

City of Charlotte Neighborhood Equity & Stabilization Commission

Wednesday, December 14, 2022
5:30 p.m. – 7:00 p.m.

Committee Members:

Vanessa Allen
Angela Ambrose
Nadia Anderson
Melissa Gaston
Mitch Gibson

Naiyar Ghaswala
Kim Graham (Co-Chair)
Justin Harlow (Co-Chair)
Monique Humphries
Tonya Jameson

Roma Johnson
Vicki Jones
Kathleen Maloomian
Marta Tataje
Kimberly Timmons-Hampton

City of Charlotte Staff Resources:

Shawn Heath, City Manager’s Office
Rebecca Hefner, Housing & Neighborhood Services
Robyn Byers, Planning, Design & Development

Guests:

See below

AGENDA

1. Welcome / Member Introductions	Kim Graham Justin Harlow (All)	10 mins	5:30 – 5:40
2. Housing Justice Coalition Platform <i>Staff from Action NC will present the Housing Justice Coalition Resolution and Platform for NEST Commission discussion and consideration.</i>	Apryl Lewis	30 mins	5:40 – 6:10
3. UDO Workshop Follow-up: Community Area Planning <i>Planning staff will provide an overview of the Community Area Planning process.</i>	Alysia Osborne Robyn Byers	15 mins	6:10 – 6:25
4. Work Stream Updates <i>Work Stream Leads will share progress updates from October meetings.</i>	Angela Ambrose Kim Graham Justin Harlow	30 mins	6:25 – 6:55
5. Next Steps	Kim Graham Justin Harlow	5 mins	6:55 – 7:00
Adjourn			

Next Meeting. The next meeting will occur Wednesday February 8, 2022 @ 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 Program & Policy Workstream: Tax Assistance Recommendation

DECEMBER 14, 2022

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Work Stream Work Plan – 1.

Policy & Program Improvements Work Stream

- ◀ Gather data on County's Tax relief Programs and City's Pilot Aging in Place Program.
- ◀ Examine other municipality programs, including tax freeze programs.
- ◀ Recommend codifying previous pilot of Aging in Place Tax Relief Program or comparable program.

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NC Tax Relief Programs

North Carolina G.S. 105-277

Name	Type	Benefit	Eligibility Requirements	Income Limit
Homestead - Elderly/Disabled	Exclusion	The taxable value of residence up to either \$25,000 or 50% , whichever is greater	<ul style="list-style-type: none"> Name on deed/title Primary residence At least 65 or totally and permanently disabled 	\$31,900
Homestead - Disabled Veterans	Exclusion	First \$45,000 of assessed value	<ul style="list-style-type: none"> Name on deed/title Primary residence Honorably discharged and certified as service-connected total and permanent disability 	No age or income requirements
Circuit Breaker	Deferral	Taxes limited to a percentage of the Owner's income	<ul style="list-style-type: none"> Meet requirements of Homestead Exclusion Permanent legal residence for 5 years 	\$47,850 (150% of Homestead limit)

How This Works in Practice

◀ Tax Rates

- Meck = 0.6169
- Charlotte = 0.3481
- Combined = .9650

◀ Ex. – Value = \$300,000

- Meck = \$1,850.70
- City = \$1,044.30
- Total = \$2,895

◀ Exclusion (50% of value)

- Total = \$1,447.50 annually

◀ Deferral (% of income)

- 4% Example: Pay \$1,276 and defer \$1,619
- 5% Example: Pay \$2,392.50 and defer \$502.50

Are eligible households utilizing the available tax assistance?

◀ Charlotte households utilizing tax assistance

- 5,811

◀ Households potentially eligible for tax assistance

- 18,450

Current Tax Assistance (2022)

Charlotte Households Receiving Tax Assistance			
Program	#Households	Sum of TAX RELIEF	Total Deferred Amount
R-Elderly/Disabled (Exemptions & Deferrals)	4,538	\$4,143,551	TBD – requested from County
D-Veteran & Disabled	254	\$110,299	n/a
V-Veteran	1,019	\$442,500	n/a
Grand Total	5,811	\$4,696,351	

Tax Assistance Recommendation

Policy & Program Improvements Work Stream

- ◀ **Provide tax assistance grants for households age 55+ with income up to 80% AMI**
 - Estimated ~17,000 eligible households in Charlotte

- ◀ **Make it easy and accessible**
 - Deploy in coordination with Mecklenburg County HOMES program
 - Communications and outreach to increase uptake of currently eligible households
 - Broaden door-to-door outreach and canvassing in neighborhoods vulnerable to displacement
 - Ensure ability to enroll in both city and county programs on-the-spot
 - Support the development of resident-facing app to pre-qualify for programs and automatically re-enroll

- ◀ **Other considerations**
 - Partner with organizations that provide financial counseling and community health resources in combination with tax assistance grants
 - Set aside funds for loan program for deferred taxes to encourage enrollment in state Circuit Breaker program
 - Consider state-level advocacy to expand eligibility for Homestead Exemption