

City Council

Housing and Neighborhood Development Committee

Wednesday, June 11, 2014

12:00 p.m.

Charlotte-Mecklenburg Government Center

Room – 280

Committee Members: Patsy Kinsey, Chair
Alvin “Al” Austin, Vice Chair
John Autry
Ed Driggs
LaWana Mayfield

Staff Resource: Ann Wall, Assistant City Manager
Pamela Wideman, Deputy Director, Neighborhood & Business Services

AGENDA

I. Gentrification Referral (*Attachment #1*)

On April 28, 2014, City Council referred the issue of gentrification to the Housing & Neighborhood Development Committee for additional study. During the June 11, 2014, Housing & Neighborhood Development Committee meeting, staff will define the issue of gentrification and seek the Committee’s agreement on a study framework and timeframe.

Requested Action:

- The Committee will be requested to further define the scope of work related to the gentrification referral and agree on a study framework and timeframe.

II. Expansion of the Charlotte-Mecklenburg Coalition for Housing Board

On April 9, 2014, consistent with HUD’s new Interim Continuum of Care Rule, the Housing & Neighborhood Development Committee unanimously voted to expand the Coalition for Housing Advisory Board to include four additional seats, two seats to be appointed by the City Council and two seats to be appointed by the Board of County Commissioners. After further review and additional conversations, the County has requested that the allocation of appointments be three County and one City to reflect the County’s role in the Continuum Care Services.

Requested Action:

- The Committee will be requested to revisit the allocation of three seats to the Charlotte-Mecklenburg Coalition for Housing in an effort to reflect the County’s commitment to those services.

III. Meeting Schedule (*Attachment #2*)

Distribution:

Mayor/Council	Holly Eskridge	Willie Ratchford
Ron Carlee, City Manager	Randy Harrington	Ledger Morrissette
City Executive Team	Phyllis Heath	Patrick Mumford
Corporate Communications	Fulton Meachem	Steve Allen
Debra Campbell – Planning Department	Fred Dodson	Brad Richardson
Anna Schleunes- City Attorney’s Office	Julie Porter	Pamela Wideman
Charlotte-Mecklenburg Coalition for Housing	Kim Graham	Tom Warshauer
	Chief Rodney Monroe	

April 26, 2014

Dear Mayor and Council,

On Saturday, Council members Kinsey, Austin and I sat with the Cherry neighborhood on the proposed rezoning on Monday's agenda.

Two women told us their stories. I am struck by the personal pleas from them both. Both have rented homes in Cherry for most of their adult lives. And just as you would expect, development is going to take them out of their homes, away from the neighborhood they love and where they feel safe. They were angry. And they are victims of what is the best and the worst of our economic vitality.

They are living in a neighborhood that is fighting as hard as they can to stem gentrification. Cherry is experiencing the buying and renovation of houses and stores in what was a deteriorated, yet historic and close-knit urban neighborhood.

Gentrification isn't new to Charlotte. Charlotte's center city growth has pushed our older neighborhoods into the reality of change. In the 1970's, the targeted neighborhoods were Elizabeth, Dilworth, Third and Fourth Wards. The 1980's pushed further out with Plaza Midwood and Chantilly. The Hope VI grants changed the public housing in the center city with Piedmont Courts and soon South Boulevard Strawn Village.

David Walters, UNC Charlotte Urban Design Professor said, "The story of what has happened in Charlotte is what has happened in cities across the country. It's textbook. It's the paradigm of American growth."

Charlotte does not need to be textbook.

Where are we most vulnerable? Neighborhoods with:

- A high proportion of renters inside route 4
- Transportation with easy access to jobs
- Increasing growth in the metropolitan area
- Low housing value, particularly houses with architectural merit

We are talking about Cherry, Belmont, McCrory Heights, Washington Heights, Five Points, Wilmore and more of our close-in neighborhoods as commuting times and economic growth occurs.

We should act on gentrification.

There are solutions and we should look at what will work for us. Here are practices that are working:

- Tax abatement to help people stay in their homes;

- Building more affordable housing, both rental and ownership
- Tying development to affordability commitments
- Stabilizing housing for existing renters; look at the new rental assistance fund to keep renters in these communities
- Using city owned land for infill development and incent affordable housing developers with land contributions
- Below Market Rate Ordinances
- Limited-Equity Housing Cooperatives
- Establishing a Community Land Trust

I am sure there you have more ideas and thoughts.

We have the chance now to talk about gentrification before it is a wedge issue of economics, race and development.

I would request referral of gentrification to a Council Committee – to address what gentrification means in Charlotte; is it a problem; if so, how to deal with it, and most of all, how can we serve our citizens who are experiencing it now and in the future.

Thank you for your consideration.

Vú

C: Ron Carlee, City Manager
Debra Campbell, Planning Director
Pat Mumford, Neighborhood and Business Services Director

You just can't come in the neighborhood and start bogarting and say, like you're Motherf***ing Columbus and kill off the Native Americans. You can't do that.

Spike Lee

Gentrification was originally pejorative, even slang, favored by both urban and suburban critics of the trend "back to the city" renovating sturdy old houses, driving up taxes and eventually supplanting the population and changing the character of the neighborhood; newcomers were seen as invaders and snidely referred to as "gentry" even though virtually all were middle class.

City in Slang: New York Life and Popular Speech by Irving L. Allen

There are cases of places that are gentrified by minority higher income people moving lower income folks out. Income is the real driver of gentrification.

NPR, Gentrification: Progress Or Destruction, March 13, 2014

**Housing & Neighborhood Development Committee
2014 Meeting Schedule**

2nd and 4th Wednesdays of each month at Noon
Room 280
(unless otherwise noted)

January 22

February 12

February 26

March *(Date to be determined)*

April 9

April 23

May *(Date to be determined)*

June 11

June 25

(No July or August meetings due to summer break unless needed)

September 10

September 24

October 8

October 22

November 12 *(Only one meeting in November)*

December 10 *(Only one meeting in December)*