

# City of Charlotte

## Neighborhood Equity & Stabilization Commission

Wednesday, July 13, 2022  
5:30 p.m. – 7:00 p.m.

**Committee Members:**

Angela Ambrose  
Nadia Anderson  
Melissa Gaston  
Mitch Gibson  
Naiyar Ghaswala

Kim Graham (Co-Chair)  
Kim M. Graham  
Justin Harlow (Co-Chair)  
Tonya Jameson  
Roma Johnson

Vicki Jones  
GQ Lewis  
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

### AGENDA

<p><b>1. Welcome / Member Introductions</b> <i>Refer to Roll Call document to facilitate this portion of the virtual meeting.</i></p>	<p>Kim Graham Justin Harlow</p> <hr style="width: 50%; margin: 0 auto;"/> <p>(All)</p>	<p>10 mins</p>	<p>5:30 – 5:40</p>
<p><b>2. Work Stream Initial Priorities/Work Plans</b> <i>Work Stream Leads will share the initial work plans/priorities identified in the June work stream kick off meetings and facilitate discussion with Commission members.</i></p> <ul style="list-style-type: none"> <li>• Lay of the Land</li> <li>• Program Improvements &amp; Policy Gaps</li> <li>• Understanding the UDO</li> </ul>	<p>Angela Ambrose Kim Graham Justin Harlow</p>	<p>35 mins</p>	<p>5:40 – 6:25</p>
<p><b>3. Equity in Governance Framework</b> <i>Federico Rios, City of Charlotte Office of Equity, Mobility and Immigrant Integration, will provide an overview of the City’s Equity in Governance Framework followed by Q&amp;A.</i></p>	<p>Federico Rios</p>	<p>25 mins</p>	<p>6:25 – 6:50</p>
<p><b>4. Next Steps</b></p>	<p>Kim Graham Justin Harlow</p>	<p>10 mins</p>	<p>6:50 – 7:00</p>
<p><b>Adjourn</b></p>			

**Next Meeting.** The next meeting will occur Wednesday September 14, 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.*

# Neighborhood Equity and Stabilization Commission (NEST)

JULY 13, 2022

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## Meeting Agenda

- 1. Welcome**
- 2. Member Introductions**
- 3. Work Stream Draft Work Plans / Priorities**
- 4. Equity in Governance Framework**
- 5. Next Steps**
- 6. Adjourn**

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## 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><b>1.a.</b> Evaluate existing home ownership policies to see how they can be enhanced.</p> <p><b>1.b.</b> Look at other states and municipalities to see what they are doing.</p> <p><b>1.c.</b> Evaluate permitting process to understand impacts on affordable housing supply.</p>	August 2022 – January 2023
2. Institutional Investors	<p><b>2.a.</b> 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><b>2.b.</b> Recommend providing assistance to HOAs to enhance bylaws as it relates to institutional investors.</p> <p><b>2.c.</b> Recommend inviting attorneys to review how deed restrictions can be utilized against institutional investors.</p>	February – July 2023
3. Land Acquisition	<p><b>3.a.</b> Evaluate City RFP process to encourage more homeownership opportunities serving 30% - 60% AMI households.</p> <p><b>3.b.</b> Look at how to prevent or capture foreclosure stock, including review of national best practices.</p> <p><b>3.c.</b> Recommend supporting and prioritizing land acquisition along transit lines and areas predicted to gentrify.</p> <p><b>3.d.</b> Evaluate Cooperative Models and Land Trust effectiveness.</p>	August 2023 – January 2024
4. Small Business Opportunities	<p><b>4.a.</b> 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	<b>1.a.</b> Gather data on County's Tax relief Programs and City's Pilot Aging in Place Program. <b>1.b.</b> Examine other municipality programs, including tax freeze programs. <b>1.c.</b> Recommend codifying previous pilot of Aging in Place Tax Relief Program or comparable program.	6-12 months ( <i>FY 2024 Budget</i> ) (short term)
2. Rent Assistance	<b>2.a.</b> Explore direct rent assistance program for low-income renters experiencing rent increases.	6-12 months ( <i>FY 2024 Budget</i> ) (short term)
3. Small Landlord Assistance	<b>3.a.</b> 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.	6-12 months ( <i>FY 2024 Budget</i> ) (short term)
4. Transit Oriented Development	<b>4.a.</b> Study what a TOD Special District looks like, to capture future value of developments that could later fund anti-displacement or rent assistance programs.	1 – 2 years (medium term)
5. Inclusionary Zoning / Eminent Domain (Sherman Act)	<b>5.a.</b> Explore community advocacy efforts to support Inclusionary Zoning. <b>5.b.</b> Research Inclusionary Zoning programs in North Carolina, including Towns of Davidson and Chapel Hill. <b>5.c.</b> Recommend Inclusionary Zoning be added to City's legislative agenda. <b>5.d.</b> Research Eminent Domain (Sherman Act).	2 - 3 years (long term)

Work Stream Members: Justin Harlow (Lead), Melissa Gaston, Tonya Jameson, Vicki Jones, GQ Lewis, 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><b>1.a.</b> Research the policies/guidelines Charlotte has already established in this area to inform future policy recommendations.</p> <p><b>1.b.</b> Gain knowledge on incentives created by other municipalities.</p> <p><b>1.c.</b> Explore where they can they 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><b>2.a.</b> Understand the impact of TOD policies on land values.</p> <p><b>2.b.</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><b>3.a.</b> 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><b>4.a.</b> Explore what policies, ordinances or laws other jurisdictions are enacting. What are the best practices/lessons learned?</p> <p><b>4.b.</b> Research the number and data currently available about short-term rentals in Charlotte.</p>	December 2023
5.	Inclusionary Zoning	<p><b>5.a.</b> 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><b>5.b.</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