

# Anti-Displacement Update

HOUSING, SAFETY & COMMUNITY COMMITTEE

JANUARY 3, 2023

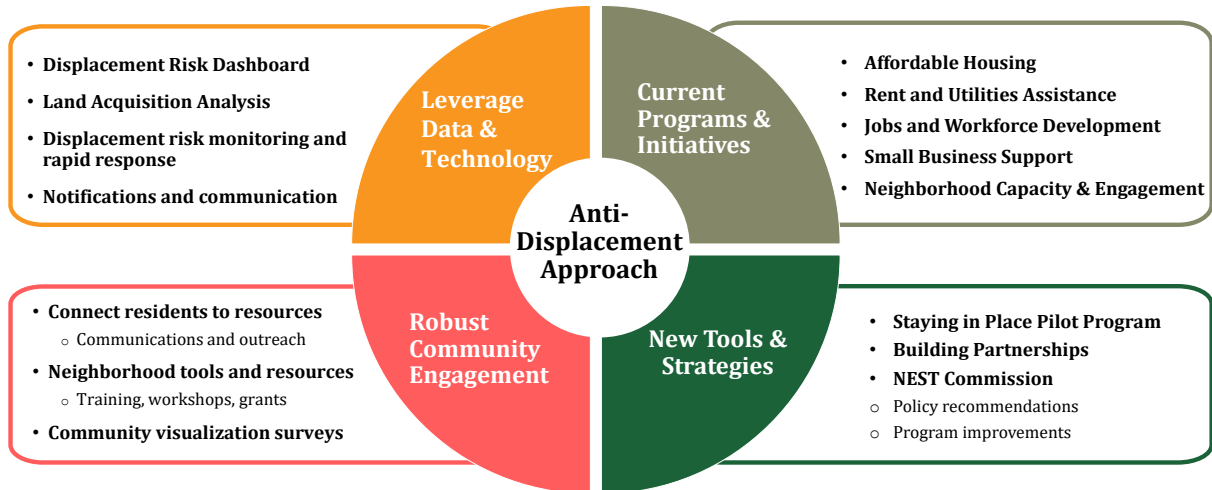
1

## Today's Discussion

- ◀ Anti-Displacement Approach
- ◀ Anti-Displacement Strategy Development
- ◀ Staying in Place Pilot Update
- ◀ NEST Commission Update

2

# Anti-Displacement Approach



# Anti-Displacement Strategy

- ◀ Analyze the current approach, synthesize activities and information, identify gaps, and prioritize recommendations based on impact and effort
- ◀ Organize into an actionable anti-displacement strategy with specific objectives and measurable goals
- ◀ Obtain community input in partnership with NEST Commission engagement
- ◀ Build from the Housing Framework, Council policies and priorities, and be inclusive of recommendations from 2040 Comp Plan, Silver Line TOD Study, and NEST Commission

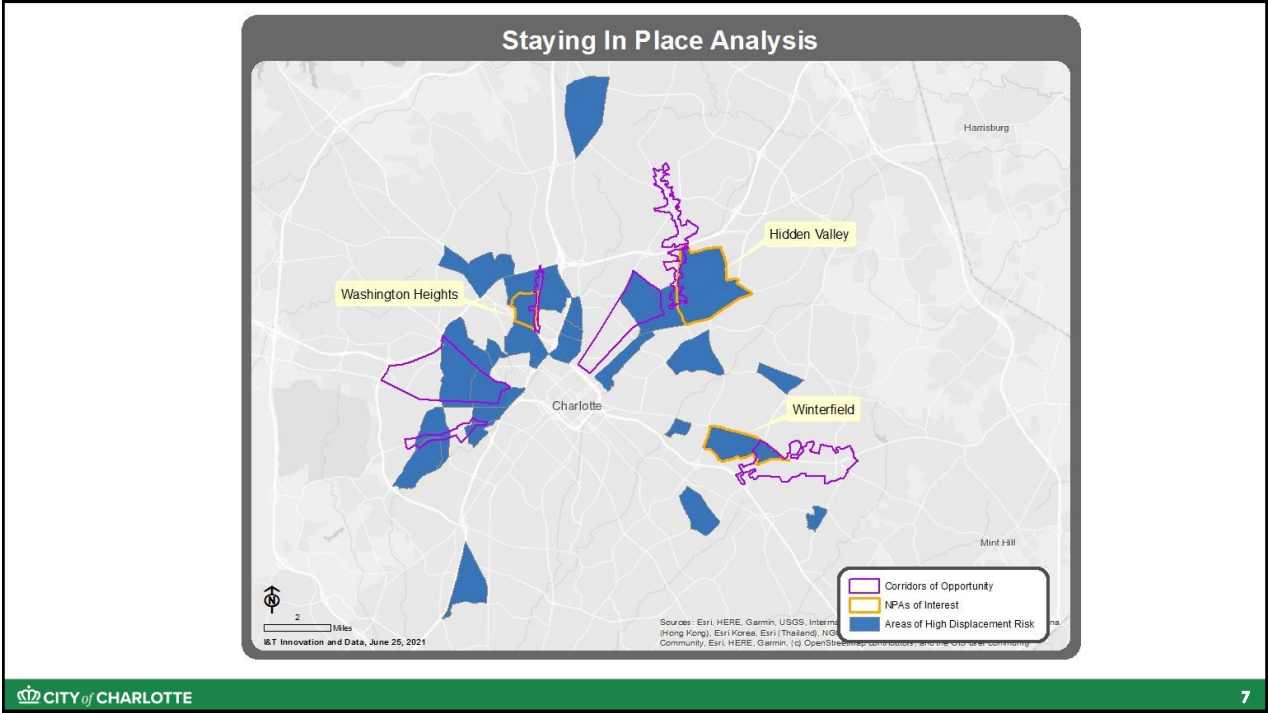
# Anti-Displacement Strategy

- ◀ January – Project kick-off
- ◀ April 12 – draft strategy to full NEST Commission
- ◀ June 5 – strategy presentation to HSC Committee
- ◀ June/July – work through Council adoption process



## Staying In Place

**Staying in Place is a collaborative approach to provide opportunity for residents who want to stay in their neighborhoods to remain, while preserving housing affordability for future generations**



7

## Staying in Place: Sustainable Stabilization

Community	<ul style="list-style-type: none"><li>• Increase affordable housing options</li><li>• Matching people/skills/jobs</li><li>• Cross-sector supports</li></ul>
Neighborhood	<ul style="list-style-type: none"><li>• Beautification/Art/Community Identity</li><li>• Leadership Capacity-Building</li><li>• Neighbors building neighborhoods</li><li>• Identify infrastructure needs</li></ul>
Property	<ul style="list-style-type: none"><li>• Housing Rehabilitation Plus (building, water lines, trees, internet, energy efficiency, etc.)</li><li>• Homeownership</li><li>• Accessory Dwelling Units</li></ul>
Household	<ul style="list-style-type: none"><li>• Engagement – Resource/Referral</li><li>• Financial/Digital Navigators and services</li><li>• Access to supportive services</li></ul>

CITY of CHARLOTTE

8

8

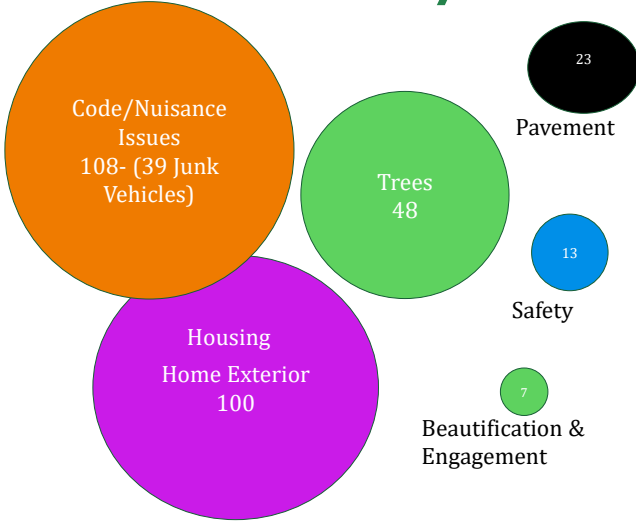
Re-Connecting with Community

# Visualization Surveys



9

# Hidden Valley Visualization Survey



10



## Testing New Approaches Code Compliance



Did you know that abandoned, hazardous or junk motor vehicles are considered code violations and are subject to being towed?

Did you know that neglecting conditions such as excess debris, dilapidated outbuildings, and old tires are also considered code violations and are subject to fines?

As part of the City's Staying in Place (SIP) initiative, a drive-by visual survey was conducted in your neighborhood. One or more of the items above were observed at your property. The SIP program is here to help!

Do you need help towing a vehicle, or maybe a free vehicle cover? Do you need help with debris removal? SIP may be able to help you avoid code violations, for FREE. For more information, call Walecia Sellers at 704-336-1311 or email [StayinginPlace@charlottenc.gov](mailto:StayinginPlace@charlottenc.gov)

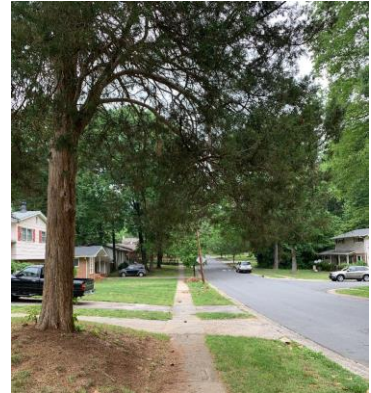
### WE CAN HELP!


Schedule bulky items with 311.  
Visit [charlottenc.gov/hns/code](http://charlottenc.gov/hns/code) for more information.



11



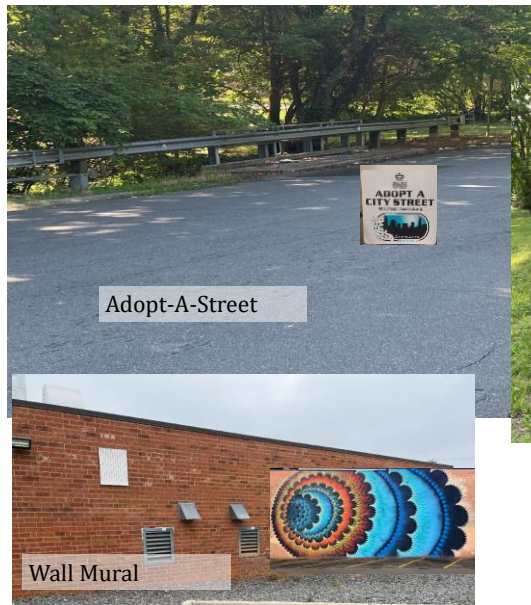
**Tree Assessment Days – November 2022**  
Up to \$10,000 in tree assistance available to eligible residents!

12

## Imagine It!



Street Mural



Adopt-A-Street

Wall Mural



Bench Swing

## Program Development/Enhancement

### ◀ Housing/Property

- Enhanced Home Ownership Opportunities
- Housing Rehabilitation / Lead Based Paint Control/Emergency Repair – enhanced for more accessible qualifications
- Large tree assistance – maintenance/removal
- Deep Energy Retrofit (Duke Energy)
- Accessory Dwelling Units
- Small Landlord Assistance
- Multi Family unit improvements
- Code Enforcement- Debris, Junk Vehicles, Car Covers
- Code Enforcement- Nuisance cases

### ◀ Resident Support

- Digital Navigator
  - Affordable Connectivity Program- Internet Access
  - Free or low-priced Laptops
  - Digital Skills training
- Financial Navigator
  - Referrals to Common Wealth Charlotte
- Community Health Workers (Atrium Health)
- Community Quarterbacks (United Way)

### ◀ Neighborhood Enhancements

- Opportunities for Beautification
- Street/Sidewalk Issues
- Safety Concerns
- Educational Opportunities
  - Protection from Investors
  - Code Enforcement
  - Partners

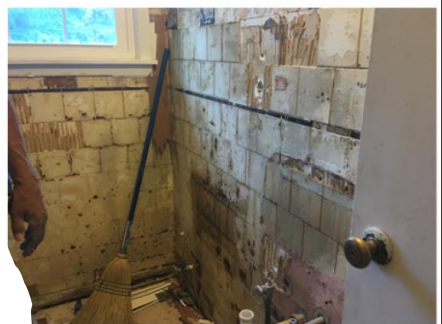
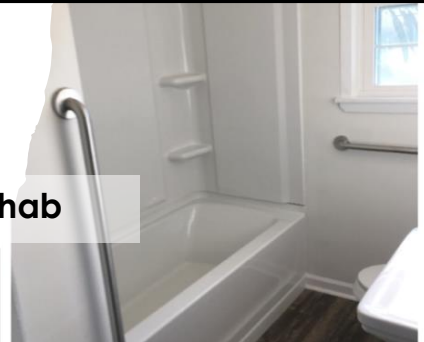
## Housing Rehab *Plus*

### ◀ **Emergency Repair up to Whole House Rehab**

- Health & safety
- Major systems operational
- Structurally sound

### ◀ **Plus:**

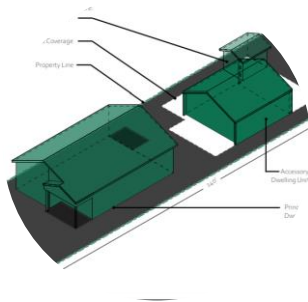
- Accessibility upfits
- Energy efficiency upfit and improvements
- Large tree maintenance
- Water service line assessment/repair
- Sidewalk maintenance
- Digital access (broadband, devices, training)
- Resource/referral for household needs



## Increased House Charlotte Homeownership Assistance

- Up to \$30,000 in homeownership assistance
- Can be used for down payment, closing costs, and interest rate buydown
- Purchase price up to \$300k for existing homes, \$315k for new construction
- Housing Advocates offer personalized assistance





# Accessory Dwelling Unit Pilot

17

## Housing Activities

Neighborhood	Assessment in Process	Rehab Projects	Emergency Repairs	Tree Assessments
Hidden Valley	14	19	12	20
Washington Heights	2	14	2	6
Winterfield	-	-	-	6

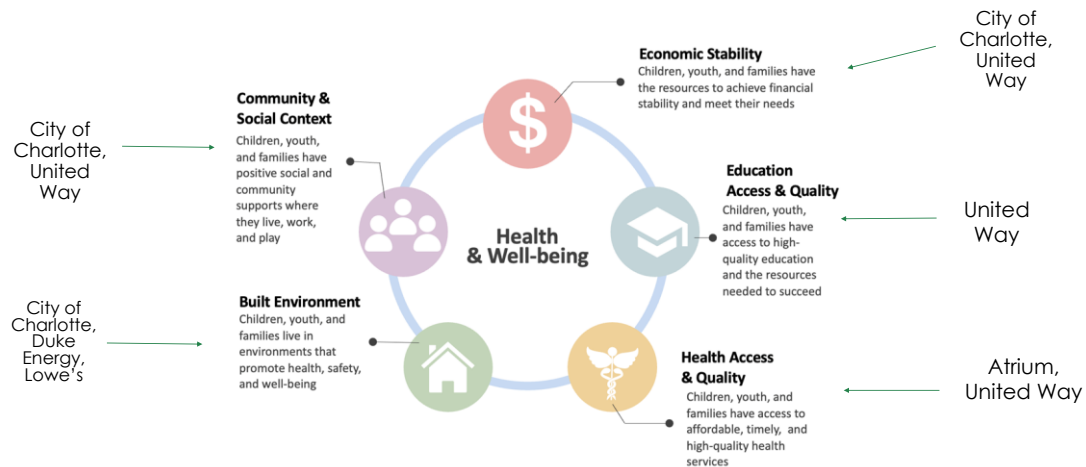
## Building Partnerships

- ◀ **Building partnerships to address the broad range of resident needs necessary to staying in place**
  - Coordinate and align investments and implementation
- ◀ **United Way – shifting investments to place-based work in 2023**
  - Funding a Quarterback Agency in each area – community outreach, engagement, service coordination and resident leadership development
  - Community grants pool to bring health and human service providers to the community (e.g., basic needs, health and mental health care, workforce development, early care/education)
- ◀ **Lowe's Foundation – supporting United Way investment**
- ◀ **Atrium Health – resource/referral and peer support**
  - Community Health Worker in each Staying in Place neighborhood
  - Responsible for resource/referral and follow-up/peer support
- ◀ **Duke Energy – addressing energy burden (pending program approval)**
  - Program will complete energy efficiency retrofits at no cost to income-qualified, high energy users (e.g., HVAC Replacement, air and duct sealing, insulation, ENERGY STAR appliances)

## Community Health Worker Partnership



## Staying in Place Partnership Framework



## Staying in Place Interest Form

- ◀ Identify household needs through the SIP Interest Form
- ◀ Promoted at community meetings, postcard mailings, social, and during events (e.g., Visual Community Survey)
- ◀ Available in English and Spanish
- ◀ Will primarily be used during door-to-door canvassing by our partners in the community

Take this survey to tell us about your needs!  
<https://bit.ly/SIP-Survey>



# Staying in Place: Building the Machine

## ◀ Building the engine:

- Testing new ideas/approaches
- Coordinated service provision, across city departments and with partners
- Identify resident needs, bundle them, and deliver to people where they are
- Resource and referral to address wide range of social determinants of health and residential stability
- Different options and levels of service based on varied household needs

## ◀ Plug and play:

- Building the process/model and technology for plug and play of new programs, services and resources over time

## ◀ The machine:

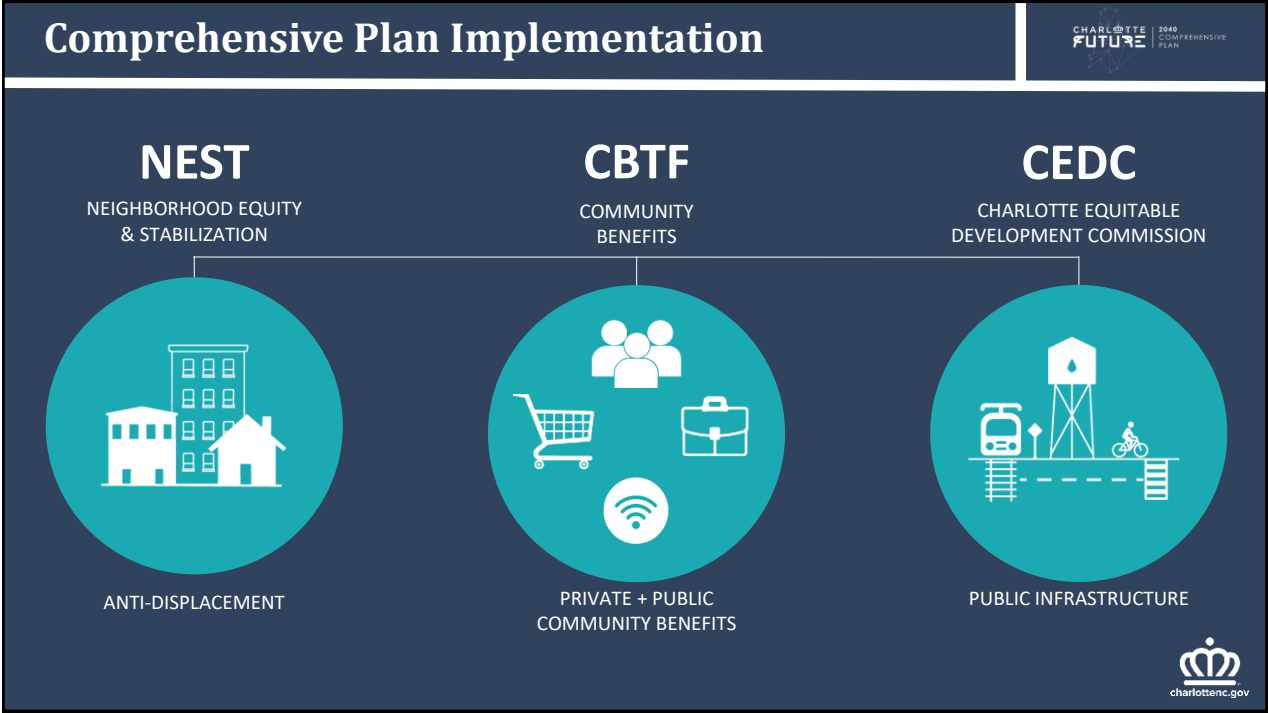
- In the future, SIP is not a program that moves from neighborhood to neighborhood – it becomes the way we provide service/do business

# NEST Commission

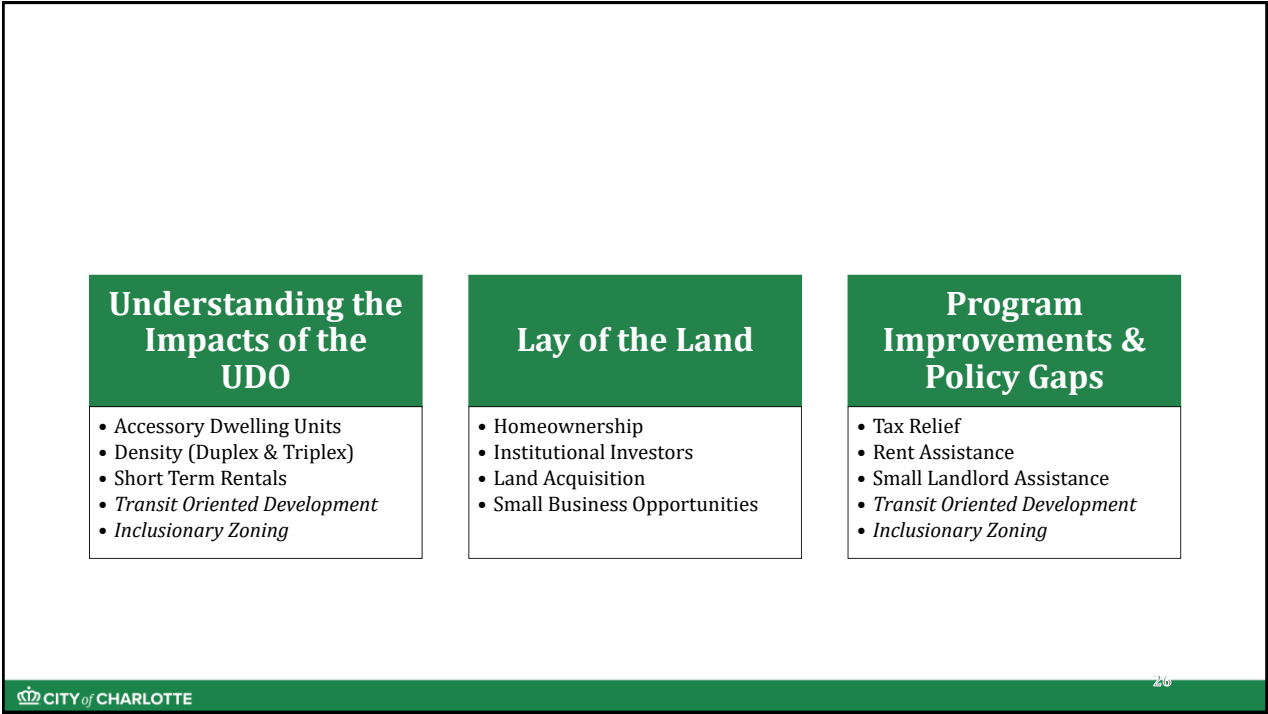
## Commission Charge:

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



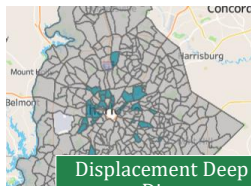


25



26

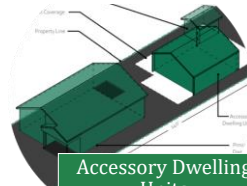
## NEST Commission Annual Report 2022



Displacement Deep Dive



Homeownership



Accessory Dwelling Units



UDO Workshop



Learning from Housing Advocates



Property Tax Assistance

## NEST Commission Look-Ahead 2023

Meeting	Topic/Activity
January HSC Committee	<ul style="list-style-type: none"> <li>• NEST Recommendation to HSC</li> </ul>
January Work Streams	<ul style="list-style-type: none"> <li>• Displacement Event Protocol</li> <li>• ADU Program Recommendations</li> <li>• Community Engagement Strategy</li> <li>• Institutional Investors</li> </ul>
February NEST Commission	<ul style="list-style-type: none"> <li>• Joint Meeting with Charlotte Equitable Development Commission</li> <li>• Staff update on anti-displacement strategy</li> </ul>
March Work Streams	<ul style="list-style-type: none"> <li>• Community engagement events</li> </ul>
April NEST Commission	<ul style="list-style-type: none"> <li>• Draft anti-displacement strategy</li> </ul>
May HSC Committee	<ul style="list-style-type: none"> <li>• NEST Recommendation(s) to HSC</li> </ul>

Questions?