



Charlotte City Council
Great Neighborhoods Committee
Summary
August 15, 2022

COMMITTEE AGENDA TOPICS

- I. Source of Income Protections in City Supported Housing (Action)
- II. NEST Commission Initial Priorities and Work Plan (Informational)

COMMITTEE INFORMATION

Committee Members Present: Victoria Watlington (virtual), Malcolm Graham (virtual); Renee' Johnson (CMGC); Matt Newton (virtual), Greg Phipps (virtual)

Other Council Members Present: Ed Driggs (virtual)

Staff Resources: Shawn Heath, Housing & Neighborhood Services (CMGC)
Rebecca Hefner, Housing & Neighborhood Services (CMGC)
Anna Schleunes, City Attorney's Office (CMGC)
Willie Ratchford, Community Relations (virtual)

Guests: Kim Graham, NEST Commission Co-Chair (virtual)
Justin Harlow, NEST Commission Co-Chair (virtual)
Fulton Meachum, INLIVIAN (virtual)

Meeting Duration: 1:00 – 2:40 PM

Video available online: <https://www.youtube.com/watch?v=F9vZJINQcoE>

MEETING MATERIALS

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

- 1. Presentation: Source of Income Protections : Recommended Enforcement Approach
- 2. Presentation: NEST Commission Initial Priorities and Work Plan

DISCUSSION HIGHLIGHTS

Council member Watlington called the meeting to order and asked everyone to introduce themselves. Shawn Heath provided an overview of the agenda.

Source of Income Protections: Recommended Enforcement Approach

Shawn Heath provided an overview of the guiding principles and recommended enforcement approach for the Source of Income Protections in City Supported Housing policy applicable to the housing owner/provider responsible for making rental eligibility decisions. The recommendations were developed with input and support from the leadership of the Source of Income Ad Hoc Advisory Committee and INLIVIAN. For tax increment grant (TIG) developments, the city will work with the master developer to contractually establish that the policy applies to any housing provider in the TIG district.

Willie Ratchford shared that the Community Relations Committee will consider establishing an initial 45-day timeline for investigations, can extend that as needed, and will work with housing providers to make the complainant whole.

Council member Johnson encouraged holding TIG developers responsible for any third party housing providers located within the TIG geography.

Tracy Dodson clarified that TIG developers make up-front infrastructure investments/improvements prior to any development (buildings) occurring.

Fulton Meachum shared that the policy proposal would provide protections from the master developer to any component multi-family housing developer, and the component developer would be responsible to the recommended enforcement approach and, if needed, the policy could be revised in the future.

MOTION AND VOTE: Council member Graham made a motion to approve the enforcement recommendations as presented. Council member Newton seconded the motion. The vote was unanimous in favor of the motion. Additionally, Council member Driggs, Vice Chair of the Economic Development Committee, expressed his support of the recommendations.

NEST Commission Initial Priorities and Work Plan

Rebecca Hefner provided context for the NEST Commission and its work plan, and how it fits into the city's overall anti-displacement approach.

Justin Harlow and Kim Graham presented the NEST Commission's initial work stream priorities and work plan.

Council member Watlington encouraged the NEST Commission to review the recommended work plan in light of the UDO implementation timeline, identify what can be delivered at key dates (June and December 2023), and consider how the work of the Commission lends to creating an anti-displacement strategy sooner rather than later.

Next Meeting

The next meeting will occur on September 26, 2022.

Meeting adjourned at approximately 2:40 pm.