

# Displacement Event Response

JULY 11, 2022 | Great Neighborhoods Committee

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## Today's Discussion

- ◀ A Collaborative Response
- ◀ Getting Ahead of Potential Events
- ◀ Opportunities and Constraints
- ◀ Next Steps
- ◀ Discussion and Feedback

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## A Collaborative Response

### ◀ Working with community partners to develop a structured rapid response protocol, including:

- Roles, responsibilities, and communication mechanisms
- Additional partner identification
- Funding availability and partner capacity
- Parameters for assistance, eligibility criteria, and processes

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## Getting Ahead of Potential Events

### ◀ Site-specific displacement risk assessment

- Hotel/motel sites
- NOAH apartment complexes
- Common ownership/multi-listing for single-family

### ◀ “Early warning” for a potential displacement event

- Property transfers and sales
- Rezoning petitions

### ◀ Proactive engagement opportunities

- Assessing potential impact
- Notifications and communications

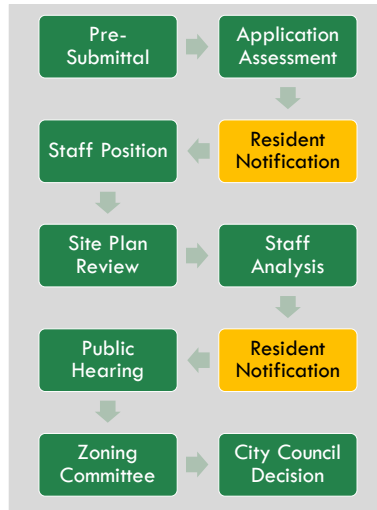
## Opportunities and Constraints

### Property Transfer and Sales

Constraint	Opportunity
<ul style="list-style-type: none"> <li>• North Carolina landlord tenant law governs a tenant’s rights with respect to eviction/displacement. The City has no jurisdiction in such disputes.</li> </ul>	<ul style="list-style-type: none"> <li>• CRC Dispute Settlement Program.</li> <li>• Partnerships with legal aid/assistance services.</li> </ul>
<ul style="list-style-type: none"> <li>• The City has no role in or oversight of private land transactions.</li> </ul>	<ul style="list-style-type: none"> <li>• Automated monitoring of property transactions.</li> </ul>
<ul style="list-style-type: none"> <li>• North Carolina law prevents cities from requiring landlords to register their rental properties, making it difficult to monitor management and ownership changes.</li> </ul>	<ul style="list-style-type: none"> <li>• Community partnerships.</li> </ul>

# Opportunities and Constraints

## Rezoning Petitions



### Resident Notification

#### <State Law

- Signs
- Legal mail notices
- Legal ads
- Community meeting notices from petitioner

#### <Courtesy Notices

- Mail notice (Council policy)\*
- Nextdoor Notifications
- Neighborhood Organization Contact List

\*Council Policy on notices exceed State law requirements.

# Opportunities and Constraints

## Rezoning Petitions

### <Mailed notices go to owners as listed on Mecklenburg County tax information

- Does not capture tenants of non-owner-occupied properties

### <Explore options to send mailed notice to listed owners and to the physical address of the property

- Define parameters (e.g., building-level vs individual units)
- Evaluate resource needs

### <Implement subscription-based notifications

- Residents opt-in to automated notifications based on a selected geography

# Opportunities and Constraints

## Rezoning Petitions

- ◀ **Strengthened HNS staff engagement in rezoning process related to displacement risk assessment**
- ◀ **Types of Zoning Districts allowed by State Statute 160D-703**
  - (1) Conditional districts – specific and individualized development conditions as mutually agreed upon by the Petitioner and the City may be imposed through the rezoning process
    - *Site Plan*
    - *Conditions are limited to those that address the conformance of the development and use of the site to local government ordinances, adopted development plans, or the impacts reasonably expected to be generated by the development or use of the site*
  - (2) Conventional districts – all permitted uses in the general district are allowed and must be considered for the rezoning to be valid
    - *No site plan*
    - *Cannot ask Petitioner to agree to a specific proposal or conditions associated with the site*

# Meeting the Challenge

- ◀ **Next Steps:**
  - Refine and implement rapid response protocol with partners
  - Complete site-specific displacement risk assessment
  - Implement automated triggers and alerts for early identification
  - Implement subscription notifications for rezoning petitions



# Discussion