



Charlotte City Council
Housing, Safety & Community Committee
Summary
November 4, 2024

COMMITTEE AGENDA TOPICS

1. NEST Commission Final Recommendations and Report (Informational)
2. Choice Neighborhoods and INLIVIAN Partnership Update (Informational)

COMMITTEE INFORMATION

Committee Members Present:	LaWana Mayfield (CMGC), Dimple Ajmera (Virtual), Tiawana Brown (CMGC), Renee' Johnson (Virtual)
Committee Members Absent:	Victoria Watlington
Other Council Members Present:	n/a
Staff Resources:	Shawn Heath, City Manager's Office Rebecca Hefner, Housing & Neighborhood Services Warren Wooten, Housing & Neighborhood Services
Guests:	Kim Graham, NEST Commission Co-Chair Justin Harlow, NEST Commission Co-Chair Fulton Meachem, INLIVIAN
Meeting Duration:	4:00 – 5:30 PM
Video available online:	https://youtu.be/gt9flzHawJ8?t=14480

MEETING MATERIALS

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

1. Presentation: NEST Commission Final Recommendations and Report
2. Handout: Choice Neighborhoods and INLIVIAN Partnership Update

DISCUSSION HIGHLIGHTS

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

NEST Commission

Justin Harlow, NEST Commission Co-Chair, provided an overview of the NEST Commission's three-year tenure, and presented the NEST Commission's final recommendations and report. The final NEST Commission recommendations include:

- Mixed Income Communities: Conduct feasibility analysis for establishing a public development model in Charlotte; Advance opportunities to co-locate housing development with municipal facilities; Implement a property tax incentive for market rate developers to include affordable components.
- Process & Regulatory Recommendations: Embrace pre-approved plans that allow for a more efficient approval process; Review and adjust development incentives (UDO + financing tools) to better activate private market participation in the provision of affordable housing; Evaluate opportunities in the UDO to prioritize affordability related to other requirements, e.g., tree save, open space, perimeter buffer, ROW requirements; Fund and implement a dedicated review team/concierge model for developments that incorporate affordability [also a CEDC recommendation].
- Activate measures to mitigate small business displacement: Increase marketing activity for the city's small business resources; Expand the geographic eligibility for small business assistance programs to meet the needs of small businesses facing displacement and market pressures across the city; Explore initiatives and strategies to address mitigating small business pressure as part of the city's small business strategic plan and as contemplated by Goal 4 of the city's Anti-Displacement Strategy.
- Programmatic Recommendations / Enhancements: Implement a tangled title pilot; Provide more assistance and resources to small affordable housing developers; Expand ADU program to include permitting costs and housing

- concierge services for builders and rental property investors; Increase down payment assistance by expanding House Charlotte Plus geography and increasing the amount of down payment assistance overall
- **Sustainability:** Continue to prioritize and invest in anti-displacement efforts as the city advances implementation of transformational mobility investments across the Charlotte region

Mr. Harlow emphasized the need to continue to prioritize and invest in anti-displacement efforts as the city advances implementation of transformational mobility investments across the Charlotte region. Dr. Harlow then delivered the NEST Commission’s final report to committee. Over the course of the NEST Commission’s three-year term, the Commission examined issues and opportunities to help mitigate displacement, developed policy and programmatic recommendations to help the city address displacement pressures, and played a significant role in informing the city’s anti-displacement efforts, shaping Council policy, and influencing how city programs and resident supports are delivered.

Council members received the final report and recommendations and thanked the NEST Commission for their engagement and contributions, and expressed interest in engaging NEST Commission members as needed in the future.

City and INLIVIAN Choice Neighborhoods Grant Program

Fulton Meachem and Warren Wooten provided an overview of HUD’s Choice Neighborhoods (CN) Grant Program, a place-based program focused on creating thriving communities and economic opportunity through the comprehensive redevelopment of severely distressed HUD-assisted housing. A CN Grant application opportunity is anticipated in the summer of 2025, and the city/INLIVIAN application will focus on the redevelopment of INLIVIAN’s Dillehay Courts. Public and private stakeholders will create a transformative neighborhood plan for redeveloping Dillehay and revitalizing the surrounding neighborhood, with stakeholder engagement continuing through March 2025. All Dillehay residents have been rehoused, and when the Dillehay project is complete in the future, they will have the option of returning should they choose to do so. The possible maximum CN Grant Request and maximum levels of match includes the following and this will be refined over the coming months:

- **Grant Amount:** \$50 million (maximum award amount)
- **Application Fee:** Between \$150,000 and \$250,000
- **Required Match to leverage maximum grant award over an 8-year implementation period:**
 - Match can be made with projects, infrastructure, etc.
 - Corridors of Opportunity program offers a unique opportunity to leverage Corridors investment to support the significant match required by CN program
 - Match is shared by all project partners
 - Specific match requirements include:
 - Neighborhood: \$15 million in investments in project area
 - Housing: \$81.25 million
 - People: \$20 million

Staff working with INLIVIAN will firm up the project plan, application and match amounts and possible sources in the coming months.

Next Meeting

The next meeting will occur December 2, 2024.

Meeting adjourned at approximately 5:30 pm.