

City of Charlotte

Neighborhood Equity & Stabilization Commission

Wednesday, December 13, 2023

5:30 p.m. – 7:00 p.m.

Charlotte-Mecklenburg Government Center

NEST Commission Members:

Angela Ambroise	Justin Harlow (Co-Chair)	Eric Lemieux
Nadia Anderson	Monique Humphries	Eric Lewis
Melissa Gaston	Tonya Jameson	Deon Smith
Mitch Gibson	Roma Johnson	Marta Tataje
Kim Graham (Co-Chair)	Vicki Jones	Kimberly Timmons-Hampton

City of Charlotte Staff Resources: Rebecca Hefner, Housing & Neighborhood Services; Alysia Osborne, Planning, Design & Development; Jordan Paschal, Strategy & Budget

AGENDA

1. Welcome	Kim Graham Justin Harlow	5 minutes	5:30 – 5:35
2. NEST Commission Annual Report The Commission will be asked to vote to approve the annual report.	Gail Whitcomb	5 mins	5:35 – 5:40
3. New Attendance Policy The city’s new attendance policy for boards and commissions will go into effect on January 1 st . The Commission will receive an overview of the new policy.	Gail Whitcomb	10 mins	5:40 – 5:50
4. Work Stream Report-outs	Angela Ambroise Kim Graham Justin Harlow	10 mins	5:50 – 6:00
5. Anti-Displacement Funding The Commission will continue the discussion of developing a recommendation for a sustainable funding source to meet anti-displacement goals.	Justin Harlow Kim Graham	45 mins	6:00 – 6:45
6. NEST look ahead <ul style="list-style-type: none"> a. January 10, 2024 full NEST Commission meeting, CMGC Room CH-14 to finalize anti-displacement funding recommendation in advance of Council strategy meeting. b. 2024 Work Stream Topics c. 2024 NEST Meeting Schedule (attached / action) 	Kim Graham Justin Harlow Rebecca Hefner	15 mins	6:45 – 7:00
Adjourn			

Next Meeting. The next NEST Commission meeting will occur January 10, 2024 @ 5:30 p.m.

The Charlotte Neighborhood Equity and Stabilization Commission is established for a 3-year period beginning in 2022 and is charged with reviewing and recommending specific anti-displacement strategies and specific tools for protecting residents of moderate to high vulnerability of displacement.

**NEST Commission
2024 Meeting Schedule**

*Full Commission meetings occur every other month, on the 2nd Wednesday of the month, at 5:30 – 7:00 p.m.
unless otherwise noted*

Work Stream meetings occur in alternate months, as determined by each unique Work Stream

Full Commission Meetings

January 10, 2024

March 13, 2024

May 8, 2024

July 10, 2024

September 11, 2024

November 13, 2024

Work Stream Meetings

Program Improvements/Policy Gaps	Understanding the UDO	Lay of the Land
2 nd Wednesday of the month @ 5:30 p.m. unless otherwise noted	2 nd Wednesday of the month @ 5:30 p.m. unless otherwise noted	4 th Thursday of the month @ 6 p.m. unless otherwise noted
<ul style="list-style-type: none"> • February 7, 2024* • April 10, 2024 • June 12, 2024 • August 14, 2024 • October 9, 2024 	<ul style="list-style-type: none"> • February 7, 2024* • April 10, 2024 • June 12, 2024 • August 14, 2024 • October 9, 2024 	<ul style="list-style-type: none"> • February 22, 2024 • April 25, 2024 • June 27, 2024 • August 22, 2024 • October 24, 2024

*first Wednesday of month due to conflict with Valentines Day on 2nd Wednesday

Dedicated Anti-Displacement Funding

DECEMBER 13, 2023 NEST COMMISSION MEETING

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Goals:

- ▶ **Continue discussion of recommendation for a dedicated funding source for anti-displacement initiatives**
 - What we learned from discussion with City of Austin
 - Follow-up on October NEST Commission questions
- ▶ **Share a recommendation with City Council (electronically) prior to their Annual Strategy Session**
 - Annual Strategy Session will occur January 21-24
 - Propose that NEST meet again as a full-Commission on January 10, 2024 to finalize recommendation

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Anti-Displacement Funding Options

- ▶ **Increase**
- ▶ **Re-allocate**
- ▶ **Replace**

NEST Commission Discussion Highlights

- ▶ **Increase Housing Bond**
 - Currently \$50 million biennially
- ▶ **TOD Affordable Housing Density Bonus Program Fee-in-Lieu**
 - Currently \$4.75 per square foot
- ▶ **Reallocating municipal bond allocations when bond-funded projects do not move forward**
- ▶ **Attaching revenue source to capital investments (e.g., transit)**
- ▶ **Property or sales tax increase**