

Mobility: Preserving Neighborhoods and Spaces Through Policy & Investment

Mobility+

Putting the Pieces Together

Mobility

More... Ways to Move
Less ... time, distance, cost

Narrow the gap



Housing

More
affordable
places to live



Jobs

More
attainable
opportunities
to work

Local Transportation Investment
(Strategic Investment Areas)

**Affordable Housing &
Anti-displacement**
(Housing Bonds)

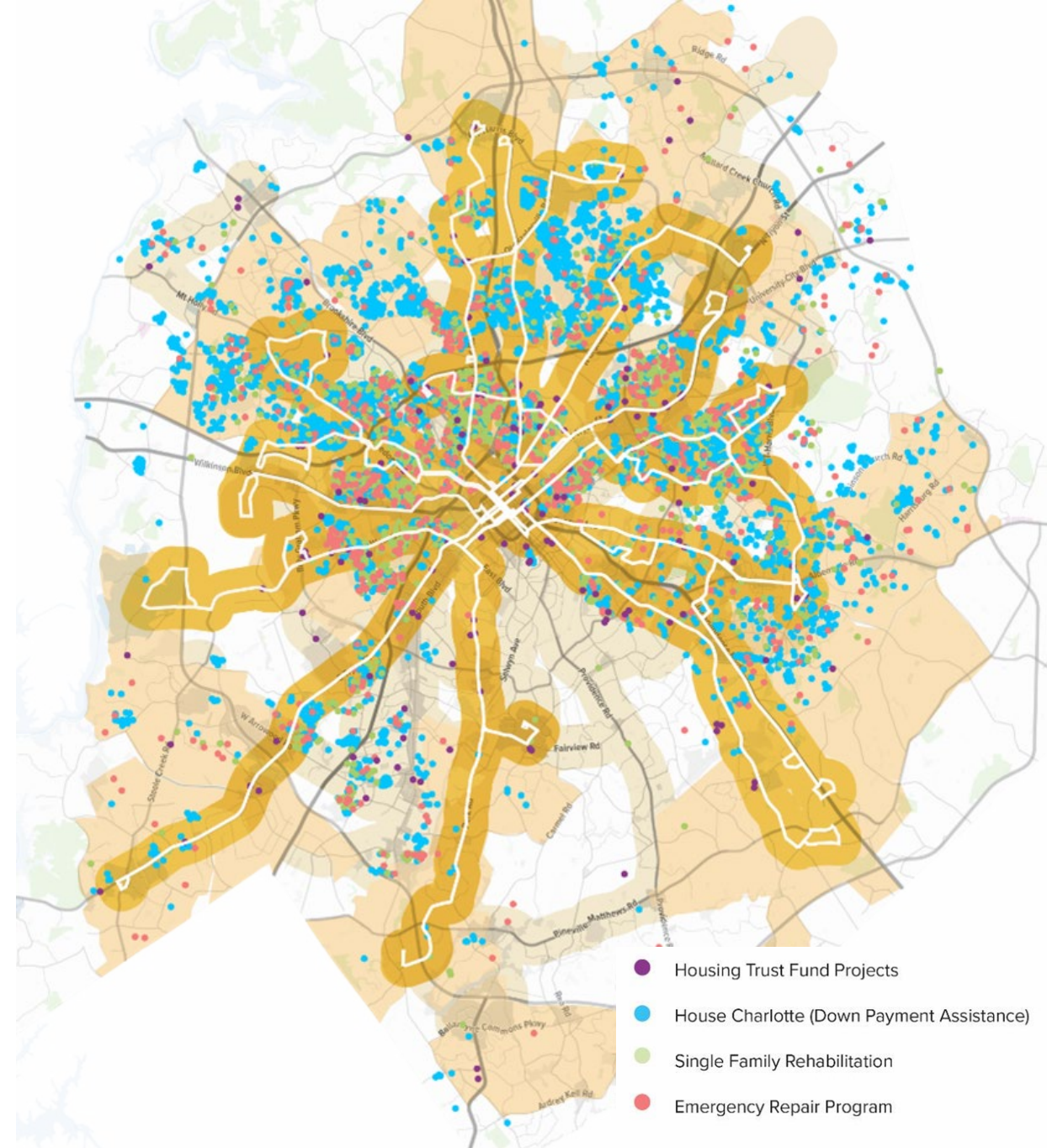
**Workforce & Small/Minority
Business**

Affordable Transit
(Better Bus, Microtransit,
rail corridors)



Affordable Housing & Anti-Displacement

- In last 25 years, the city has invested over \$440 million in affordable housing
- Adopted transit and transportation plans will connect affordable places to live with jobs, services, and amenities
- The city's investments in anti-displacement programs and strategies will help residents stay in place as the transit system expands



NEST Commission

- To address displacement concerns, the Mayor established the Neighborhood Equity and Stabilization Commission (NEST Commission).
- During its three-year term, the NEST Commission developed a comprehensive set of policies, tools, and programmatic recommendations to protect residents and neighborhoods vulnerable to displacement, most of which have been implemented.

ANTI-DISPLACEMENT RECOMMENDATIONS REPORT

NEIGHBORHOOD EQUITY & STABILIZATION (NEST) COMMISSION

November

20
24



Affordable Housing Funding Policy

Holistic Focus – Resident Outcomes

- Economic Mobility
- Neighborhood Affordability
- Residential Stability

Investment Priorities

- Priority Populations
- Location Priorities
- Resident Services
- Partnerships & Leverage
- Innovation

<u>Investment Category</u>	<u>Allocation Goal</u>
Rental Housing Production	\$35 M
Homeownership	\$25 M
Rental Housing Preservation and Anti-Displacement	\$14 M
Supportive Housing and Shelter Capacity	\$9 M
Housing Rehab and Emergency Repair	\$5 M
Innovation Pilot Fund	\$5 M
Site Acquisition – Current and Planned Transit Areas	\$5 M
Administration & Evaluation	\$2 M
Total Housing Bond	\$100 M

Policy prioritizes Anti-Displacement and integrates with Mobility

- **\$49 million of the bond** dedicated to anti-displacement
- Focus on homebuyers, lower-wage workers, **households at-risk for displacement** and vulnerable populations
- **Areas vulnerable to displacement**, in alignment with the equitable growth framework
- **Transit-Oriented Development areas**, in alignment with planned transportation investments
- Locations with **high housing location scores**
- Site Acquisition – **Current and Planned Transit Areas**

Dedicated Funding

- **Across all funding sources, the City is currently investing over \$148 million in affordable housing efforts, with \$90 million specifically dedicated to anti-displacement initiatives**
- **Under the Affordable Housing Funding Policy, \$49 million (nearly half) of the \$100 million Housing Trust Fund bond has been allocated to anti-displacement and land acquisition efforts:**
 - \$25 million in Homeownership
 - \$14 million in NOAH acquisition
 - \$5 million rehab and repair
 - \$5 million land acquisition
- **TOD Land Acquisition (TOD fee-in-lieu) – when collected, the city will invest additional \$21 million in TOD fee-in-lieu funds to support land acquisition and affordable housing along transit lines**

Anti-Displacement: Right Tool, Right Place, Right Time



Housing Trust
Fund
Homeownership



House
Charlotte



Acquisition,
Rehab, Resell
Program



Queen City
ADUs



Community
Health Workers



Displacement
Services



Eviction Debt
Loan Pilot



Small Landlord
Investments



West Charlotte
Community
Land Trust



REDi Training
Program



Affordable
Housing
Concierge



Heirs Property /
Tangled Title Pilot

Anti-Displacement: Right Tool, Right Place, Right Time

Mobility and Infrastructure Investments



Growth, Density & Neighborhood Change



What's Next: Housing Committee Topics

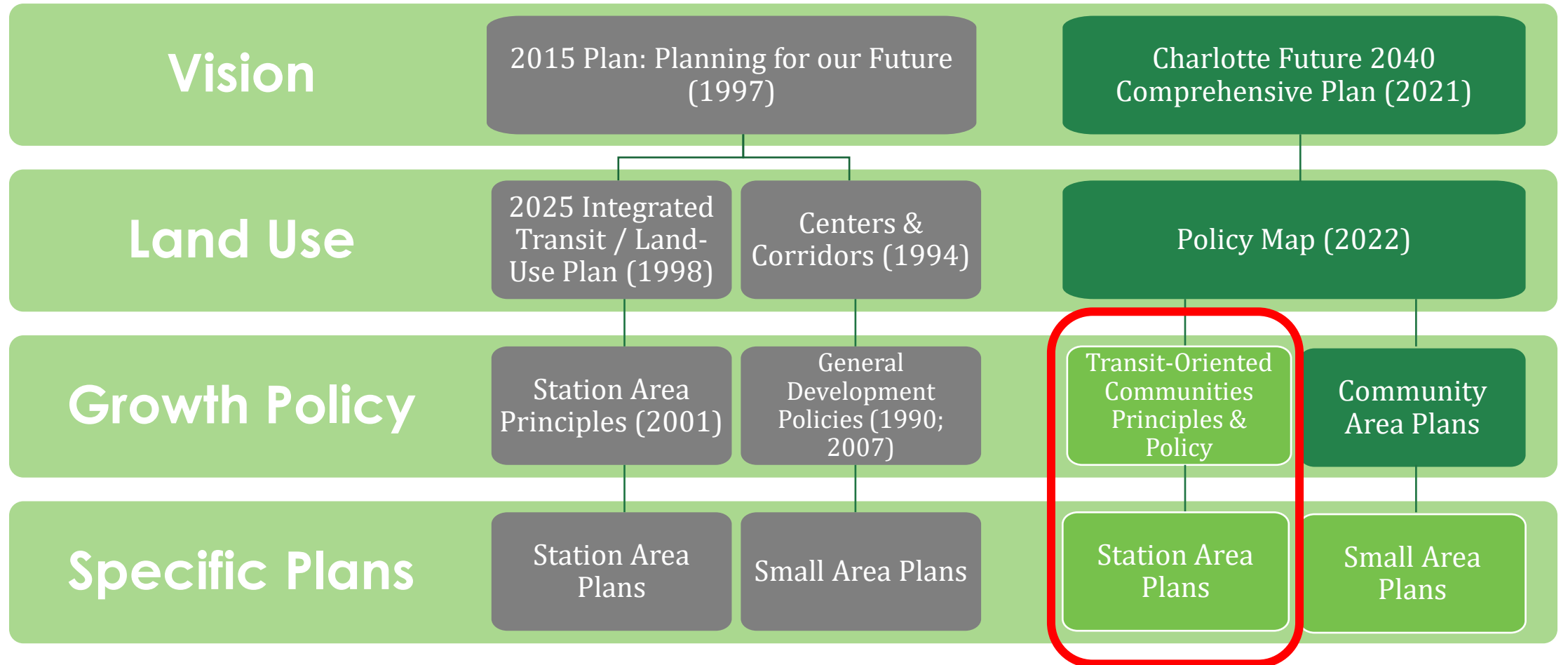
- **Exploring new models to deliver more affordable housing, especially along transit (Winter/Spring 2026):**
 - TRESI Property Tax Grant Model
 - Public Development Model
 - Activating Public Land

- **Affordable Housing Funding Policy Referral (Spring/Summer 2026):**
 - Partnerships
 - Alignment with Mobility Plan and Anti-Displacement initiatives
 - Housing Bond Allocation Goals and Potential for Targeted Geographies

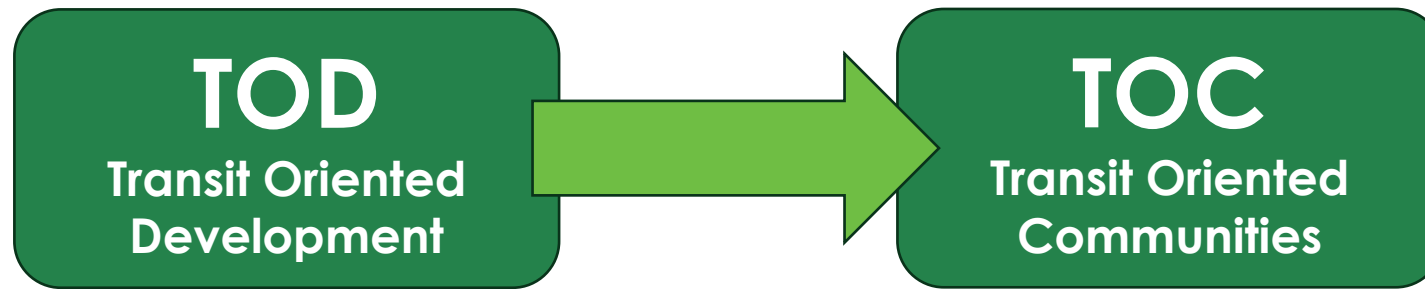
Planning for Transit: Then & Now

**Transit Oriented Development (TOD)
(1995-2017)
ECONOMIC DEVELOPMENT FOCUSED**

**Transit Oriented Community (TOC)
(2020-Future)
COMMUNITY FOCUSED**



From Transit-Oriented Development (TOD) to Transit-Oriented Communities (TOC)



- **Transit Oriented Communities** focuses on aligning transit investment with community priorities to support equitable growth and reduce displacement.

TOD vs. TOC: What's the difference?

Traditional Transit Oriented Development (TOD)	Transit Oriented Communities (TOC)
Density & Ridership	Equity & Community Outcomes
Market-Driven	Community-Centered
Reactive Mitigation	Proactive Prevention
Project-by-Project	Systematic & Policy-Based
"Near Transit"	Able to STAY near transit

What are Transit-Oriented Communities?

1. Mixture of Uses



3. Accessible to All Users



2. Engaging Community Spaces



4. Development Centered on Equity



Silver Line TOC Planning Grant

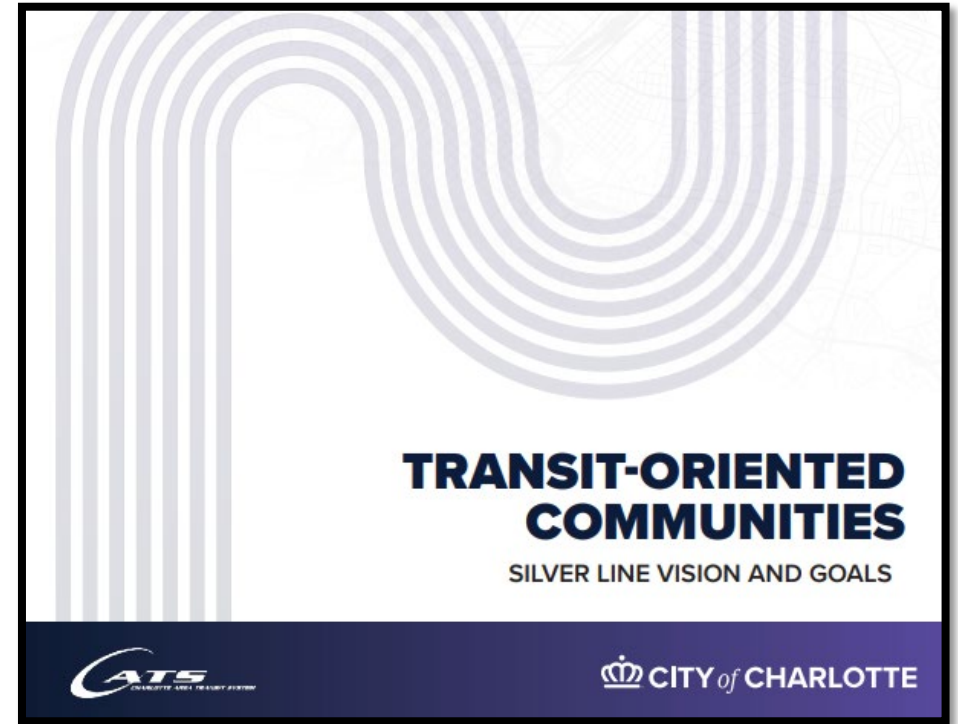
- ❑ \$400,000: Federal Transit Administration TOD Grant
- ❑ Formed Transit Oriented Communities Coalition in 2024
- ❑ **Partnership:** CATS, City Team and Coalition to set the Silver Line vision and establish priorities
- ❑ Draft a Silver Line TOC policy and implementation strategy for council consideration



Silverline TOC Coalition Vision

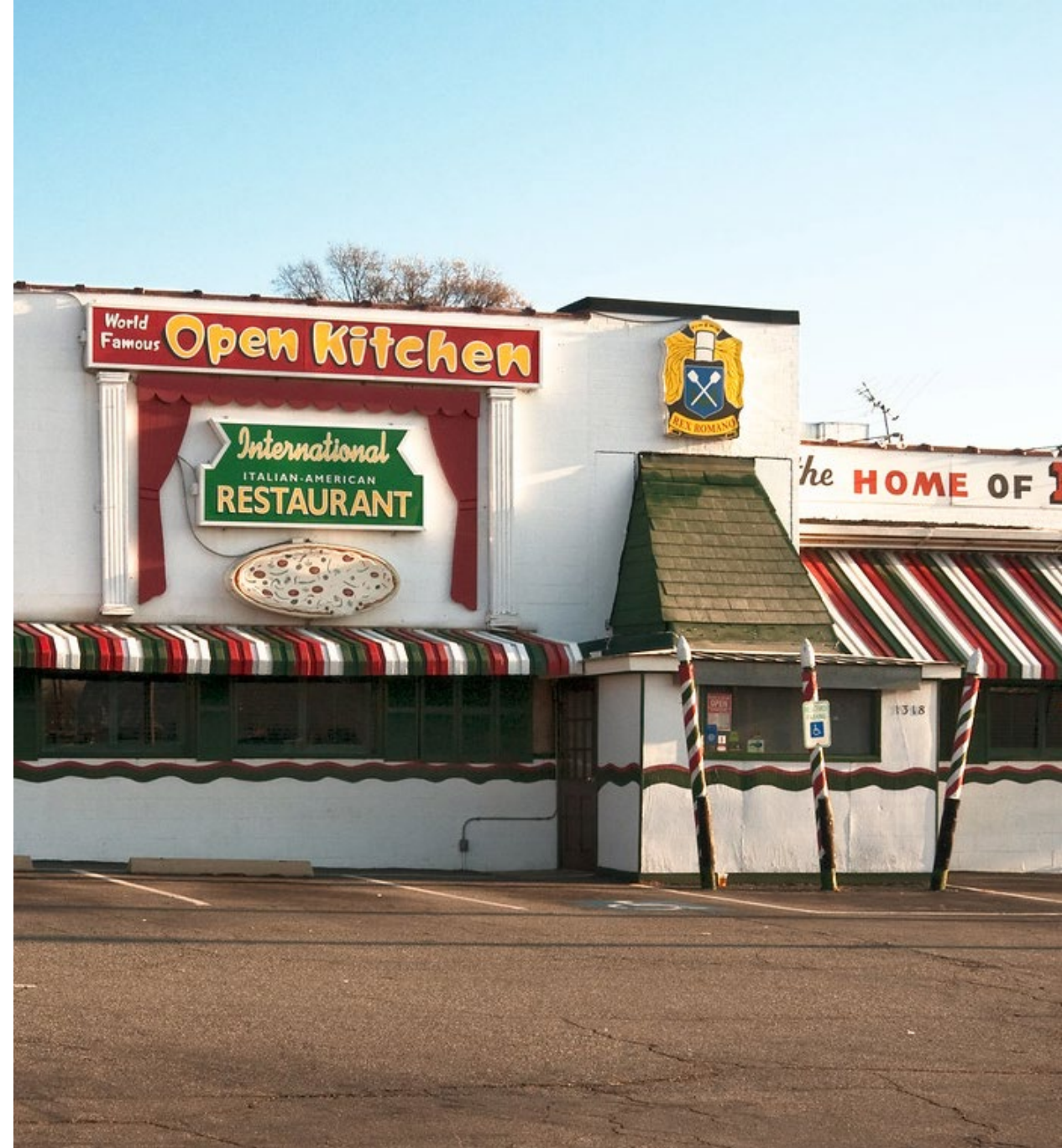
Silver Line Transit-Oriented Communities prepare for a future where every neighborhood along the Silver Line benefits from transit-related investment—uplifting communities through:

- The preservation of their stories
- The celebration of cultural vibrancy
- The creation of equitable pathways to opportunity



Shared TOC Goals for Future Transit Projects

- Anti-displacement strategies
- Capacity-building
- Affordable housing creation & preservation
- Small business resiliency & access
- Preservation of existing character & identity
- Community resource access
- Public-facing TOC scorecard
- Community-driven policy



What's Next: Transportation, Planning & Development Committee Topics

**Silver Line
TOC Strategy**
(Summer/Fall 2026)

**City of Charlotte
TOC Principles &
Policy** (Fall/Winter
2026/2027)

**City of Charlotte
Transit Station Plans**
(Winter 2026/2027)

What's Next: Committee and Council Discussions

□ Affordable Housing Funding Policy

- Partnerships
- Alignment with Mobility Plan and Anti-Displacement initiatives
- Housing Bond Allocation Goals and Potential for Targeted Geographies

□ Transit-Oriented Communities

- Silver Line Transit Oriented Communities Strategy
- City of Charlotte Transit Oriented Communities Principles & Policy
- City of Charlotte Transit Station Plans