



CHARLOTTE.

## City Council Committees

### Chair Updates

April 4, 2022

Committee	Page #
Budget and Governance	1
Economic Development	3
Environment, Engagement and Equity	4
Great Neighborhoods	7
Intergovernmental Relations	9
Safe Communities	10
Transportation and Planning	11

In addition to the Committee report outs, meeting materials and summaries can be viewed on the City website at: <https://charlottenc.gov/citycouncil/committees/Pages/default.aspx>

**Committee Members:** Ed Driggs (Chair), Dimple Ajmera (Vice Chair), Tariq Bokhari, Julie Eiselt, and Greg Phipps

**Committee Purpose Statement:** The Committee reviews and recommends policies to ensure the City has a strong and sustainable financial plan and maintains operational efficiency and effectiveness.

**Committee Chair Update:** Since the last Strategy Session, the Committee met on March 31<sup>st</sup> and previewed Enterprise Fund Outlooks for the April 6 Council Budget Workshop.

### **FY 2023 Charlotte Water Outlook (Water and Storm Water)**

#### **Storm Water**

**Infrastructure Investments** are planned to focus on completing major capital projects and clearing out the repair backlog. Storm Water has refined project categorization and prioritization and anticipates that all remaining private property assistance repair projects will be under way by end of FY 2024

**Focuses for FY 2023** will include proactive maintenance to reduce total costs and extend life of drainage system with a goal to replace one percent of system per year, and improving surface water quality and addressing growth pressures

**An overview of financial planning for Storm Water Services was provided to the Committee.** Highlights are that revenue is primarily from Storm Water Services fee on utility bill, properties pay the same rate per square foot of impervious area, STW maintains a 10-year financial plan to support strategic priorities, modeling effort is collaborative with the Finance Department and Department of Strategy & Budget and reviewed by a financial consultant, and that a one percent increase corresponds to a 13 cent or less per month increase for 90 percent of single-family homeowners.

#### **Water**

**The committee received highlights from Charlotte Water's financial planning that includes a 10-Year Financial Model,** maintaining triple AAA ratings with cash reserves of  $\geq 250$  days cash-on-hand and Revenue Bond Coverage Ratio of  $\geq 2.0x$ .

FY23 Charlotte Water budget is planned to be ~\$534 million. Increases are needed to cover increases in regulatory requirements, increases in capacity and rehab, and increases in fuel, power, and chemical costs

### **FY 2023 CATS Outlook**

Focus Areas for FY 2023 include re-capturing ridership lost due to COVID-19; service based on demand, retention and recruitment of staff, additional security enhancements; managing and maintaining assets

#### **Operating:**

CATS operations funding is stable due to strong sales tax revenues and federal COVID relief funding. No fare increases are planned for FY 2023

Key capital expenses are planned to include \$102.5 million to replace fixed route buses, STS buses, Vanpool vans, and for solar panels, electric vehicle chargers, bus shelter improvements and facility upgrades. Along with \$4.5 million for safety and security related purchases and \$ 20.6 million for transit long range capital improvements.

Capital expenditures are also being planned for \$3.3 million toward replacement of non-revenue vehicles, and \$12.1 million in new equipment and technology upgrades.



## Budget and Governance Committee Update

APRIL 4, 2021

### FY 2023 Aviation Outlook

For FY 2023 Aviation is projecting significant revenue growth of 27.4 percent, with an overall budget increase of 16.1 percent that includes 10.4 percent increase to Personnel Services and 45 new positions; along with an 18.5 percent increase to operating expenses, and 2.5 percent increase to support services from the City.

The airport has continuously exceeded national domestic passenger levels throughout the pandemic. The FY 2023 estimated cost per enplaned passenger is projected to be \$1.64, which is \$15.16 less than the FY 2020 national average.

**Next Meeting:** TBD

### **Current referrals:**

Action Requested	Timeline
<b>Virtual Meetings/Remote Meetings Policy Review</b> Review and potentially change existing City policy governing remote/virtual meetings.	<i>Item is on-hold during COVID-19 while City Council operates under the Governor's Executive Emergency Order allowing for virtual meetings</i>
<b>City Council Rules of Procedures</b> Review of City Council Rules of Procedures, to include staff requests (4-hour rule) and voting rules associated with number of votes necessary to move items forward	Pending
<b>Additional City Council District</b> Consideration of adding an additional City Council District to the City of Charlotte	Pending
<b>4-year City Council Terms</b> Consideration of increasing City Council terms from 2 years to 4 years	Pending

**Committee Members:** Malcolm Graham (Chair), Ed Driggs (Vice-Chair), Dimple Ajmera, Greg Phipps, and Victoria Watlington

**Committee Purpose Statement:** The Committee reviews and recommends policies to create a thriving economic climate where businesses are connected to highly skilled talent and technologies.

**Committee Chair Update:** Since the last Strategy Session, the Committee (Graham, Driggs, Ajmera, Phipps and Watlington) met on March 7 and discussed the following:

The Committee received an overview of the City's commitment to date on the Corridors of Opportunity. While Economic Development has taken the lead, there has been a cross-collaborative effort across departments to coordinate resources in a tailored way to address opportunities unique to each corridor, which include: Beatties Ford Road/Rozzelles Ferry; Sugar Creek/I-85; Graham Street/North Tryon; Central/Albemarle; West Boulevard, and Freedom Drive/Wilkinson.

Each department has a distinct role in creating a holistic approach to corridor revitalization to strengthen connection among residents/businesses to ensure their success in the areas of safety, placemaking, affordable housing, mobility options, food access, community development support, infrastructure, small business support, and public/private partnerships. Ms. Dodson spoke about current investments for each corridor and the implementation in action plans for stages of development to align with key strategies and Council priorities. In addition to the City, the County has expressed interest in contributing to the corridor work as well as nonprofits, philanthropies, and private companies. The private sector has committed \$218,930,000 (this includes private dollars for placemaking, violence interruption, the Mayor's Racial Equity initial announcement and an additional \$20M from Wells Fargo).

Staff is proposing an internal governance structure as well as an external structure with our community partners (Foundation for the Carolinas/Wells Fargo, MREI United Way of the Central Carolinas, LISC/Fifth Third Bank, and the YMCA) to set up for long-term success.

Next steps include:

- Finalizing external partner governance structure and workstreams (April 2022)
- Defining external partner roles, responsibilities, and preliminary measures of success (May 2022)
- Establish weekly external partner governance meetings (May 2022)
- Conducting regular updates (ongoing)

**Next Meeting:** The next Committee meeting is scheduled for Monday, April 4 at Noon.

## Current Referrals:

Action Requested	Timeline
<b>Opportunity Zones and Corridors Policy alignment:</b> Review approaches to integrate workforce and business development policies within the Opportunity Areas prior to presentation to full Council.	On-going
<b>Unemployment:</b> Recommend options for a Workforce Development Plan to reduce high unemployment. <ul style="list-style-type: none"> <li>• Workforce development policy (criteria required for when city funding is included): Develop processes to promote workforce development opportunities through city funded programs</li> <li>• Strengthening workforce development within Diversion program: Develop options to advance Workforce development in diversion programs (This could apply to all programs from transit to housing).</li> <li>• Youth Employment Policy: Recommend a holistic approach from training to job placement for our youth</li> </ul>	On-going

**Committee Members:** Dimple Ajmera (Chair), Reene' Johnson (Vice-Chair), and Braxton Winston

**Committee Purpose Statement:**

The committee reviews and recommends policies to promote a sustainable Charlotte, and collaboration with residents, while ensuring equity and resilience for today and future generations.

**Committee Chair Update:**

The Committee held a meeting on March 21<sup>st</sup> and discussed the following.

**Strategic Energy Action Plan 2021 Report**

The Committee received a presentation on highlights from the 2021 Strategic Energy Action Plan Yearly Report, including progress towards the city's 2030 zero-carbon buildings goals, and the 18% gap that the City of Charlotte will work to close to get to zero carbon energy in city buildings. Additional strategies in alignment with the Strategic Energy Action Plan were shared including, on site municipal solar installation, electric vehicle progress, electric vehicle charging infrastructure to date, and creating an All Ages and Ability Bike Network, that as of 2021 is 14.5 miles long. The Committee also discussed how equity is embedded in several SEAP-focused projects.

The SEAP 2021 report and a list that shares what the community can do to lower their carbon emissions can be found at <https://charlottenc.gov/sustainability/seap>.

**Americans with Disabilities Act (ADA) Program Update**

Committee members received an update on the ADA program and transition plan, including community engagement, timeline of progress, and key components of the plan to address accessibility, such as: City facilities, public right-of-way, City staffing and programs, City website, and City services.

Staff shared that the city has an online portal open for feedback and that American Sign Language (ASL) interpreters have been requested for additional meetings and that analysis is underway to determine next steps.

**Equity in Governance Framework**

Committee members received a presentation on a draft Equity in Governance Framework, engagement approach, and equity tool. The framework included using an equity lens to address council priorities and strategic approaches, such as using data, engagement, and partnerships, to create equitable and thriving communities. The Committee feedback was asked to provide feedback.

Next steps outlined include finalizing a draft framework with additional Committee feedback and sharing the draft framework with City Council.

**Next Meeting:** The next Committee meeting is scheduled for Monday April 18, 2022 at 10:00. Upcoming topics will include:

- Finalizing draft of the Equity in Governance Framework
- Engagement with the Public Utilities Commission to Support Strategic Energy Action Plan
- Charlotte's Welcoming Certification

**Committee Members:** Victoria Watlington (Chair), Malcolm Graham (Vice Chair), Renee' Johnson, Matt Newton, and Greg Phipps

**Committee Purpose Statement:** The Committee reviews and recommends policy related to comprehensive initiatives designed to create affordable housing and provide opportunities that align with creating great neighborhoods.

**Committee Chair Update:**

The Great Neighborhoods Committee met on March 28<sup>th</sup> and discussed the following items.

Homeownership Programs (Informational update)

The Committee received an overview of the city's current homeownership programming including the HouseCharlotte down payment assistance program, the Community Heroes down payment assistance program, the Acquisition, Rehabilitation and Resell Program, and leveraging city-owned land and Housing Trust Fund support for homeownership. The Committee also discussed current trends in the housing market including investor/corporate buyers, reviewed recent updates to the city's homeownership programs, and discussed new strategies to expand homeownership opportunities for residents. The new strategies are proposed to create sustainability, help the city continue to invest in the homeownership market, and help new homebuyers access the market at affordable prices. The new strategies include:

- Updating the city's down payment assistance programs for today's market, including increasing funding and per-unit maximums, and extending affordability periods.
- Expanding the use of the Acquisition, Rehabilitation and Re-sell Program through a revolving loan fund. This will allow our partners to secure more single-family homes so that homebuyers are not competing with investors or others that are able to purchase homes at above-market, and also so that buyers can have access to for-sale housing options.
- Expanding resources for new home construction, such as optimizing the use of federal funding for home construction and associated infrastructure expenses to increase the availability and affordability of homeownership housing units.
- Implementing additional tools, including:
  - Restrictive covenants on homeownership projects to, among other things, prevent resale of a participating home to an investor for rental purposes.
  - Right of first refusal, to allow the city or its partners to purchase the participating home when it is put up for-sale, at fair market value for resale to a qualifying household, thus maintaining affordability of the unit.
  - Shared equity model to create new funding sources. This would occur when the city makes an affordability investment and then participates in the gain (or loss) of equity in the home during the period of affordability. At the sale of the unit by the homeowner, the city would receive its principal investment back, plus a portion of the appreciated equity that would then be reinvested into future affordable home purchase transactions.

Staff will refine the new strategies in collaboration with community partners, including lenders/financial institutions, and will then apply them to the city's homeownership program toolbox. As new programming is rolled out, staff will work with communications on a comprehensive marketing campaign, especially to reach first-time home buyers, city employees, front-line/essential workers, and residents in rapidly changing neighborhoods.

Rental Subsidy Requirements in City-supported Housing (Action)

At the February meeting, the Committee received the Source of Income Ad Hoc Advisory Committee recommendations for increasing the acceptance of rental subsidies. The Ad Hoc Committee made three recommendations that Council discussed at the March 7, 2022 Strategy Session, during the Committee Chair report-out. At the March 28<sup>th</sup> Great Neighborhoods meeting, the Committee discussed one of these

recommendations – to include source of income protections in for-rent residential developments receiving City financial support of any kind.

This proposed policy states that: Prospective tenants in City-supported housing developments will not be disqualified from renting a unit based on refusal to consider any lawful source of income.

- The policy is not intended to require terms that prevent a property owner or manager from determining, in a commercially reasonable and non-discriminatory manner, the ability of a housing applicant to afford to rent a property.
- Landlords can decline renting to a potential tenant. However, it cannot be because of a lawful source of income.
- The policy will apply to all City-supported developments receiving awards after the policy is approved.

Developments receiving city support would be in violation of the policy if the sole reason for denying the applicant is because of the applicant's lawful source of income. The Community Relations Committee would be responsible for investigating complaints. Staff is still developing an enforcement approach.

Currently, developments receiving Housing Trust Fund support are already subject to this requirement. The policy as considered by Committee would apply to all other sources of city support for developments that include a for-rent residential component, such as Community Development Block Grants, HOME funds, local PAYGO and Innovative Housing Fund resources, city-owned land, and tax increment grants (TIGs).

Economic Development staff shared considerations for applying the policy to market rate housing that is proposed as part of a TIG. Program flexibility is essential to the negotiation process of TIGs, and any policy that reduces flexibility could impact the ability to influence a development proposal and maximize public benefits.

**VOTE.** The Committee unanimously voted in favor of recommending to full Council the policy as presented with applicability to all city funding sources and move it forward to full Council for discussion. Council will have the opportunity to discuss the policy at a future meeting.

**Next Meeting:** The next meeting of the Great Neighborhoods Committee will occur on May 23, 2022.

## Current Referrals:

Action Requested	Status
<b>Anti-displacement:</b> Recommend integration of existing and relevant City anti-displacement policies and programs and consider new policies and programs to protect vulnerable communities from displacement.	<p>The newly appointed Neighborhood Equity and STabilization (NEST) Commission will provide additional input into current strategies and recommendations on enhancements and/or new programs and strategies for consideration.</p> <p>Committee will review considerations for path forward for further development/advancement of anti-displacement strategies, policies, and/or programs.</p>

**Committee Members:** Tariq Bokhari (Co-Chair), Braxton Winston (Co-Chair), Ed Driggs, Julie Eiselt, and Matt Newton

**Committee Purpose Statement:** The Committee reviews and recommends intergovernmental relations policies and relationship-building activities in the state and federal legislative and executive branches.

**Committee Chair Update:** Since the last strategy session, the Committee met on March 21, 2022, and discussed the following:

**Committee Chair Update:** Since the last strategy session, the Committee met on March 21, 2022, and discussed the following:

**Federal Update** In terms of legislative activity, highlights include that the President signed into law the FY 2022 appropriations measure. The Congress will now pivot to other priorities such as FY23 appropriations, America COMPETES Act conference committee deliberations, US Supreme Court nomination and the war in Ukraine. The committee discussed the City Council briefing on the Congressional Delegation on the City's 2022 federal legislative priorities including funding for local and regional needs and comprehensive immigration reform. House Members may seek community project funding (earmarks) in the FY 2023 appropriations measure.

**State Update** The General Assembly adjourned the long session on March 11 and will reconvene on April 4 – 6 and May 4 – 6 to take care of any business that emerges before then. The short session will start on May 18<sup>th</sup> and is expected to last no more than 6 to 8 weeks. The primary issue that will be before the General Assembly in the short session will be state budget amendments. There will also probably be consideration of a NC First Commission recommendation to transfer existing State General Fund revenues to NCDOT that would add approximately \$470 million per year for NCDOT purposes. In addition, legislation addressing the authority of local governments to regulate short-term rentals may be taken up. It is unclear at this point the extent that such legislation would preempt or limit local regulatory authority. In advance of the short session, the City Council will brief virtually the State Delegation on the City's state legislative priorities on April 28<sup>th</sup> at 12:00 pm – 1:00 pm. A question was raised about the municipal general election date, which will be on July 26.

**Functional Consolidation** During the March 7 strategy session, Council voted unanimously to request the IRC co-chairs to have further discussion with the County on whether there are any particular service areas to consider for functional consolidation. The referral reads as follows:

*“To have the Co-Chairs of our Intergovernmental Relations Committee go back and talk with other colleagues on the other board and to determine if there is any specific interest on any topics that they would like to pursue to see if there are benefits or efficiencies to be created through a functional consolidation of any particular area.”*

City IRC co-chairs were encouraged by committee members to have informal conversations (without action) with County committee chairs on whether there is a shared perception with the County board on mutually beneficial areas of functional consolidation and to consult with the committee as needed.

**Next Meeting:** The next Committee meeting is scheduled for April 18, 2022.

**Next Meeting:** The next Committee meeting is scheduled for April 17, 2022 at 2:00 p.m.

**Current Referrals:** none outstanding



**Committee Members:** Larken Egleston (Chair), Greg Phipps (Vice Chair), Tariq Bokari, Renee Johnson, and Matt Newton

**Committee Purpose Statement:** The committee reviews and recommends policies to make neighborhoods safe, healthy and inclusive; including policing, fire protection, and the environment.

**Committee Chair Update:** The Committee met on March 1 and provided a report out at the March 7 Council Strategy Session.

**Next Meeting:** The next Committee meeting is scheduled for Wednesday April 13, 2022 at noon.

**Current referrals:** City Code Update

**Committee Members:** Julie Eiselt (Chair), Larken Egleston (Vice Chair), Malcolm Graham, Victoria Watlington, and Braxton Winston

**Committee Purpose Statement:** The committee reviews and recommends policies to implement a comprehensive mobility network and advances strategies to create a livable and connected City.

**Committee Chair Update:** Since the last Strategy Session the committee met on March 14 and discussed the following:

#### **Strategic Mobility Plan Policy Review**

The Committee received an update on the work that has been done and a preview of the structure around the Priority Investment Strategy of the Strategic Mobility Plan.

The 2040 Comprehensive Plan has been the vision for growth and the Strategic Mobility Plan (SMP) is a part of a suite of plans like the Policy Map and the UDO, designed to implement the vision of the Comprehensive Plan. The SMP is organized in two components, the Streets Manual and the Comprehensive Transportation Review (CTR). These two components have been focused around how Private Investment Mobility is shaped. The goal of the SMP defines the mobility policies to assure the priorities and mobility investment are in line with the vision for growth around the Comprehensive Plan, the Policy Map and the UDO.

The SMP will define a priority investment strategy for all modes of transportation, a bike priority network, sidewalk and pedestrian safety, a transit and bus priority network and mobility improvement corridors.

Investment from CATS in transit by bus and rail is a component, and within the next few months CATS will present to TAP Committee the Envision My Ride bus priority corridor network that focuses not only on a high frequency corridor but also a bus priority network that lines up with the SMP. This network investment is integral in managing our right of ways and roads.

#### **Next Steps**

April: TAP Committee Policy Review and release of SMP

May: Council Strategy Session and TAP Committee Policy review

June: Public hearing and Council adoption

#### **Policy Map Update**

The committee received an update, recommended amendments, what is next for community planning and the Policy Map Adoption schedule.

Categorizing the outstanding comments not incorporated to date:

- Place Type Palette Comments - change requested is already accommodated in the recommended Place Type.
- Parcel Specific Comments –requested a change that was parcel specific and could not be applied.
- Policy Conflict Comments - requested an action that was inconsistent with the policies adopted in the Comp Plan.
- Traffic Related Comments – are not addressed in the Policy Map.
- UDO Related Comments –to be addressed in future initiatives.

Of the comments received; 40% have been incorporated into the map, while 60% have not been incorporated.

Staff amendment recommendations for the final 2040 Policy Map include recommending amending 88 sites on the final draft map consistent with the citywide mapping approach. These amendments are identified in the 2040 Policy Map Briefing Book, Log of Public Comments, and the Online Map Application.

Recommended Amendment categories are:

- Entitlements – Requested change is aligned with existing entitlements.
- Thresholds and Locational Criteria – Requested change is consistent with the thresholds or locational criteria used in the mapping approach.

July 1 - The existing adopted future land tool is retired and replaced by the 2040 Policy Map. The map will be used as adopted land use policy for decisions and capital investments. Future planning initiatives are to monitor and track the process.

The map can be amended in two ways, through a Policy change or a regulatory change. A Policy change is through community area planning or planning initiative related to, or pertaining to, a partnership with the 2040 Policy Map and through an annual inconsistencies report to track inconsistencies between initiatives and the 2040 Policy Map. A regulatory change is a rezoning request through the rezoning process.

In the Summer/Fall of 2022 a Community Planning Academy will be launched as well as a Community Area Planning toolkit will be created for neighborhoods who want an area plan and want to get started on their own. The community area planning process will be started in the fall of this year with alignment rezoning's happening during the end of the year.

There are 15 planning area geographies, the Community area planning approach has established key prioritization criteria that will help establish which areas go first. The key elements of a community area plan include project initiation, vision and goals, detailed place type review and focus area planning, infrastructure and amenities and implementation; this is a granular look at how to make the Comp Plan vision come to life on a neighborhood-by-neighborhood basis.

### **Unified Development Ordinance**

Consultants for the UDO updated the committee on the Economic Impact issues of the UDO.

The Economic Impact Analysis identifies potential refinements to the draft UDO based on detailed financial and physical impact. The process has been working with the development community to identify potential issues with the draft UDO and categorizing the issues in terms of impact and going through design testing and economic analysis of both prototype and actual sites where economic impacts are tested for economic and development. These findings will be refined into a list of recommendations for identification and consideration of the draft UDO. The vision goal is to translate large scale policy to specific development outcomes.

Multiple interactive workshops have been held with the development community addressing a wide range of issues. Workshops were organized around five focus areas that reflect the various communities envisioned in the Policy Map, over 50 stakeholders in the development community participated in the workshops.

The five focus areas have been aligned around place types to look at impact on employment, Activity Centers, Neighborhoods and Adaptive reuse types. The impacts on affordable housing have been looked at and a specific group has been formed to look at affordable housing.

### **Issue identification**

Economic Issue areas:

- Efficiency of planning
- Impacts on investments
- What this means for cost mitigating opportunities
- Flexibility in project planning and creation

Design Issue areas:

- Parking requirements

- Open space requirements
- Tree save requirements
- Development density outcomes

Initial Feedback:

- Some inefficiencies within the UDO organizational structure
- Potential cost impacts for specific new regulations
- Impact on project yield
- More flexibility with bonuses
- More flexibility with open space solutions
- More flexibility with tree save solutions
- Increase incentives for affordable housing

Testing and Analysis of the issues:

Evaluation parameters

- Investment: requirements of the draft UDO that affect the level of investment required for project development
- Return: Evaluation of the benefits to the Development Community and to the City resulting from updated development criteria.
- Balance: Aligning investment and returns to ensure reasonable and effective investments are balanced by the highest value incrementally increasing returns across a broad constituency.

In the Project Cost Impact Evaluation, financial proformas have been built for each of the actual site projects being looked at and identifying the implication of those. The investment return evaluation addresses cost impacts as the biggest challenge and the goal is not to reduce the increased value due to increased cost.

Next Steps:

March

- Follow UDO stakeholder coordination.

April

- Economic Development Committee introduction and review
- Finalize analysis and recommendations
- Transportation & Planning Committee Recommendations

**Next Meeting:** The next Committee meeting is scheduled for April 11, 2022 at 10:30.

Current Referrals:

Requested Action	Timeline
<b>Unified Development Ordinance:</b> Review recommendations prior to recommendations being presented to Council for adoption.	On-going until Ordinance adoption
<b>Strategic Mobility Plan:</b> Review recommendations prior to recommendations being presented to Council for adoption.	On-gong until Plan adoption
<b>Rezoning Process Improvements:</b> Review proposed zoning process improvement options prior to presentation at full Council, with a specific focus on increasing community engagement and addressing traffic congestion.	Currently in process with Committee
<b>Charlotte Future 2040 Policy Map:</b> Review recommendations prior to recommendations being presented to Council for adoption.	On-going until Policy Map adoption