

NEST Commission Members present Angela Ambroise, Nadia Anderson, Mitch Gibson, Justin Harlow (Co-Chair), Monique Humphries, Tonya Jameson, Vicki Jones, Eric Lemieux, Marta Tatje, Kimberly Timmons-Hampton (virtual)

Members absent: Melissa Gaston, Kim Graham (Co-Chair), Roma Johnson

Guests: n/a

City Staff present: Housing & Neighborhood Services: Rebecca Hefner, Gail Whitcomb; Strategy & Budget: Jordan Paschal

Meeting Time: 5:30 - 7:00 p.m.

Meeting Materials [meeting materials are available online at <https://www.charlottenc.gov/City-Government/Leadership/City-Council/nest/>]:

1. Meeting Agenda
 2. Background Material: Housing Bonds
 3. Presentation: Anti-Displacement Funding
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The meeting was called to order, and everyone introduced themselves.

Anti-Displacement Funding

The Commission continued its discussion towards developing an initial recommendation to create dedicated funding for anti-displacement initiatives, and specifically the discussion centered around increasing the biennial affordable housing bonds. The goal is to finalize an initial recommendation prior to City Council's annual retreat in January 2024. The Commission reviewed background materials related to general obligation bonds and utilization for other North Carolina cities, discussed the North Carolina general statute that establishes municipal requirements for issuing housing bonds including the 2023 changes that will go into effect with Charlotte's 2024 ballot, possible ballot language, and what a "set-aside" (\$25 million) for anti-displacement initiatives could result in.

A summary of the Commission's discussion also included:

- Council will discuss issues related to the FY 2025 budget not only at the annual strategy session retreat, but also at a series of budget workshops that will take place through the 2024 winter/spring.
- Historically, bonds are passed overwhelmingly by voters in Charlotte referendums.
- Because state law requires ballot language to lead with a notice that the issuance of bonds could lead to a potential increase in property taxes:
 - opportunities to help residents know that there are resources available for property taxes, for example through tax bill mailers, could be helpful.
 - the need to be thoughtful about how to get the word out about bonds and the impact to taxes.
- Charlotte uses federal funds for housing initiatives such as emergency repair and rehabilitation, compared to other cities that use bond funds – this could be because other cities do not have the capacity to use federal funds for these initiatives due to greater federal administrative requirements.
- Charlotte is limited when it comes to true land banking due to state statute. As a result, Charlotte treads carefully with this (e.g., land acquisition through short term loans with required development proposals within one year).
- Charlotte is the only city in North Carolina with an explicit focus on anti-displacement, and across the country there are very few cities with an explicit focus (e.g., Austin).
- NEST's programmatic recommendations are more short-mid-term responses to the issue; NEST never set out to tackle the whole problem of displacement.

MOTION AND VOTE. Tonya Jameson made a motion to recommend to the City Council that the City of Charlotte increase its biennial general obligation affordable housing bonds to \$100 million, to include a specific allocation of \$25 million for anti-displacement efforts, beginning with the 2024 referendum. Vicki Jones seconded the motion. Commission members voted unanimously in favor of the motion.

Justin Harlow and Kim Graham will share the recommendation with the City Council in advance of the Council strategy session retreat later in January. NEST will continue to explore other potential opportunities to create a slate of recommendations for developing an anti-displacement fund – with increasing the housing bonds being one such recommendation - at its future meetings.

Next Meeting

The next meeting of the full NEST commission will occur on March 13, 2024, at 5:30 p.m.

The meeting adjourned at approximately 7:00 p.m.