

City of Charlotte
Joint meeting of the
Neighborhood Equity & Stabilization Commission, and
Charlotte Equitable Development Commission

Wednesday, February 8, 2023
 5:30 p.m. – 7:00 p.m.

NEST Commission Members:

Vanessa Allen	Naiyar Ghaswala	Roma Johnson
Angela Ambrose	Kim Graham (Co-Chair)	Vicki Jones
Nadia Anderson	Justin Harlow (Co-Chair)	Kathleen Maloomian
Melissa Gaston	Monique Humphries	Marta Tataje
Mitch Gibson	Tonya Jameson	Kimberly Timmons-Hampton

Charlotte Equitable Development Commission Members:

Nadia Anderson	Mattie Marshall	Richard W. Saltrick
Jordan Brooks-Adams	Trevor Melito	Caleb Theodras (Chair)
William Hughes	Carolyn Millen	

City of Charlotte Staff Resources:

Shawn Heath, City Manager’s Office
 Rebecca Hefner, Housing & Neighborhood Services
 Robyn Byers, Planning, Design & Development
 Cherie Smith, Strategy & Budget
 Marie Harris, Strategy & Budget

AGENDA

1. Welcome / Member Introductions	Kim Graham Justin Harlow <hr/> (All)	15 mins	5:30 – 5:45
2a. NEST / CEDC Sharing <i>NEST and CEDC chairs/members will share best practices: work plans (what each commission is working on/where each is headed), how each body is bringing/plans to bring recommendations forward to Council, etc.</i>	NEST: Angela Ambrose, Kim Graham, Justin Harlow CEDC: Caleb Theodros (All)	60 mins	5:45 – 6:45
2.b. NEST / CEDC Coordination <i>Discussion re: where there are opportunities to coordinate/how each commission aligns with the other.</i>			
3. NEST look ahead	Rebecca Hefner	10 mins	6:45 – 6:55
4. Next Steps	Kim Graham Justin Harlow	5 mins	6:55 – 7:00
Adjourn			

Next Meeting. The next NEST Commission meeting will occur Wednesday April 12, 2023 @ 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 Update

JOINT MEETING – NEST + CEDC

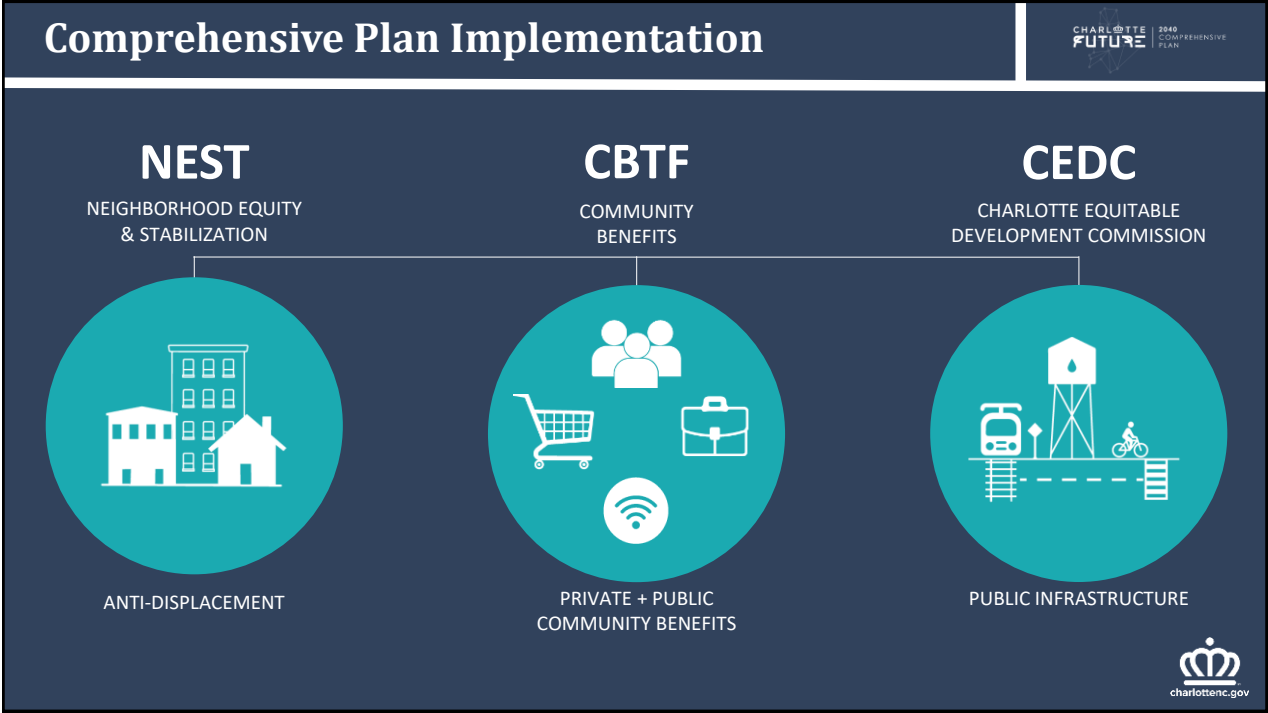
FEBRUARY 8, 2023

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Today's Discussion

- ◀ Welcome & Introductions
- ◀ NEST Commission Work Plan
- ◀ CEDC Work Plan
- ◀ Discussion: Alignment & Opportunities

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NEST Commission

Commission Charge:

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 tools for protecting residents of moderate to high vulnerability of displacement.

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NEST Commission Initial Work Plan

Understanding the Impacts of the UDO

- Accessory Dwelling Units
- Density (Duplex & Triplex)
- Short Term Rentals
- *Transit Oriented Development*
- *Inclusionary Zoning*

Lay of the Land

- Homeownership
- Institutional Investors
- Land Acquisition
- Small Business Opportunities

Program Improvements & Policy Gaps

- Tax Relief
- Rent Assistance
- Small Landlord Assistance
- *Transit Oriented Development*
- *Inclusionary Zoning*

Lay of the Land

- Work Stream Lead: Angela Ambrose
- This team will analyze opportunities related to land acquisition, site control, and homeownership.
- Topics for discussion/recommendation, among other things, may include community land trust models, land acquisition strategy along transit lines, cooperative homeownership models, and education/programs for addressing the proliferation of corporate/speculative investors in neighborhoods.
- The work of this group may also include discussions with local/national experts, and reviewing best practices and lessons learned from various research and/or programs, both locally and nationally.

Lay of the Land – Draft Work Plan/Priorities

Priority	Tasks / Activities	Estimated Timeframe
1. Homeownership	<p>1.a. Evaluate existing home ownership policies to see how they can be enhanced.</p> <p>1.b. Look at other states and municipalities to see what they are doing.</p> <p>1.c. Evaluate permitting process to understand impacts on affordable housing supply.</p>	August 2022 – January 2023
2. Institutional Investors	<p>2.a. Explore programs (e.g., buy-back) and partnerships with community non-profits to establish ways to purchase potential homes being sold to investors.</p> <p>2.b. Recommend providing assistance to HOAs to enhance bylaws as it relates to institutional investors.</p> <p>2.c. Recommend inviting attorneys to review how deed restrictions can be utilized against institutional investors.</p>	February – July 2023
3. Land Acquisition	<p>3.a. Evaluate City RFP process to encourage more homeownership opportunities serving 30% - 60% AMI households.</p> <p>3.b. Look at how to prevent or capture foreclosure stock, including review of national best practices.</p> <p>3.c. Recommend supporting and prioritizing land acquisition along transit lines and areas predicted to gentrify.</p> <p>3.d. Evaluate Cooperative Models and Land Trust effectiveness.</p>	August 2023 – January 2024
4. Small Business Opportunities	<p>4.a. Examine issues surrounding small business displacement and stabilization, particularly in areas experiencing significant change.</p>	February 2024 – June 2025

Work Stream Members: Angela Ambrose (Lead), Naiyar Ghaswala, Kim M. Graham, Roma Johnson

Program Improvements & Policy Gaps

- Work Stream Lead: Justin Harlow
- This team will analyze Charlotte's existing programs and policies and make recommendations for program improvements and policy changes to help increase effectiveness of the programs and policies.
- Topics for discussion/recommendation, among other things, may include property tax relief programs/provisions, partnerships with financial institutions, rental assistance programs, housing rehabilitation programs, innovations in housing production, and evaluation of the Staying in Place Pilot initiative.
- The work of this group may also include discussions with local/national experts, and reviewing best practices and lessons learned from various research and/or programs, both locally and nationally.

Program Improvements & Policy Gaps Draft Work Plan / Priorities

Priority	Tasks / Activities	Estimated Timeframe
1. Tax Relief	<p>1.a. Gather data on County’s Tax relief Programs and City’s Pilot Aging in Place Program.</p> <p>1.b. Examine other municipality programs, including tax freeze programs.</p> <p>1.c. Recommend codifying previous pilot of Aging in Place Tax Relief Program or comparable program.</p>	6-12 months (FY 2024 Budget) (short term)
2. Rent Assistance	<p>2.a. Explore direct rent assistance program for low-income renters experiencing rent increases.</p>	6-12 months (FY 2024 Budget) (short term)
3. Small Landlord Assistance	<p>3.a. Explore private solo landlord program for small landlords who do not qualify for “owner-occupied” programming, to incentivize landlords to keep rents affordable and be able to compete with institutional landlords.</p>	6-12 months (FY 2024 Budget) (short term)
4. Transit Oriented Development	<p>4.a. Study what a TOD Special District looks like, to capture future value of developments that could later fund anti-displacement or rent assistance programs.</p>	1 – 2 years (medium term)
5. Inclusionary Zoning / Eminent Domain (Sherman Act)	<p>5.a. Explore community advocacy efforts to support Inclusionary Zoning.</p> <p>5.b. Research Inclusionary Zoning programs in North Carolina, including Towns of Davidson and Chapel Hill.</p> <p>5.c. Recommend Inclusionary Zoning be added to City’s legislative agenda.</p> <p>5.d. Research Eminent Domain (Sherman Act).</p>	2 - 3 years (long term)

Work Stream Members: Justin Harlow (Lead), Melissa Gaston, Tonya Jameson, Vicki Jones, Marta Tataje

Understanding the Impacts of the UDO

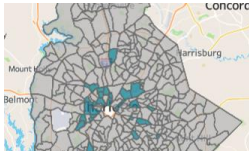
- Work Stream Lead: Kim Graham
- This team will analyze the potential impacts of the UDO on displacement risk and affordable housing through a long-term lens.
- Topics for discussion/recommendation, among other things, may include the impact of short-term rentals on the overall rental market long-term, the impact of duplex and triplex development in Neighborhood 1 Zoning Districts, opportunities for accessory dwelling units, and development bonuses for affordable housing.
- The work of this group may also include discussions with local/national experts, and reviewing best practices and lessons learned from various research and/or programs, both locally and nationally.

Understanding the UDO Draft Work Plan / Priorities

Priorities	Tasks / Activities	Estimated Timeframe
1. Accessory Dwelling Units (ADUs)	<p>1.a. Research the policies/guidelines Charlotte has already established in this area to inform future policy recommendations.</p> <p>1.b. Gain knowledge on incentives created by other municipalities.</p> <p>1.c. Explore where they can be built and what changes are proposed from the current ADU ordinance in the UDO.</p>	August – December 2022
2. Transit Oriented Development (TOD)	<p>2.a. Understand the impact of TOD policies on land values.</p> <p>2.b. Research what bonuses are provided and what is being done to mitigate impact on communities and ensure equitable access and development.</p>	January 2023 – June 2023
3. Density	<p>3.a. Learn if/how the UDO provides for increased density options; what overlay districts are included; what density bonuses are allowed; what impact will the UDO have on improving missing middle options.</p>	July – December 2023
4. Short Term Rentals	<p>4.a. Explore what policies, ordinances or laws other jurisdictions are enacting. What are the best practices/lessons learned?</p> <p>4.b. Research the number and data currently available about short-term rentals in Charlotte.</p>	December 2023
5. Inclusionary Zoning	<p>5.a. Gain knowledge on what is being done in other cities - both in and outside of North Carolina; understanding what the results have been.</p> <p>5.b. Understand the replicability and/or applicability of those policies to Charlotte.</p>	January – June 2024

Work Stream Members: Kim Graham (Lead), Katie Maloomian, Kimberly Timmons-Hampton, Nadia Anderson

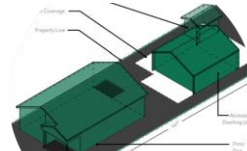
NEST Commission Annual Report 2022



Displacement Deep Dive



Homeownership



Accessory Dwelling Units



UDO Workshop



Learning from Housing Advocates



Property Tax Assistance

NEST Commission Look-Ahead 2023

Meeting	Topic/Activity
January HSC Committee	<ul style="list-style-type: none"> • NEST Recommendation to HSC
January Work Streams	<ul style="list-style-type: none"> • UDO: Community Engagement Strategy • PIP: Small Landlord and Rental Assistance • LOL: Institutional Investors
February NEST Commission	<ul style="list-style-type: none"> • Joint Meeting with Charlotte Equitable Development Commission • Staff update on anti-displacement strategy
March Work Streams	<ul style="list-style-type: none"> • Community engagement events
April NEST Commission	<ul style="list-style-type: none"> • Draft anti-displacement strategy
June HSC Committee	<ul style="list-style-type: none"> • NEST Recommendation(s) to HSC

Questions?