



Charlotte City Council
Great Neighborhoods Committee
Summary
April 25, 2022

COMMITTEE AGENDA TOPICS

- I. Anti-Displacement Update (Informational)

COMMITTEE INFORMATION

Committee Members Present:	Victoria Watlington (CMGC), Malcolm Graham (virtual); Renee' Johnson (virtual); Matt Newton (virtual), Greg Phipps (virtual)
Committee Members Absent:	n/a
Staff Resources:	Shawn Heath, City Manager's Office Rebecca Hefner, Housing & Neighborhood Services John Lewis, Charlotte Transit (CATS) John Howard, Charlotte Transit (CATS) Warren Wooten, Housing & Neighborhood Services Julia Martin, City Manager's Office
Meeting Duration:	1:00 – 2:30 PM
Video available online:	https://www.youtube.com/watch?v=qVEn7tTDpFU

MEETING MATERIALS

All meeting materials are available online at https://charlottenc.gov/CityCouncil/Committees/Pages/Neighborhood_Development.aspx

1. Presentation : LYNX Silver Line TOD Study

DISCUSSION HIGHLIGHTS

Council member Watlington called the meeting to order and asked everyone to introduce themselves. Shawn Heath provided an overview of the meeting agenda, including updates on three topics that fall under the umbrella of anti-displacement: the Silver Line TOD Study, Staying in Place Pilot Program, and NEST Commission.

Anti-Displacement Update – Silver Line Transit Oriented Development (TOD) Study

John Lewis shared that the Silver Line is probably the largest infrastructure project ever undertaken in the state. At the outset, they have worked very hard in the design of the mobility of the project. These projects go much farther than just how many people use the transportation on a daily basis. As learned from the Blue Line and Blue Line Extension, there is also a significant impact on economic development, growth and sustainability of the communities much broader than just the width of the corridor of the rail line. Mr. Lewis shared that the Silver Line Study seeks to be very transparent and intentional about meeting and incorporating the greater goals of not only the project, but of the city, county and towns as well as the unique communities/neighborhoods in which this project will transit. He shared that this is just the beginning of the discussion - there will be ongoing conversations as staff continues to design the corridor that will illumine in greater detail the impact this project will have. He shared that they are hopeful that partnerships – both private and public – can be created to help meet these greater goals outlined in the study.

John Howard reiterated that staff has been working in partnership with the different jurisdictions through which the project will transit, as well as cross-departmentally. This is a very ambitious project, and the study contains

new ideas especially around equity and housing. Mr. Howard walked the Committee through the presentation, including community outreach and strategies around equitable TOD, housing, and addressing anti-displacement. He also shared the recent award of an Equitable TOD grant from the FTA to help build capacity and create champions along the corridor with an emphasis on environmental justice. Warren Wooten shared that staff will be working to identify how to catalyze affordable housing development around station areas, as well as working with groups such as the NEST Commission to look at displacement impacts.

The Committee provided feedback by identifying several topics that they are interested in related to the Silver Line project:

- Developing a land acquisition strategy including what the end game will be, what we will do, when we will do it, and how it will be implemented.
- How to support and protect existing neighborhood character, such as building height, noise mitigation, privacy barriers, etc.
- Identifying how those that benefit from the investment through future development help pay a fair share of the costs of putting the tracks down (e.g. through special tax districts, etc.), including how this would be implemented, whether we would give a break to affordable housing developments, etc.
- Developing affordable housing goals.
- Small business retention.
- How to keep neighborhoods informed about the project.
- Making sure any recommendations are supported in the UDO to avoid possibly incentivizing something that is counteractive to anti-displacement goals.

Anti-Displacement Update – Staying In Place Pilot Program

Julia Martin provided an update on the Staying in Place Pilot in Hidden Valley, Washington Heights and Winterfield. In February, the Committee approved \$4.5 million from the FY2022 budget in initial funding. Since that time staff has been engaging with the three communities to identify specific household and broader community-wide needs and working on developing partnership opportunities to help address household needs holistically. Staff is also exploring how the city might be able to provide estate planning resources for residents, and developing a seamless process for residents to donate land to the City for sustainable affordable housing. Ms. Martin shared that the lessons learned from the pilot communities will be useful long-term for helping other communities, such as those that will eventually be impacted by the Silver Line.

Anti-Displacement Update – NEST Commission

Shawn Heath provided an update on the NEST Commission. The Commission has met twice this year; both meetings have been orientation for Commission members, including discussion about the Comprehensive Plan, the UDO, current housing gaps and market dynamics such as price escalations, and the City's current suite of programs across the housing and small business continuum. The Commission will meet monthly and will begin developing their work plan at their next meeting.

Next Meeting

The next meeting will occur on May 23, 2022.

Meeting adjourned at approximately 2:30 pm.