



Charlotte City Council
Housing, Safety & Community Committee
Summary
September 5, 2023

COMMITTEE AGENDA TOPICS

1. Neighborhood Equity & Stabilization (NEST) Commission Initial Recommendations (Action)
2. Community Relations Committee Follow-Up (Informational / Discussion)
3. Three Sisters Market (Action)

COMMITTEE INFORMATION

Committee Members Present:	Victoria Watlington (CMGC), LaWana Mayfield (CMGC), Tariq Bokhari (CMGC), Marjorie Molina (virtual)
Council Members Absent:	Renee' Johnson
Other Council Members Present:	Braxton Winston
Staff Resources:	Reenie Askew, City Manager's Office Shawn Heath, Housing & Neighborhood Services Rebecca Hefner, Housing & Neighborhood Services Willie Ratchford, Community Relations
Guests:	Kim Graham, NEST Commission Co-Chair Justin Harlow, NEST Commission Co-Chair
Meeting Duration:	4:00 – 5:30 PM
Video available online:	https://youtu.be/FpdT0DT-cr4?t=21851

MEETING MATERIALS

All meeting materials are available online at <https://charlottenc.legistar.com>

1. Presentation: NEST Commission Recommendations
2. Presentation: Community Relations Committee Follow-Up
3. Presentation: Three Sisters Market

DISCUSSION HIGHLIGHTS

City Council member Watlington called the meeting to order and asked everyone to introduce themselves.

NEST Commission Recommendations

Kim Graham reminded the Committee of the three primary goals of the Anti-Displacement Strategy (supporting residents, strengthening communities, and fostering inclusivity), and that the fourth goal (empowering businesses) would be developed through future planning efforts. She shared that the Committee will receive nine recommendations today, explaining that the recommendations are not going to solve for everything - displacement is a multi-pronged issue and the NEST Commission recommendations are a best effort to try to get to some of the issues in an incremental way.

Justin Harlow shared that the NEST Commission has been working over the last 18-20 months to reach this point. NEST made a previous recommendation related to property taxes, and the new recommendations include eight for immediate funding, and a ninth recommendation that NEST will continue to refine and bring back in advance of the FY25 budget. The recommendations include programmatic and service investments in: 1. Acquisition, Rehab and Resale, 2. House Charlotte Plus, 3. Accessory Dwelling Units, 4. Rehabbing/preserving small NOAH Communities, 5. Small Landlord Investments, 6. Reducing Barriers to Programs and Information, 7. Resources/Referral Services, 8. Innovative Shared Ownership models, and 9. Anti-Displacement Funding.

Rebecca Hefner shared that while these are very specific recommendations to advance the overall Anti-Displacement Strategy, the Strategy itself is more broadly connected to Council's breadth of priorities - for example there are connections within the Strategy to workforce development and HIRE Charlotte, affordable housing goals, the Comprehensive Plan, etc. NEST intentionally first brought forward the Strategy to the Committee in June, and then followed with these programmatic recommendations to advance the Strategy. Within the recommendations, economic mobility is most addressed in the resource and referral services component. Through several of the other recommendations, households achieve housing stability through the programmatic deed restrictions, and this stability allows them to take advantage of other supports to put them on track towards economic mobility. Ms. Hefner also shared that as part of the Staying in Place program intake tool, staff are looking at how to tailor supports to each household's individual needs and direct them to resources in a streamlined way, all while optimizing city resources.

Council member Bokhari shared that he liked the recommendations as tools that can be utilized, and he would like to see what the tip of the spear is (e.g., 70+ year-olds that rent), what the universe of that is in Charlotte, and then entrance those identified target residents/households into one of the programmatic points (workforce, mental health, one of the NEST Commission programmatic recommendations, etc.).

Council member Winston shared that to achieve scale, a hand-off from the NEST Commission to Council to start a policy exercise should occur.

Council member Watlington shared that anti-displacement efforts must be tied to public investment. For example, when transit investment occurs the city needs to be planning for the impact to communities and the changes in the value of land that will come when the investments are made, and earmarking funds for anti-displacement.

MOTION AND VOTE. Council member Mayfield made a motion to move forward to full Council for discussion the eight NEST recommendations associated with Anti-Displacement Strategy Goals one, two and three (support residents, strengthen communities and foster inclusivity respectively). Council member Bokhari seconded the motion, acknowledging that the eight NEST recommendations line up to the three goals of the Anti-Displacement Strategy, that these tools/recommendations all have value and merit, and a full Council discussion on the planning, policy and budget that would be put behind this and how it would work is appropriate. The vote was unanimous to support the motion.

Community Relations Committee Follow-up

Willie Ratchford provided information about the Community Relations Committee (CRC) including alignment with Council priorities and recent accomplishments.

Council member Mayfield shared that the original foundation, target, and history of the CRC should continue to be a focus, while recognizing the growth and the changing diversity of the city.

Council member Watlington shared that it is hard to delineate what the role and tasks are of CRC committee members and staff. She asked for additional information to clarify this.

Three Sisters Market

Shawn Heath provided an update on the status of Three Sisters Market and staff's funding recommendation. Three Sisters Market has had a consultant experienced with cooperative food/store models working with them for the last 1.5 years.

Council member Bokhari suggested a model that included some form of city ownership.

MOTION AND VOTE. Council member Mayfield made a motion to support staff's recommendation to approve \$1.5 million of ARPA in support of Three Sisters Market to be included on the September 11, 2023 Council business agenda. Council member Watlington seconded the motion. The vote was unanimous (Watlington, Mayfield, Bokhari; Molina was not present for the vote).

Next Meeting

The next meeting will occur on October 2, 2023.

Meeting adjourned at approximately 5:30 pm.