



NEST Commission: Final Report & Recommendations

HOUSING, SAFETY AND COMMUNITY COMMITTEE

NOVEMBER 4, 2024

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Today's Agenda

- ◀ NEST Commission Background and Journey Map
- ◀ Final Recommendations
- ◀ Closing Thoughts

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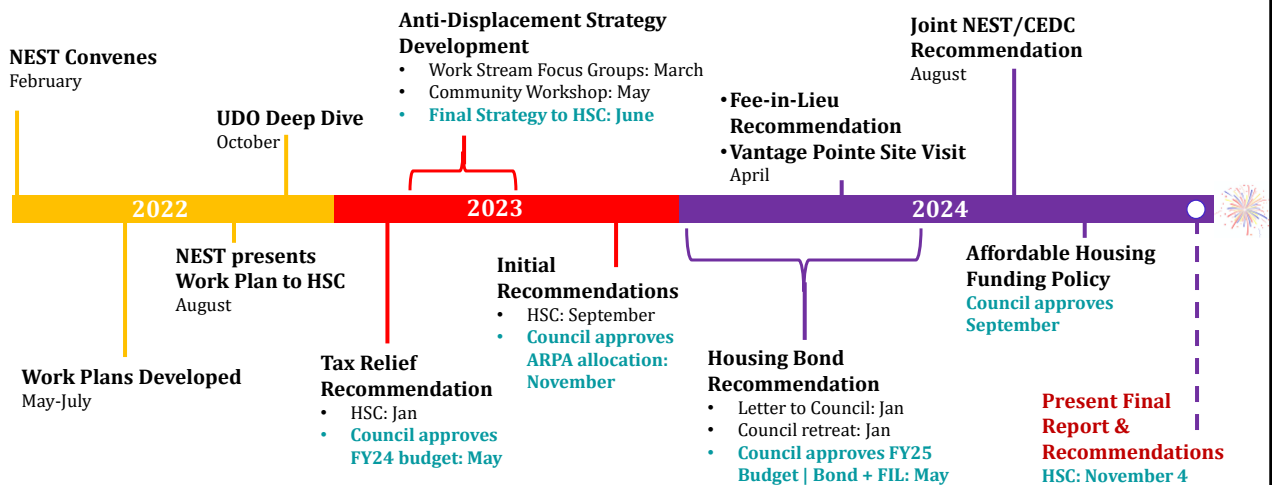
NEST Commission

Commission Charge:

The Charlotte Neighborhood Equity and Stabilization Commission, established for a 3-year period beginning in early 2022, is charged with reviewing and recommending specific anti-displacement strategies and tools for protecting residents of moderate to high vulnerability of displacement.

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NEST Commission Journey



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Final Recommendations: 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

Final Recommendations: 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]

Final Recommendations: Small Business Displacement

◀ Activate measures to mitigate small business displacement, including:

- 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.

Final Recommendations: 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
 - Expand House Charlotte Plus geography
 - Increase the amount of down payment assistance overall

Final Recommendations: Sustainability

- ◀ Continue to prioritize and invest in anti-displacement efforts as the city advances implementation of transformational mobility investments across the Charlotte region

Final Recommendations Summary

- ◀ Mixed-Income Communities
- ◀ Process & Regulatory Recommendations
- ◀ Mitigating Small Business Displacement
- ◀ Programmatic Recommendations & Enhancements
- ◀ Sustainability

