

NEST Commission Members present (virtual): Angela Ambroise, Nadia Anderson, Melissa Gaston, Mitch Gibson, Naiyar Ghaswala, Kim Graham (Co-Chair), Kim M. Graham, Justin Harlowe (Co-Chair), Tonya Jameson, Roma Johnson, Vicki Jones, GQ Lewis, Kathleen Maloomian, Marta Tatje, Kimberly Timmons-Hampton

Ad Hoc Committee Members absent: Roma Johnson

City Council Members present: Malcolm Graham

City Staff present: Shawn Heath, City Manager's Office (CMGC); Rebecca Hefner, Housing & Neighborhood Services Director (CMGC); Kirk McSwain, City Clerk's Office (CMGC); Robyn Byers, Planning, Design & Development (virtual); Kathy Cornett (Planning, Design & Development)

Meeting Time: 11:30 - 1:00 p.m.

Meeting Materials:

1. Meeting Agenda
 2. Presentation – Boards and Commissions Policies / Commission Background / Local Landscape Overview
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Shawn Heath opened the meeting, welcomed everyone, and provided an overview of the meeting agenda. Commission members and Council member Graham introduced themselves and shared their unique interest in neighborhood equity and stabilization.

Boards and Commissions Policies

Kirk McSwain provided an overview of the various policies related to serving on City boards and commissions. He reminded Commission members that an oath or affirmation of office is required before the Commission votes on any action.

Commission Background

Shawn Heath reviewed the charge of the Commission, key definitions, and the proposed initial work plan.

Justin Harlow shared background on the Housing Charlotte Framework and the connection to having an overarching policy document in the 2040 Comprehensive Plan. He said the Commission will look at strategies, both those already in the tool box that can be updated, or other new strategies, that can help make strong recommendations to Council.

Kathy Cornett shared the adoption of the 2040 Comprehensive Plan (Plan) and explained that a host of other work is underway since adoption of the Plan. She shared the Plan's goal categories including the 10-minute neighborhood, neighborhood diversity and inclusion, and housing access for all, and the relation of these to the work of neighborhood equity and stabilization (NEST). While the definition of residents at risk of moderate to high vulnerability to displacement was not specifically defined in the Plan, communities were evaluated – for example, for access to amenities like education, childcare, food, etc. – and these are available in the Plan's Equitable Growth Framework. Robyn Byers shared that the Plan proposes that anti-displacement tools will be a part of the implementation strategy and that this is what led to the creation of the NEST Commission.

Local Landscape Overview

Rebecca Hefner explained that the housing market is changing rapidly, including how we continue to work to stabilize households through the pandemic, continue to come out of the pandemic, and recover. She provided an

overview of the local landscape including the affordable housing gap, population growth and rising costs, growth in wages and income noting that these are not keeping pace with costs, home supply and home sales price trends and large-scale apartment cost trends. Ms. Hefner walked the Commission through the public-facing displacement risk dashboard (dashboard) on the City's website. The dashboard visualizes who is vulnerable to displacement, where displacement risk is high today, and what impacts displacement risk. Typically, the data represents a one-year lag based on available data. It is the best understanding of what is happening now. It is not a dashboard that predicts where displacement occurs in the future. Additionally, the NEST Commission will look at anti-displacement in relation to the Plan with consideration of today's environment but also looking towards the future. Ms. Hefner explained that regardless of the level of risk neighborhood by neighborhood as visualized in the dashboard, staff recognizes and it's important to keep in mind that there are individual households across the city who are vulnerable to displacement regardless of where they live and who may need assistance for one reason or another. Where there is a concentration of displacement factors in a community as visualized by the dashboard, it represents an opportunity where resources can collectively come together to help residents in those neighborhoods. Ms. Hefner also explained that there is a body of anti-displacement work locally and particularly as represented by the dashboard, as well as a large body of national research around anti-displacement. Regarding neighborhoods along transit lines, Ms. Hefner explained that the proposed station areas are shown on the displacement dashboard map and that the Commission can have a lot of input on thinking through the best strategies on what the priorities may be for those communities.

Next Meeting

The next meeting is scheduled for March 10, 2022 at 11:30 a.m.

The meeting adjourned at approximately 1:00 p.m.