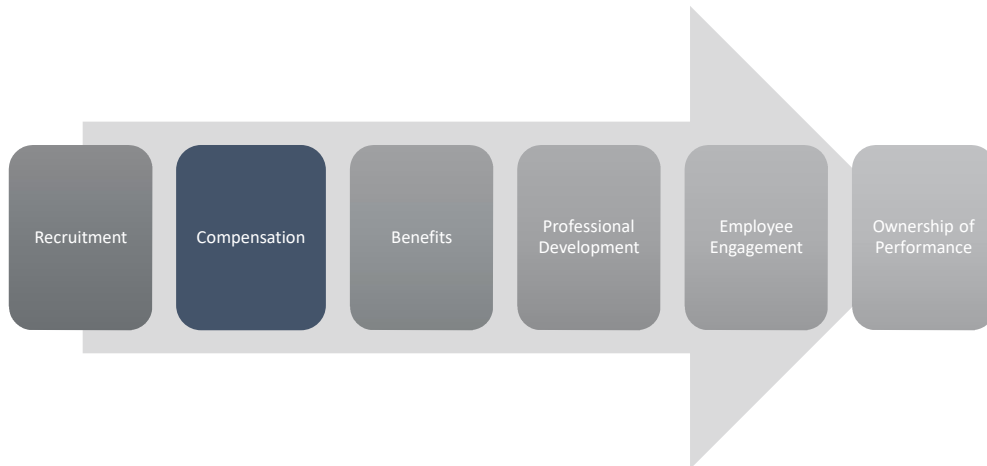
Pathway to Employer of Choice: Core Areas



Today We Will Focus on Compensation:



Pathway to Employer of Choice: Core Areas



3

Purpose



- Provide data findings related to Public Safety employee compensation
- Review/Compare:
 - ❑ Current Public Safety pay increase process
 - ❑ Public Safety pay plan vs. average Mecklenburg County wage growth over the past ten years
 - ❑ Public Safety pay plan to national cities similar to Charlotte
- Collaborative effort with the Public Safety Compensation Work Team



4

Public Safety Compensation: Where We Are Today



5

Public Safety receives bigger increases before reaching top step, and smaller increases once they reach top step



Hourly Employee

3.0 Percent



1.5 Percent in February



1.5 percent merit increase pool on anniversary date

Salaried Employee

3.0 Percent



3 percent merit increase pool on anniversary date

**Public Safety
(not on top step)**

3.5 to 7 Percent



1 to 2 Percent range adjustment in July



2.5 to 5 percent step increase*

**Public Safety
(on top step)**

1 to 2 Percent



1 to 2 Percent range adjustment in July

*Police receive their step increase on their anniversary date while Fire has a common merit date in October.



6

Comparison of Starting Police Officer in FY 2009 vs. Average Mecklenburg County Wage Growth



Example Salaries of Police Officer (without degree) Hired in 2009 (incentive pay not included)										
Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Police Officer	\$38,329	\$40,073	\$40,073	\$42,707	\$45,291	\$48,269	\$51,062	\$54,420	\$56,896	\$60,972
% Growth	0.00%	4.55%	0.00%	6.57%	6.05%	6.58%	5.79%	6.58%	4.55%	7.16%
Meck. Wage Growth	3.75%	3.86%	2.03%	3.00%	1.60%	2.39%	2.54%	3.96%	1.72%	
Wage Growth Salary	\$39,766	\$41,301	\$42,140	\$43,404	\$44,098	\$45,152	\$46,299	\$48,133	\$48,961	
Difference	(\$1,437)	(\$1,228)	(\$2,067)	(\$697)	\$1,193	\$3,117	\$4,763	\$6,287	\$7,935	

- Over the last decade, a hired Police Officer and Firefighter have received higher annual increases than the average Mecklenburg County wage growth.
- The values shown include annual range adjustments and are historically accurate



7

Comparison of Police Officer at Top Step in FY 2009 vs. Average Mecklenburg County Wage Growth



Example Police Officer On Top Step of Pay Plan in FY 2009 (incentive pay not included)										
Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Police Officer	\$59,460	\$60,650	\$60,650	\$61,706	\$62,323	\$63,258	\$63,732	\$64,688	\$65,982	\$68,943
% Growth	0.00%	2.00%	0.00%	1.75%	1.00%	1.50%	0.75%	1.50%	2.00%	4.50%
Meck. Wage Growth	3.75%	3.86%	2.03%	3.00%	1.60%	2.39%	2.54%	3.96%	1.72%	
Wage Growth Salary	\$61,690	\$64,071	\$65,372	\$67,333	\$68,410	\$70,045	\$71,824	\$74,668	\$75,953	
Difference	(\$2,230)	(\$3,421)	(\$4,722)	(\$5,627)	(\$6,087)	(\$6,787)	(\$8,092)	(\$9,980)	(\$9,971)	

- Once Public Safety Officers reach the top of their pay scale, they generally only receive pay increases from range adjustments.
- However, FY 2019 included a two percent range adjustment plus expanding the top step from a 2.5 to 5.0 percent increase.



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Top Step Example: Police Sergeant



Example Police Sergeant on Top Step of Pay Plan in FY 2009 (incentive pay not included)										
Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Police Sergeant	\$77,696	\$79,250	\$79,250	\$80,486	\$81,291	\$82,510	\$83,129	\$84,376	\$86,064	\$87,785
% Growth	0.00%	2.00%	0.00%	1.56%	1.00%	1.50%	0.75%	1.50%	2.00%	2.00%
Meck. Wage Growth	3.75%	3.86%	2.03%	3.00%	1.60%	2.39%	2.54%	3.96%	1.72%	
Wage Growth Salary	\$80,610	\$83,721	\$85,421	\$87,983	\$89,391	\$91,527	\$93,852	\$97,569	\$99,427	
Difference	(\$2,914)	(\$4,471)	(\$6,171)	(\$7,497)	(\$8,100)	(\$9,017)	(\$10,723)	(\$13,193)	(\$13,183)	



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Top Step Example: Firefighter II



Example Firefighter II on Top Step of Pay Plan in FY 2009 (incentive pay not included)										
Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Firefighter II	\$51,364	\$52,391	\$52,391	\$57,334	\$57,908	\$58,776	\$59,217	\$60,105	\$62,840	\$65,699
% Growth	0.00%	2.00%	0.00%	9.43%	1.00%	1.50%	0.75%	1.50%	4.55%	4.55%
Meck. Wage Growth	3.75%	3.86%	2.03%	3.00%	1.60%	2.39%	2.54%	3.96%	1.72%	
Wage Growth Salary	\$53,290	\$55,347	\$56,471	\$58,165	\$59,095	\$60,508	\$62,045	\$64,502	\$65,611	
Difference	(\$1,926)	(\$2,956)	(\$4,080)	(\$831)	(\$1,187)	(\$1,732)	(\$2,828)	(\$4,397)	(\$2,771)	

- New steps were added at the top of Firefighter II in FY 2013, FY 2018, and FY 2019, resulting in additional pay.



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Top Step Example: Firefighter Engineer



Example Firefighter Engineer on Top Step in FY 2009 (Incentive pay not included)										
Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Fire Engineer	\$56,629	\$57,761	\$57,761	\$58,768	\$59,355	\$60,246	\$60,698	\$61,608	\$64,411	\$67,342
% Growth	0.00%	2.00%	0.00%	1.74%	1.00%	1.50%	0.75%	1.50%	4.55%	4.55%
Meck. Wage Growth	3.75%	3.86%	2.03%	3.00%	1.60%	2.39%	2.54%	3.96%	1.72%	
Wage Growth Salary	\$58,753	\$61,020	\$62,259	\$64,127	\$65,153	\$66,710	\$68,405	\$71,113	\$72,337	
Difference	(\$2,124)	(\$3,259)	(\$4,498)	(\$5,359)	(\$5,798)	(\$6,464)	(\$7,707)	(\$9,505)	(\$7,926)	

- New steps were added at the top of Firefighter Engineer in FY 2018, and FY 2019, resulting in additional pay.



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Top Step Example: Fire Captain



Example of Top Step Fire Captain in FY 2009 (incentive pay not included)										
Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Fire Captain	\$73,996	\$75,476	\$75,476	\$76,653	\$77,420	\$78,581	\$79,170	\$80,358	\$83,934	\$87,753
% Growth	0.00%	2.00%	0.00%	1.56%	1.00%	1.50%	0.75%	1.50%	4.45%	4.55%
Meck. Wage Growth	3.75%	3.86%	2.03%	3.00%	1.60%	2.39%	2.54%	3.96%	1.72%	
Wage Growth Salary	\$76,771	\$79,734	\$81,353	\$83,793	\$85,134	\$87,169	\$89,383	\$92,922	\$94,521	
Difference	(\$2,775)	(\$4,258)	(\$5,877)	(\$7,140)	(\$7,714)	(\$8,588)	(\$10,213)	(\$12,564)	(\$10,587)	

- New steps were added at the top of Fire Captain in FY 2018, and FY 2019, resulting in additional pay.



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Compensation and Benefits Review Data: Public Safety



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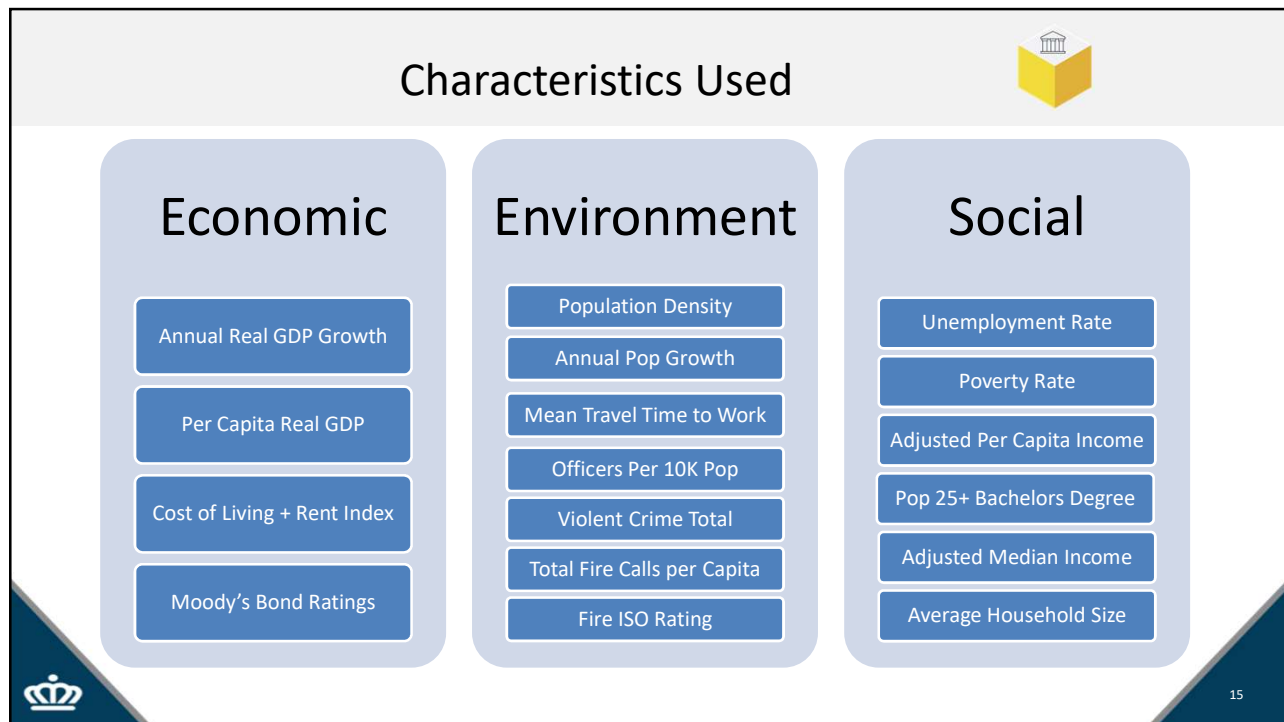
Top 50 Cities By Population Considered



Cities	Population	Cities	Population	Cities	Population
New York, New York	8,622,698	Seattle, Washington	724,745	Sacramento, California	501,901
Los Angeles, California	3,999,759	Denver, Colorado	704,621	Mesa, Arizona	496,401
Chicago, Illinois	2,716,450	Washington, D.C	693,972	Kansas City, Missouri	488,943
Houston, Texas	2,312,717	Boston, Massachusetts	685,094	Atlanta, Georgia	486,290
Phoenix, Arizona	1,626,078	El Paso, Texas	683,577	Long Beach, California	469,450
Philadelphia, Pennsylvania	1,580,863	Detroit, Michigan	673,104	Omaha, Nebraska	466,893
San Antonio, Texas	1,511,946	Nashville, Tennessee	667,560	Raleigh, North Carolina	464,758
San Diego, California	1,419,516	Memphis, Tennessee	652,236	Colorado Springs, Colorado	464,474
Dallas, Texas	1,341,075	Portland, Oregon	647,805	Miami, Florida	463,347
San Jose, California	1,035,317	Oklahoma, Oklahoma	643,648	Virginia Beach, Virginia	450,435
Austin, Texas	950,715	Las Vegas, Nevada	641,676	Oakland, California	425,195
Jacksonville, Florida	892,062	Louisville, Kentucky	621,349	Minneapolis, Minnesota	422,331
San Francisco, California	884,363	Baltimore, Maryland	611,648	Tulsa, Oklahoma	401,800
Columbus, Ohio	879,170	Milwaukee, Wisconsin	595,351	Arlington, Texas	396,394
Fort Worth, Texas	874,168	Albuquerque, New Mexico	558,545	New Orleans, Louisiana	393,292
Indianapolis, Indiana	863,002	Tucson, Arizona	535,677	Wichita, Kansas	390,591
Charlotte, North Carolina	859,035	Fresno, California	527,438		



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Statistical Analysis Yielded 20 Similar Cities

- A statistical technique was used to group like characteristics of cities to produce:
 - Cluster (centroid)
 - Standard Deviation
- City of Charlotte identified in Cluster 1 with 20 other cities
- An index was applied to convert other city salaries to Charlotte's cost of living.

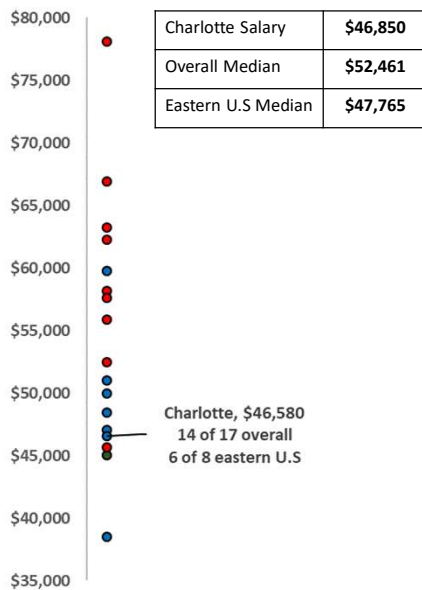
Geographic Distribution of Comparable Cities



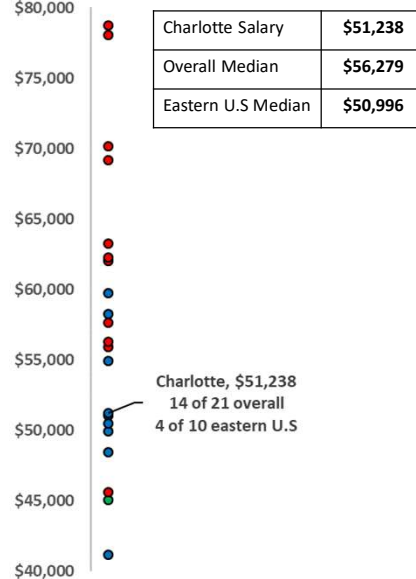
Comparison of Minimum Police Officer Salaries



Police Officer with HS Degree



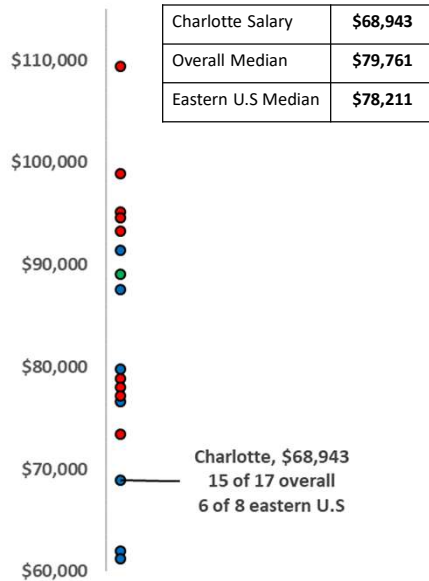
Police Officer with 4-Year Degree



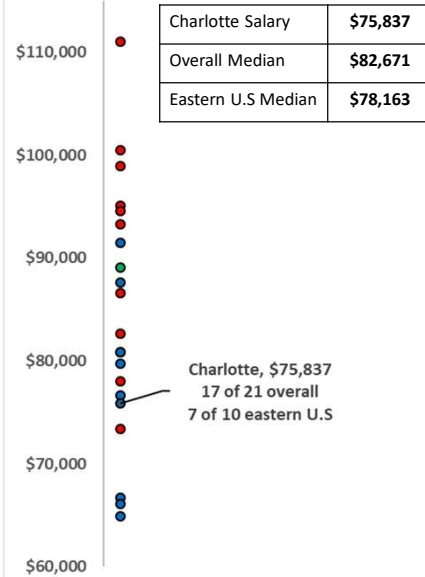
Comparison of Maximum Police Officer Salaries



Police Officer with HS Degree



Police Officer with 4-Year Degree

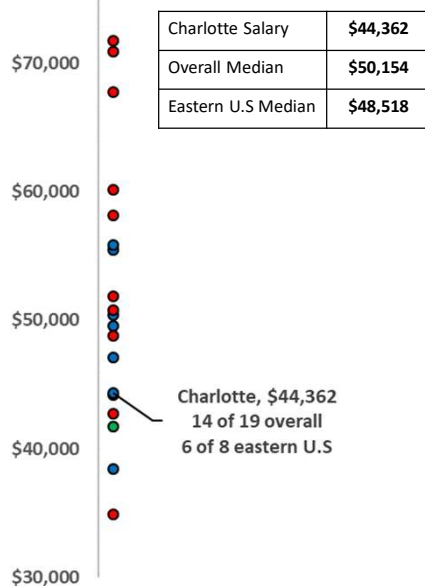


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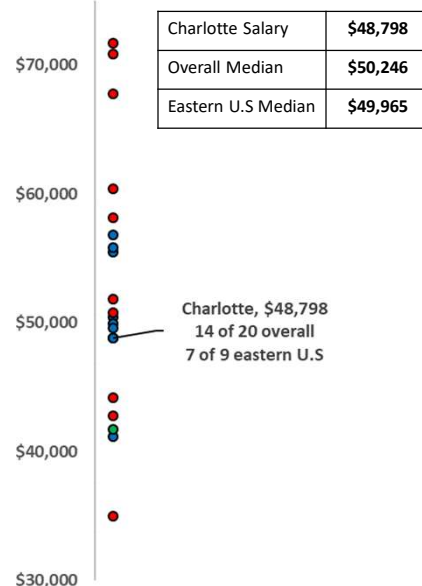
Comparison of Minimum Firefighter Salaries



Firefighter With HS Degree



Firefighter with 4 Year Degree

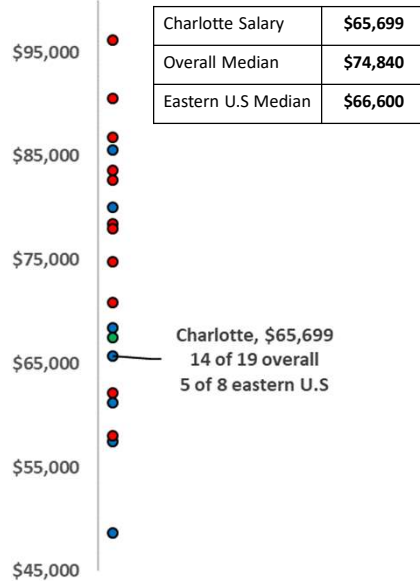


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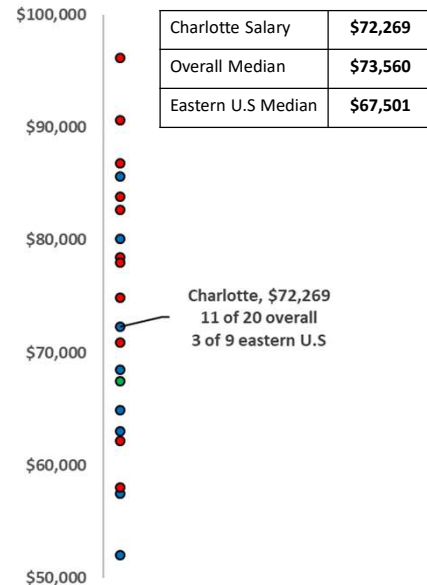
Comparison of Maximum Firefighter Salaries



Firefighter With HS Degree



Firefighter with 4 Year Degree

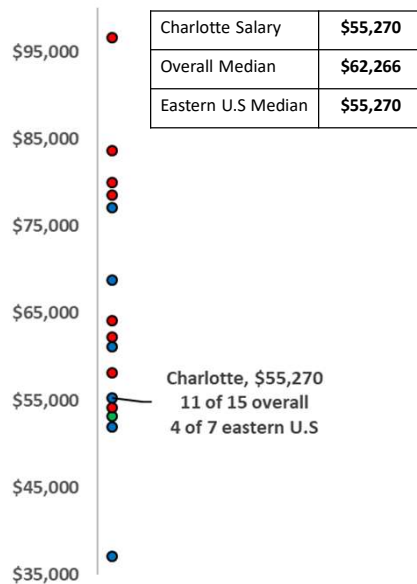


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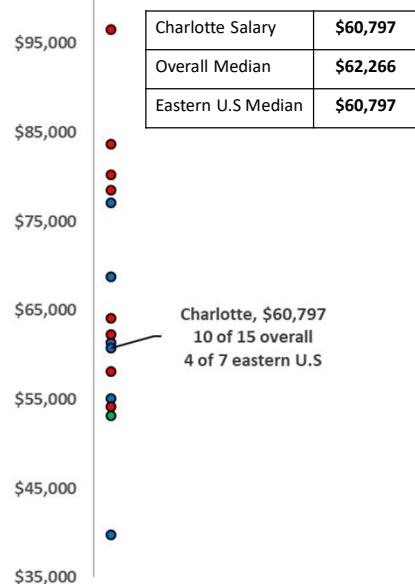
Comparison of Minimum Fire Engineer Salaries



Fire Engineer With HS Degree



Fire Engineer with 4 Year Degree

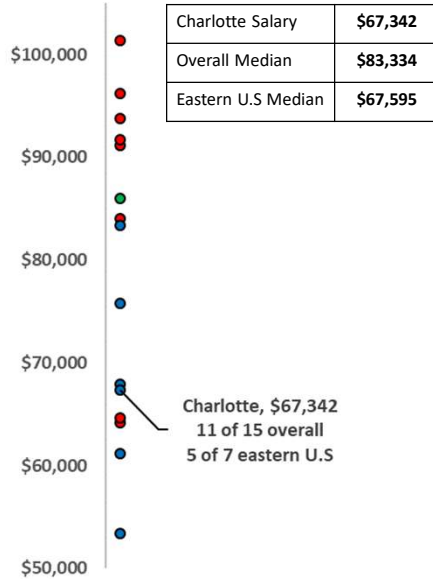


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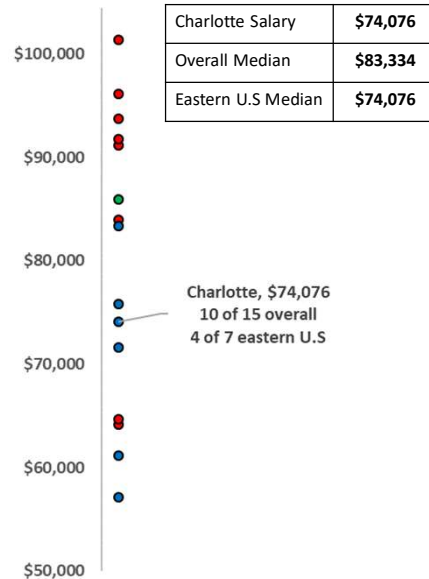
Comparison of Maximum Fire Engineer Salaries



Fire Engineer With HS Degree



Fire Engineer With 4-Year Degree

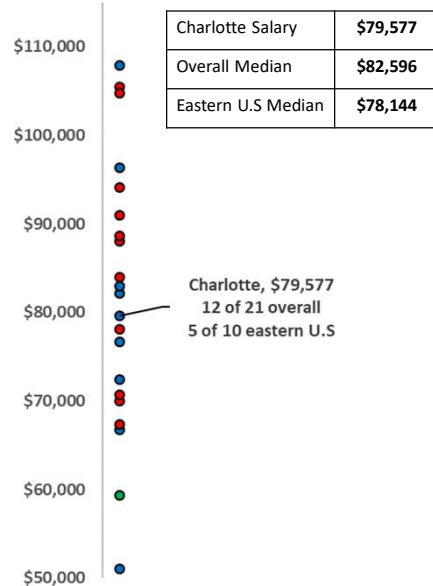


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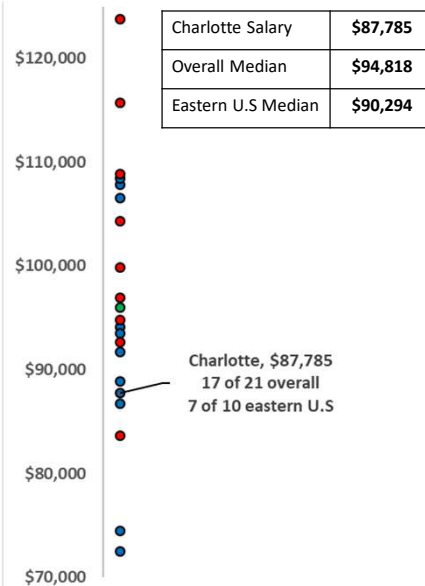
Comparison of Min and Max Police Sergeant Salaries



Minimum Police Sergeant



Maximum Police Sergeant

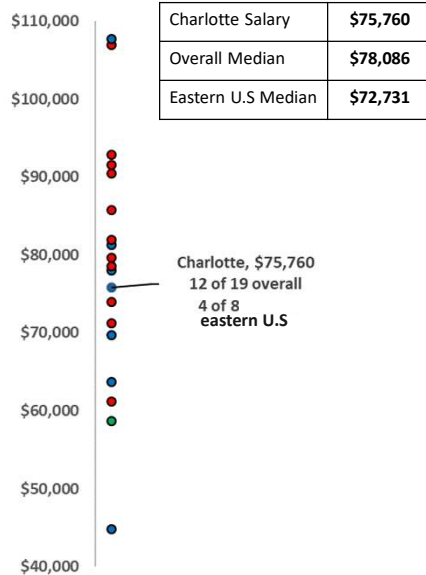


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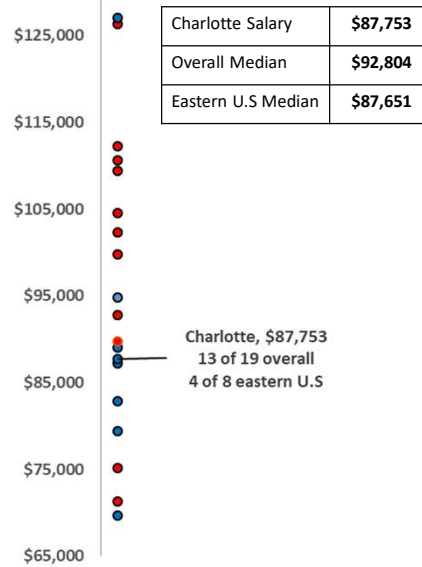
Comparison of Min and Max Fire Captain Salaries



Minimum Fire Captain



Maximum Fire Captain



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Summary of Key Findings



- Compared to regional cities (Atlanta, Louisville, Memphis, Nashville, Raleigh) Charlotte's top salary is higher than the median in all five jobs.
- Compared to the nine eastern cities, Charlotte's top salary is at or above the median in three out of five jobs.
- Compared to the 20 cities, Charlotte's top salary is below the median for all five jobs.
- Starting salaries may not compete nationally.



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