



Charlotte City Council
Great Neighborhoods Committee
Summary
October 21, 2020

COMMITTEE AGENDA TOPICS

- I. Short Term Rentals (Informational)
- II. Source of Income Discrimination (Informational)
- III. Naturally Occurring Affordable Housing Rental Subsidy Program (Informational)
- IV. Accessory Dwelling Units (Informational)

COMMITTEE INFORMATION

Committee Members Present:	Malcolm Graham (CMGC), Braxton Winston (virtual), Tariq Bokhari (CMGC), Julie Eiselt (CMGC), Victoria Watlington (virtual)
Committee Members Absent:	n/a
Staff Resources:	Taiwo Jaiyeoba, Assistant City Manager Pamela Wideman, Housing & Neighborhood Services Jane Taillon, Housing & Neighborhood Services Shad Spencer, Planning, Design & Development Coerte Voorhees, Deputy Chief CMPD Anna Schleunes, City Attorney's Office Rachel Stark, Planning, Design & Development
Meeting Duration:	12:00 PM – 1:30 PM
Video available online:	https://www.facebook.com/CLTgov/videos/259935385455063/

MEETING MATERIALS

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

- 1. Presentation – Short Term Rentals
- 2. Presentation – Source of Income Discrimination
- 3. Presentation - Naturally Occurring Affordable Housing Rental Subsidy Program
- 4. Presentation – Accessory Dwelling Units

DISCUSSION HIGHLIGHTS

Council member Graham called the meeting to order and asked everyone to introduce themselves. Taiwo Jaiyeoba provided an overview of the meeting agenda.

Short Term Rentals

Shad Spencer provided an overview of short term rentals (STR) in Charlotte. He explained that the City regulates STRs as dwelling units based on the zoning ordinance. Staff is conducting peer city and best practice research to help identify how to regulate STRs through land use in the future through the UDO process.

Jane Taillon shared the process of enforcing zoning land use for STRs. She explained that because STRs are not defined in the zoning ordinance, it is not possible to query data on land use complaints specifically for STRs. She also explained that escalating fines can be issued for repeat offenders.

Deputy Chief Coerte Voorhees shared CMPDs role in enforcing criminal and other nuisance activities occurring at STRs. This can include education and compliance, issuing citations, and arrests as needed. He explained that CMPD can flag addresses that are repeat and chronic offenders, and can also help educate the public about how to report violations. The majority of STRs in Charlotte are non-problematic. When complaints are made, it is based on the activity taking place at that time, and not because of the STR land use per se.

Source of Income Discrimination (SOID)

Council member Graham introduced SOID for committee discussion. He proposed a path forward for a referral to City Council. This included asking staff to bring back to the Committee, at the December meeting, a proposed draft ordinance and to score it with a strengths, weaknesses, opportunities, threats and alternatives analysis (SWOTs); a list of cities that have passed laws that prohibit discrimination based on source of income including their enforcement measures and scored by staff based on success of the ordinances; recommendations for incentives or educational opportunities through Community Relations to help mitigate landlord concerns; and communications with INLIVIAN to see what type of mitigation factors they can help with regarding timely payments to landlords, timing of inspections, etc.

Mr. Bokhari also asked staff to research the intended and unintended consequences of SOID ordinances in other cities, such as increased rents in communities with SOID ordinances.

The Committee approved the proposal. Staff will update the Committee at the December meeting.

Naturally Occurring Affordable Housing (NOAH) Rental Subsidy Program

Pamela Wideman provided an overview of a proposed NOAH rental subsidy program for tenant households earning 30% or less than area median income, who do not currently have a voucher or other forms of rental subsidy, at Lake Mist Apartments.

Mayor Pro Tem Eiselt expressed support for the program, as long as the County is also participating through their portion of property taxes for each participating development.

Council member Bokhari encouraged staff to think outside of the box by considering other tools for NOAHs, such as granting a future density bonus which could be viewed as an asset by the property owner, in return for serving lower AMI households now. He also encouraged staff to explore how to connect low-income households with the social services they need to help with upward mobility.

MOTIONS AND VOTES

1. Mayor Pro Tem Eiselt made a motion to approve the Lake Mist NOAH rental subsidy proposal and move it forward to full Council for consideration. Council member Watlington seconded the motion. The vote was unanimous.
2. Council member Winston made a motion to direct staff to come back to the Committee with a city-wide policy based off of the Lake Mist pilot. Council member Watlington seconded the motion. The vote was unanimous.

Accessory Dwelling Units (ADU)

Taiwo Jaiyeoba explained that a formal ADU study has been undertaken to assess ADUs, including their role in increasing upward mobility. The study helps identify challenges of the ADU provisions in the current ordinance, as well as examining best practices across the country.

Rachel Stark provided an overview of ADUs, including how the City might adapt policies and regulations to be a tool for affordable housing and upward mobility. She summarized several recommendations for policy and UDO enhancements, as well as a possible housing program that could be explored.

Meeting adjourned at approximately 1:30 pm.