

Neighborhood Equity and Stabilization Commission (NEST)

MAY 11, 2022

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Meeting Agenda

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| 1. Welcome |
| 2. Member Introductions |
| 3. Commission Debrief |
| 4. Review Proposed Commission Work Streams (Survey) |
| 5. Next Steps |
| 6. Adjourn |

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.

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Commission Debrief

Staff Presentations AND Background/Pre-Read Materials:

- ◀ Affordable Housing Gap
- ◀ Charlotte's growth and rising costs
- ◀ Trends in home sales prices and large apartment costs
- ◀ Previous Studies & Research (both local and national)
- ◀ 2040 Comprehensive Plan Overview / UDO Schedule
- ◀ Displacement Risk Dashboard
- ◀ City's Current NEST Toolbox
 - Affordable Housing Continuum
 - Utility Support
 - Neighborhood Capacity & Engagement
 - Pride & Beautification
 - Workforce Development
 - Business Support
 - Safety
 - Staying in Place Pilot

Work Stream Survey

- ◀ Four proposed Work Streams ranked 1 through 4 by each Commission member - 1 (first choice); 4 (last choice)
 - a. *Lay of the Land*
 - b. *Program Improvements & Policy Gaps*
 - c. *Impacts of the UDO*
 - d. *Small Business Support*

Lay of the Land

- This team would 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.

Program Improvements & Policy Gaps

- This team would 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.

Understanding the Impacts of the UDO

- This team would 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.

Small Business Support

- This team would analyze the impacts of displacement pressures on small businesses and identify opportunities to mitigate displacement risk.
- Topics for discussion/recommendation, among other things, may include analysis of small businesses in neighborhoods vulnerable to displacement risk and along the proposed Silver Line corridor, programs such as landing/incubation space, low-cost brokerage services, and business continuity planning, as well as identification of partners and potential funding sources for implementation.
- 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.