

The City Council of the City of Charlotte, North Carolina convened for a Special Meeting on Monday, August 28, 2017 at 4:09 p.m. in Room 267 of the Charlotte Mecklenburg Government Center with Mayor Jennifer Roberts presiding. Councilmembers present were Dimple Ajmera, Ed Driggs, Julie Eiselt, Claire Fallon, Carlenia Ivory, Patsy Kinsey, Vi Lyles, Greg Phipps, and Kenny Smith.

Absent Until Noted: Councilmembers LaWana Mayfield and James Mitchell.

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ITEM NO. 4: OVERVIEW OF HOUSING PROGRESS AND STRATEGIES

Mayor Roberts said we called this Special Meeting for an Overview of Housing Progress and Housing Strategies. As everyone knows, one of the main priorities of the City Council for this year has been to increase affordable housing, to accelerate affordable housing to make sure that we are focused on finding resources and ways to do that. We are going to have an overview of our progress and strategies and an update on our Housing Trust Fund development. Mr. Manager, do you want to add anything before we get started?

Marcus Jones, City Manager said no, I think we can turn the show over to Pam Wideman.

Pam Wideman, Director of Housing and Neighborhood Services said it is indeed a pleasure to be with you as always. Today, I feel like I'm at a party with lots of my favorite friends, so I will get right to it.

As the Mayor said, today we want to spend some time talking about our Overview of Affordable Housing Progress and Strategies. Before I go any further, let me start by thanking the Council for your continued commitment to increasing the supply of affordable housing, and I want to really thank the Housing and Neighborhood Development Committee that is Chaired by LaWana Mayfield, Councilmembers Kinsey, Driggs, Ajmera, and Ivory also serves on that Committee as well. I also want to thank the community as a lot of work going on around this.

Some of the key messages and themes that you will hear me talk about is that the lack of affordable housing is not unique to Charlotte but growing cities like Charlotte are also grappling with this issue. I'm going to talk a little bit about our housing policies, how are they are evolutionary; I'm going to talk about some best practices that are currently being used and then I really want to underscore this notion of public and private partnerships and the essentialness of that. Just to play that out a little bit, there is a lot of great work going on in this community around partnerships. You have folks like the Foundation for the Carolinas, see how they have spearheaded the opportunity to task force and they continue to spearhead that work. You've got groups like Center City Partners and Evergreen that are talking about that. That is the Business Community also talking about how to advance this, then we have the faith community, folks like Covenant Presbyterian, St. Paul Baptist Church and others. Your Community Letter, you know that better anyone, so I won't spend a lot of time on that, but one of the components was quality affordable housing. Also this notion of Wining Cities Traits that you discussed at your January Retreat, and as I've said previously this is not unique to Charlotte according to Fortune Magazine, the National Low Income Housing Coalition and the Urban Land Institute all growing cities have affordable housing challenges. This is not unique to Charlotte.

I always like to remind you when we are talking about affordable/workforce housing, who needs it; it is many of our colleagues and I want to thank you all for what you did and it will be effective February 2018. You increased the minimum pay for City workers to \$15 per hour, so thank you for that, and that certainly helps, but generally we are talking about many of our colleagues. We are talking about school teachers, some of our entry level health aids, folks in the retail industry, the food prep industry and laborers. As we know the City is growing; we get about 44 new residents per day. We

could argue both sides of that; we are not growing at the rate we need to, or we are growing too fast but suffices to say that we are expected to continue to grow at that rate until about 2040 when we will have about 1.2 million. My good friend Danny Pleasant always reminds me that is just in the City of Charlotte. Our senior population and I love to repeat this is living longer, and so that population is expected to double by 2030, so that is a good news story and they will need affordable housing as well. I always like to remind us that there is not a silver bullet to expand affordable housing, and that affordable housing is in transit to good paying jobs, safe neighborhoods, education, and other City services like transportation so it all has to work together.

You all have not just begun working on affordable housing; you have been working on affordable housing for a number of years, and as a result of that a lot of the tools that you are using today have come out of that, tools like the Housing Trust Fund. A group of stakeholders much like the conversation that is going on around the City today got together, and we recognized at that time that we could not continue to count on our federal dollars, and as a result of that the Housing Trust Fund was established in 2001. That is a dedicated revenue source to provide gap financing, and we are talking about that again today. The Away Home Endowment that held at the foundation, that rental subsidy that came out of some of those previous discussions, a voluntary density program that is another tool that came out of previous discussions and then a recommended revision to the rezoning ordinance and that work is underway. Again, these policies are evolutionary; they always have been and they always will be, because we will continue to have this need as we are a growing city.

This slide; I know it is a lot of words, don't worry about reading it. I simply wanted to put it here to way to you that we look backwards, and we look forward, and so as a part of this work we know that we've had the Urban Land Institute in, and they gave us some recommendations. We know that within the Opportunity Task Force Report there was a set of recommendations, and the nice thing is that those recommendations are the same or are very related. As a result of what we've done since the release of the Task Force Report and the Terwilliger Report, you have things that are being implemented right now like Housing CLT. That is a landlord consortium where we are working with landlords in the private market to allow a portion of their units to be satisfied to rapidly rehouse people. As a result, we are talking about, how do we unlock the value of the 4% tax credit? We are going to talk about that a little later on this evening and really what that gets back to is the expanded use of the Trust Fund. How can we use the Trust Fund in a way that we accelerate? We maximize the use of that funding.

As I said, we are currently using a lot of strategies that have been developed in the past and will continue to look for it. These are in three categories; they are financial, regulatory, and they are process improvements, and I would submit to you that they all have to work together and within the strategies they serve different populations and are for different reasons. So, we have our financial tools. That is our Housing Trust Fund that primarily serves the rental market. Our House Charlotte Down Payment Assistance Program serves our home ownership market. Our targeted rehab program, that is about preservation, anti-displacement and neighborhood revitalization. We want to preserve both the existing multifamily and single-family housing stock, so those are financial incentives. We have our tenant based rental assistance, and we have our partnerships; we don't do anything by ourselves. We have regulatory strategies that are our density bonus programs; we can argue about whether or not it has been effective but we continue to learn and evolve.

The process improvements, we have talked about and you have done things like use of your City owned property and one of the things I'm most proud about is I always tell people I don't do anything by myself. We don't get affordable or any kind of housing in this community without my colleagues at Water, without my colleagues in Planning, without my colleagues in Engineering, through the land development process and across the aisle at the County, so we are having greater collaboration to work together and to expedite our affordable housing, so I really do want to thank them.

In terms of how are we doing towards your goal of 5,000, you all again will remember that you established a goal in January of 2016 of doing 5,000 units in five years. I said doing, but let me be crystal clear it was to create so it wasn't all about new construction, it was about new construction, down payment assistance, home ownership and rehab. As a result of the Scott incident, you all accelerated your existing goal of 5,000 in five years to 5,000 in three years. How are you doing towards that? You are 44% of the way there; you have 56% remaining, and you can see the numbers there. You will have an opportunity later on to talk about how you can advance that even further, such that you would be 60% of the way there. As a part of that, you also asked us to develop a comprehensive strategic housing plan, and we got busy doing that work. We've engaged Enterprise Consultants to talk about a long-term plan. They have done things like an analysis of our existing market or our existing conditions; they've looked at overall production in the housing market and looked at what our needs are. They've looked at some best practices and so at this time I want to introduce Chris Kizzie with Enterprise Community Advisors. Chris is very knowledgeable; Enterprise as an organization they work on Capitol Hill and in City Halls across the Country. Just to name a few of the cities they are working in Denver; they are doing work just a little bit up the road from us in Durham. They are doing some work in Winston Salem and that is just to name a few cities. They help to advance transformative policy changes on both the national level and the local level, so without further ado, I would like to bring up Chris Kizzie to talk to you a little bit more his findings with the study.

Chris Kizzie, Enterprise Community Partners said on behalf of Enterprise Community Partners I want to applaud the City's goal and recent efforts around affordable housing. As Pam mentioned, we work in cities throughout the country that are grappling with similar affordable housing challenges and to put out a goal and strategically go about addressing that goal we certainly want to commend the City of Charlotte for pursuing that. Enterprise Community Partners are excited about the opportunity to support the City as it strives to achieve that goal and advance its affording housing policies and strategies.

Just to highlight some of the key findings and key takeaways from our review, the challenges in Charlotte like in many other cities are multifaceted. It is not just a market challenge; it is not just a policy challenge. There are many dimensions to the challenges around affordable housing. Considering your market conditions, higher rents, an inefficient supply of affordable housing for low-income households, so there are some market dynamics here that are impacting the City's ability to respond and address the needs of its residents. I'm going to impact this number a little bit later in the presentation, but at least 21,000 rental units for extremely low-income households throughout the City is needed so there is a gap in what the number of households and the number of units available to those households. In addition, you have production limitations in terms of the funding, the financing available, as well as the production capacity in the City to sustain a level of production that will constantly address the growing need, then there is always the financing question in terms of the limited federal resources, the growing demand for affordable housing and the limited resources that are available locally and in the state, then the final one is the policy dynamics. I think that is an important one for this conversation because there are several things that I will highlight that the City is doing to address affordable-housing challenges and there are several things the City could do in addition to that that will really accelerates its capacity to deliver affordable housing.

Councilmembers Mayfield and Mitchell arrived at 4:25 p.m.

Mr. Kizzie said our approach to developing the City's plan is threefold; one we wanted to make sure that we understood and was able to quantify the need for affordable housing throughout the City. That is not just affordable housing that is affordable housing for across the income spectrum, so we are looking at very low income to middle income housing needs throughout the City. Then we wanted to leverage the existing work that is already underway with the City around Terwilliger Report as Pam mentioned around the Opportunity Task Force; we wanted to kind of better understand how these things intersect with the needs and the dynamics in the City. The second

thing is that we wanted to understand the City's current pipeline and development capacity so that we can right size the strategies in the recommended action, so that one, these things were sustainable and two, ultimately they would achieve the City's goal of producing 5,000 units over three-years. Finally, we wanted the strategies to be formed by local expertise, so we engaged with stakeholders. We engaged with focus group participants to test and weigh and vet some of the strategies and actions that we are recommending to make sure that they are applicable to the local context and bring in some of the natural expertise that we offer as well.

A couple slides real quick just to give you some backdrop in terms of the data and the needs in the City; from 2009 to 2015, housing production overall has largely kept pace with the general population growth, but housing production for low income households has lagged behind. This is a typical dynamic that we see across the country as there are often limited resources available to support development of affordable housing long-term, so you often see this lag; this is not unique to Charlotte.

As this chart indicates, there is currently an oversupply of affordable housing for low income households and low income households are those households earning 80% of the area median income or below. When you look at the very low income and the low income spectrum, those earning 50% of AMI or below, that is where you see the gap so while there is an oversupply when you look at 80% and below there is a supply gap when you look at those households on the lower side of that income spectrum. So, this is the need that exists in Charlotte; this is the long-term horizon number currently as it stands with rental housing and the gap that exists in the community.

Some of the key findings and key takeaways as we started our analysis, there were four key things that we wanted to vet that were our key takeaways with the stakeholders and with the focus group participants. One, there is a need for more diverse funding tools in the City. I think that was largely agreed to by the stakeholders and the focus groups. Addressing affordable housing is not a one tool show; you need several tools in your arsenal to make sure that you are equipped and prepared to address the affordable housing challenges as those dynamics change, so looking at the current funding mechanisms available to the City, the resources that they have, we wanted to make sure we were introducing some new things that can offset some of those resources or contribute additional resources to the discussion. The second thing is that the importance of incentives, it is one thing that you can offer a subsidy to develop affordable housing, it is another to incentivize market rate developers for instance to also develop and contribute to the affordable housing production goals. One of the several actions and policy recommendations we have are ways to incentivize market rate developers as well to contribute to the affordable housing goals overall. The third is there are several barriers related to the development review process. In affordable housing development particularly, added timeline, added months, added days to the development timeline means added costs so there are ways the City can help mitigate some of those costs by insuring there is a consistent development timeline, consistent review processes to insure that those projects that are vetted and approved move through the timeline in an expeditious way. The fourth and final one is really there was a lot of feedback on it can't be about just production. The City's goals and strategies also need to be inclusive of local place and choices that are available to residents in terms of affordable-housing options, so how do we incorporate place and opportunity and access to opportunity as a dimension of the conversation we need to have moving forward?

As Pam highlighted, the City is making progress toward this 5,000 unit goal. A lot of the programs that Pam articulated, as you can see in this graph, are contributing to the production and overall creation of affordable-housing opportunities for local residents. So our look and initial look was how do we accelerate the City's capacity to do this and what are those financing tools, what are those strategies, what are those policy tools that the City has available to them that they can then use to increase their production capacity to achieve that 5,000 unit goal by 2019.

The plan creates a framework for the City of Charlotte to accelerate its activities to meet a short-term goal of producing 5,000 units to 2019; it also outlines strategies and actions to sustain a more consistent pipeline of affordable-housing projects and simultaneously advance considerations related to opportunities such as targeting production in area with conditions that support long-term economic development mobility and wellbeing for residents. This framework includes three city-wide strategies; one, how do we increase housing production? How do we expand funding and financing tools that are currently available to developers and third, how do streamline the internal processes and policies to create more flexibility and more consistent timeline associated with affordable housing development. These create the overarching framework for the plan and the strategies and actions that follow that we will discuss in more detail.

As Pam mentioned, we didn't want to just look locally at local solutions that were either in North Carolina or in the region, we want to look across the country to glean what we can from other cities and specifically high costs cities that are addressing affordable housing challenges, so as you can see here the City has several of the current best practice tools that they are implementing and working on, so the conversation is then how do we build to this? What things are possible that we can learn from these other cities and how can we bring that to Charlotte and implement that with a local solution in Charlotte? While we were looking locally, we've also looked nationally to make sure we were bringing those things to bear as the City advances its affordable housing strategies.

The overall strategic framework as I articulate, one is the actions in the plan are organized in two fundamental ways; one is by the three broad city-wide strategies that I outlined earlier. Secondly, they are organized in these broad categories that are measured based on the overall impact and [inaudible] framework required to implement them. One of the strategies that can be accomplished through internal changes, through key partnerships with short-term period of time; these strategies are intended to remove existing barriers of affordable housing development and support short-term approaches to ongoing local works. Those strategies are going to accelerate the City's capacity to produce affordable housing over the next several years striving towards that 2019 goal of producing 5,000 units of affordable housing.

Second, the categorize around sustainability. What are the strategies that formalize to those short-term changes intended to accelerate housing production within Charlotte so that the City can create a robust environment to support consistent housing pipeline over time. So, not just ramping up to produce the 5,000, but how do we maintain that level of production over a longer period of time? Lastly, they are categorized in terms of what are the strategies that connect the City's housing related work to other sectors and levels of government to insure that housing is leveraged as a platform to advance economic opportunity for residents of the City? We will dig into these in a little bit more detail on the next couple slides.

In terms of accelerating production, I want to bring you attention to some of the bolded items listed on this slide, and I will touch on these real briefly. I think overall given the need for additional financing tools, additional financing mechanisms is, how do we explore the establishment of a separate fund to support the development of affordable housing in the City? The City has a robust pipeline of taxpayer projects, several of which get funded, several of which do not. So, you have this existing pipeline of affordable housing that you could possibly advance, if you had access to more funding, and this access to funding does not have to come just from the City; it can come from local partners and other resources that are available so that you can take advantage of that pipeline and help move it through the system so that you are not losing those projects from that pipeline and they actually end up contributing to your overall affordable housing goals.

Another strategy that was recommended or action that was recommended was, how do we look at leveraging those incentive tools that are currently available to the City? Pam mentioned the density bonus, and there are other tools at the City's disposal that can be

leveraged to incentivize market rate developers either through partnering with non-profit developers or incentivize them specifically to contribute to affordable housing production goals. Lastly, I think there was a great conversation in the focus group discussion we had with participants around, how do we pilot several programs so that we are testing these things in the short-term that will ultimately help produce affordable housing, and then we refine and revise these things over time and help them become a mainstay program in the City, so something that was discussed was around piloting a tax relief program so that you are incentivizing and subsidizing the development of affordable housing specifically targeting market rate developers.

In terms of sustaining the City's progress towards this production goal over a longer period of time, again highlighting some of the bolded items here, how do we expand some of the City's housing diversity programs to include this opportunity framework? So, we are not pursuing housing in isolation; we are pursuing housing goals and strategies and production targets in connection with access to opportunity and other factors that are impacting housing choice currently in the City.

In addition to looking at establishing separate funding mechanisms that might be targeted at equity or other financing mechanisms how do we look at solving the challenge around land access or acquiring land because as property values continue to go up land costs goes up it becomes harder and harder to develop affordable housing, so how do we create specific mechanisms and funds available to support the quick acquisition of property, so they are not lost to the affordable housing inventory. Finally, home ownerships is an important component to the City's strategy as well so as property values go up it is going to be harder and harder for low income households to specifically to access home ownership opportunities, so the City needs to look at how do they secure long-term affordable housing options through a community land trust or similar mechanisms so those home ownership opportunities remain in the inventory over a much longer period of time.

Lastly, in the Advance Category, again calling your attention to the bolded items, how do we look at how the City evaluates its current projects to that we are making sure that access or opportunity is at the forefront of that evaluation process and that projects are measured against the level of access or opportunity that they are offering the residents not just an affordable housing or affordable place to live? Then how do we look at preservation long-term? I think a lot of cities struggle with preserving affordable housing, because as you are producing and creating new units you are also losing affording housing inventory, so how does the City look at something like a preservation ordinance that preserves expiring affordable housing long-term and gives the City a mechanism to go in and acquire that property before it is being lost to the market rate inventory?

I will highlight this last one which is around, how do we create a process to transfer publicly owned land? So, that it is leveraged and utilized for affordable housing development. I think that is something that is probably a long-term discussion, but something that we can set the stage for right now in the City to continue to use and look at how does the leverage any publicly controlled property for affordable housing development.

As Pam mentioned, this is part of development of a long-term affordable housing strategy for the City. The path to 5,000, achieving that goal the short-term aspect of this long-term vision and so we are excited again to partner with the City to help support this effort as it begins to develop those long-term strategies and look at beyond the 5,000 unit production goal. How do we look at communities of opportunity and how we build communities of opportunity here in Charlotte?

Mayor Roberts said she would start with Councilmember Mayfield, because it is your Committee. I know others have questions, but I didn't know if you wanted to make any comment before we start with the questions. I think one thing that we need to be clear about is all these strategies is kind of where Charlotte stands, because we see a lot of this stuff happening and then other stuff we haven't had a chance to talk about like

change in locational policy which has some down sides. I wanted to let the Committee Chair start with a few comments and then I will get questions from Councilmembers Eiselt and Driggs.

Councilmember Mayfield said I also want to thank our entire Committee for Housing and Neighborhood Development. Actually, last week when we had our meeting we did something that was pretty unprecedented that will be coming forward to the full Council and that would be in the history of the Housing Trust Fund. We moved in Committee that allocation of almost \$21 million between five projects towards the goal, and you are correct; it is multiple conversations that are happening simultaneously, it is not one off and a number of us had a chance to attend the Charlotte Apartment Association's overview. They basically had a small panel discussions talking about the challenges that we have in housing and here is a great step that we are taking knowing that we need to do more, but there are going to be a lot of conversations that will be coming out of Committee, coming to full Council, so my colleagues know that are not on the Committee, everyone is welcome to attend our Committee meetings, but we have not made any specific suggestions or recommendations regarding the policies. We are having a lot of conversations regarding what if and can we look at some of the best practices across the nation knowing that we have limitations with the General Assembly and that consist of us actually lobbying our Mecklenburg Delegation and our members in the General Assembly to try to move some things forward. So, as a Committee we are proud that we were able to move forward the recommendations last week, and we are moving forward with a lot of I really think outside the box decision making regarding how we address our crisis around to diverse price point housing, and I also want to open the door for my Vice Chair, Mr. Driggs. Did I forget anything or is there anything you want to add?

Councilmember Driggs said no Madam Chair; I think those were the main things that we talked about in the Committee meeting.

Ms. Mayfield said thank you Mayor for giving me the opportunity to update everyone and specifically I want to thank Pam Wideman and her entire team with Housing and Neighborhood Development, because they have done an amazing job with the 20-months that I have been in this role; we have been very aggressive, and I asked for the sun, moon, and stars. She brings me down to earth every now and then to let me know what I can't do but she still figures out a way to listen to the Committee and pushes us forward with things that can be done, so thank you for your leadership.

Mr. Driggs said Madam Chair there were a couple things that went on in our conversation that I would like to get into once everybody has had a chance to look at what we are going to propose. I wonder if we could see the slide again that had the vertical bars showing for zero to thirty, from zero to fifty and from zero to eighty. I'm interested when I look at that to see we have at below 50% we have a gap of 21,000 but then if you take the differences going to the zero to 80% it looks like in the fifty to eighty range we actually have quite a large surplus so I think we need to keep that in mind as we talk about and Councilmember Lyles and I discussed this a little bit earlier, but we need to keep in mind that the investments we make create the housing where it is really needed the most. I'm kind of startled actually to see this surplus in the fifty to eighty range, because I thought the need extended all the way up through the workforce housing at the 120, but clearly the deficit is concentrated in that zero to 50% range. I'm just raising that now, because later when we get into more detail on the thing that is begin proposed I want everybody to kind of keep this in mind.

Councilmember Eiselt said I have a question on preservation and I think that is a great point because it seems like we have separate conversations about preservation than we do about creating affordable housing. I'm curious, because when you look at best practices; has any cities figured out how to do land trusts on a large enough scale that you can actually preserve a neighborhood that is fighting gentrification, that is fighting development seeping into their neighborhood and pushing people out?

Mr. Kizzie said there is definitely several; I think the City of Austin, Texas has a great land trust model that a lot of people are modeling theirs after. Large scale is a relative terms but certainly they are attacking it on a neighborhood by neighborhood basis addressing gentrification and mitigating the risk of displacement for those residents. So, there are communities that are adjusting on a large scale.

Councilmember Lyles said Ms. Eiselt just asked one of my questions but I want to go to the slide that is Summary of Key Messages. Under Market – I am familiar with the changes in the federal policy that will really require housing authorities to begin to maintain the fiscal units that they have and continue to increase vouchers. In this one under Market, it says potential loss of more than 1,000 subsidized units. I wanted to get an idea beyond the Housing Authority what else is in there?

Mr. Kizzie said these are projects that were subsidized by home investment partnership dollars, which is a HUD entitlement program that the City receives funding for and potentially Community Development Block Grant projects, so this is not including the Housing Authority inventory.

Ms. Lyles said does that have a timeframe; is it short-term or long-term before those subsidies expire?

Mr. Kizzie said when we did this analysis we look at what was expiring between now and 2019, so there is potential for these units to be lost.

Ms. Lyles said I guess that means it is included in the graph that Mr. Driggs was just noting where our gap is under 50. Those 1,000 are included in that.

Mr. Kizzie said the 1,000 are not included in that. That was a separate state of resource right now.

Ms. Lyles said so 2,195 potentially. I have one other question under Summary of Key Messages. When you talked about the additional tools and needed for our community, when you compare those with best practices and other cities similar with ours with that kind of growth do we have a good list to choose from that would help us move further, or are we kind of leading the pack or where are we on the spectrum of being able to make a difference in the 2,195 units?

Mr. Kizzie said I would say it is all relative; I think what we try to look at is what are the challenges the City is trying to address and what are the tools that are needed to get there and that challenge looks different from city to city. I would say one of the things we highlighted in our scan of best practices looking at the top block there, flexible funding mechanisms was what are other high costs cities doing do increase their flexible financing mechanisms available to them to address those challenges? So, cities like Portland, Chicago have preservation funds; they have equity gap funding mechanisms that really get at the unique challenges of not only producing affordable housing but also preserving it, so cities like that we can glean some of those flexible financing mechanisms from them, and these were also in discussions with our stakeholder and focus groups that came up to as well.

Councilmember Ajmera said one of the things I had brought up in the Housing and Neighborhood Committee meeting was the financing for zero to 30%, and it continues to be a challenge. I know we have limited resources when it comes to Housing Trust dollars and they are continuing to accomplish our goal of 5,000 units in three years. Have we looked at addressing some of the challenges around developing zero to 30% AMI housing while also trying to meet our goal of 5,000 units in the next three years?

Ms. Wideman said the short answer to that is yes and so within the 5,000 in three years you do see some 30% units in there; not very many because quite frankly it cost more money. We also rely on partners like the Urban Ministry; we also rely on partners like our Charlotte Housing Authority to help with the 30% and below. I will remind you that we started a new initiative as a recommendation of the Opportunity Task Force, the

Housing CLT which is about recruiting landlords to help with rapidly rehousing and specifically that zero to 30%. There are a number of activities going on that includes them in addition to what is included in the Trust Fund.

Ms. Ajmera said a follow-up question to that, I appreciate that we have many partners who are working to address the needs of affordable housing, such as Housing Authority and Family Housing, etc., but the need continues to be rising with rent going up, and I'm continuing to struggle with how are we being aggressive in meeting those needs? We have been working with the partners for multiple years now.

Ms. Wideman said again it is not a silver bullet; it is not a one size fits all. We do that with our partners; we do that within our Trust Fund and so there are a number of ways we are addressing the zero to 30%; places like Moore Place. You all approved funding several months ago for McCreesh Place for supportive housing communities for denser rehab a facility that is going to have zero to 30%, so we have not forgotten about that population.

Councilmember Smith said a couple observations and a question, one observation is I love the interconnectivity on safe neighborhoods and jobs and how our core functions all sort of align and when they do align some of the out products are affordable housing. To have that up front was an interesting note. Another observation on your areas related to development review process and speed market; I think speed to market kills us in this arena in a host of actions. One is getting to the process; two, sites that are lost not just from added costs, but opportunity costs because the process takes too long. You may have a site that would be a great site; it gets to get rezoned. It needs some other factor that adds to time, and you can't get the condensed timeline, but connecting that our general folks that are doing development of market rate and other projects, they can benefit as well if we can figure out how to speed up the review and the permitting process. To me I think we are pulling out tools that we should be able to spread across the City to help get things through faster, which I think is an interesting observation. The question is and we've had this come before us once or twice at the dais. Did you do any tracking of market-rate apartments that are at an affordable rate or apartments that come on and their market rate is actually at the affordable rate? So, they are not taking advantage of the tax credit, but I remember we had a rezoning in Ms. Mayfield's District down somewhere near Steele Creek, and they are bringing on units and the rate at which they were coming to market was actually a few dollars cheaper than the 80% AMI. If we look at our stockpile and maybe that is what attributes to the oversupply but as we look at how we solve some of these crisis I think we have some units out there that may qualify that aren't getting credit or we don't have the credit. I'm curious if you looked at that at all.

Mr. Kizzie said one thing we have not done yet is to quantify those naturally occurring affordable housing projects or units or developments, but it is something that we know we need to do to quantify that so we can have an inventory of those. I will say the data resources that are currently available to get a real specific number are somewhat limited, but there are ways to work through that and that is something we pursue.

Mr. Smith said what we see in District 6, we see aging units often that are affordable that may qualify affordable and then for various reasons they get redeveloped into something else, but if there is a way to recapture on the rehab we may have some units we can get to market a little quicker in the areas closer to the jobs we are looking for. Thank you, this is an interesting first step.

Ms. Mayfield said I also want to update the community and Ms. Wideman already knows this and our former Assistant City Manager we were having conversations, and I reached out to Laura Belcher who is the new Executive Director of Habitat for Humanity. Since Habitat is the only group that actually builds housing in the 30%; their focus is 30% to 50% specifically for homeownership, because we are losing the ability for homeownership. We've been having conversations in tangent with the ability of creating a revolving trust; what would a revolving trust look like and for them to expand their offerings they spent in that 50% to 80% market so we have people that fall in that

category but we are seeing just a limited supply of opportunities. We are having those conversations and running the numbers to see what that will look like to bring something back to the Committee to present to the full Council. Also, there is a question; I believe Ms. Ivory needs to get in the queue. She has a more detailed question but as we have units that the City has funded through our Trust Fund dollars it will be helpful for us to capture how many of those are getting ready to come up on their 30-year and whether or not we have the opportunity to get in and start having these conversations now to expand, what would look like. When you are receiving state, federal and local dollars there is a different commitment level of maintaining those units. It might be an opportunity for us to start having some of these conversations now to figure out how to keep those units in our current stock, without losing them, since we have Hedge Funds, which we have no ability legally to stop coming in buying units, buying what is considered affordable housing, but I also want to make sure that we all understand that when we are looking at that 50% to 80% you have a lot of units that might fall in the category of affordable, but they are outside of the units that we put money into and you have people that very well could afford that \$1,000 rent but if they are locked in on rent where they have been staying for the past 10 plus years at \$550, I'm not going to stop paying \$550 to go out and pay \$1,000. Then you risk the chance of that owner of that unit whether it is a duplex or an apartment complex, once you leave seeing what the market is saying right now, just increasing the rent. We have all these multiple conversations, but I think it would be helpful for me, and I hope for my colleagues to get an idea which ones are getting ready to age out that we've funded so that we could start those conversations and not be reactionary to it, but also to let everyone know that we are having really good conversations with Habitat for Humanity with looking and Ms. Wideman has been the lead where I've had a number of family-owned land where they specifically only want that land for mixed-income housing, so we've been connecting them to some of our non-profit developers and having those conversations happening simultaneously.

Mayor Roberts said the second part of our discussion today we will be talking about the Housing Trust Fund specifically so maybe we can answer that when we get to Item No. 5 on our agenda.

Mr. Driggs said I had a request for one; when we talk about comparisons with other cities, could you provide the multiple of area median income that represents the median home price? Charlotte has actually had a relatively benign experience; we are now up at about four to one, compared to some of those cities that run 10 and 12, and I think the solutions we talk about or the comparisons we make with other cities need to be done in the context of that data but the question I had was as I read your report here and listen to what you said it is a little bit of a generic catalog of the things that are being done about affordable housing in different places, and what I would need is a more prioritized recommendation. We have financial and non-financial things we can do; policy changes we can streamline, so we've heard the list of things we can do. We know for example that a density bonus doesn't seem to be a powerful tool because it is not as we have used it. How do we get to the point of actually saying we can invest cash this way or that way and particularly in light of what we are going to see tonight; the question of how much of a reduction or an improvement in the affordability do you get relative to a certain amount of money. I think one thing that will be apparent tonight is that you put in a smaller amount of money you are probably in the 80% range. You put in a larger amount of money you are probably in the 50% or the 60% range and the amounts of money that are needed to get down to 30% are still a little bit breathtaking to look at. I think for us to be able to proceed from here, we probably need slightly more detailed guidance in terms of which policies produce the good social rate of return or which ones get best for Charlotte. I don't know if you have any thoughts about where we go from here yet that you could tell us about of if that is just a request. If there is anything you can talk about now prioritizing these strategies?

Ms. Wideman said I will take a stab in answering that. Basically, what we in order to help with the pass of 5,000 we have an overall plan. Our first part of the plan was the pass of 5,000 and the further part of the Dinner Briefing that is one of the tools that we have that we can use and we can go faster with. The second part of the plan we will do

some prioritization as we continue with the second part of the plan so that will be coming back to you.

Mr. Driggs said alright so, we will look forward to that.

Councilmember Ivory said the question I want to ask is under market, the potential loss of more than the 1,000 subsidized units, i'm just curious looking at the humanistic side; where do those individuals go with the expiration of the subsidies that I know we feel, but they should hopefully improve their financial situation but everybody doesn't make \$15 per hour, so what happens? Do we track it; is there any data?

Mr. Kizzie said I would say at the federal level there is no data to track what happens to those residents. I will say largely this is why preservation of existing subsidized units is so important, because ultimately those individuals that get displaced from units if they were to change over to market have limited options, particularly in higher cost cities so that is why this conversation around preservation is so important because often there are limited options for where they can go and usually that leads to them leaving the City or potentially trying to find maybe substandard housing currently that is affordable to them within the City.

Ms. Wideman said the other thing I would add to that Ms. Ivory; I don't want to mislead folks and say because we are losing that amount of units that those people will be displaced. Some of what that means is when we used HOME, a federal funding source and Community Development Block Grant, another federal funding source, it is just that the affordability period wears off, and so those officially come out of your affordable housing stock, but it doesn't necessarily mean where we've gone in and done rehab for someone on a house that they are going to be displaced from their housing unit.

Councilmember Phipps said I just want to get an understanding of where are we at this point in time in coming up with a draft comprehensive strategic housing plan. I know we've got a lot of [inaudible] parts working, and I want to make sure inasmuch as we have to go to other parties like the General Assembly to say grace over other tools that we want that we are going to be able to take advantage of any upcoming sessions that are coming up. Are we going to be able to navigate on a tract that would get us to be able to leverage those opportunities or where are we exactly and with the timeline that you can foresee that we would actually come up with a comprehensive plan?

Ms. Wideman said what you have tonight Mr. Phipps represents the completion of Phase I; we will need to write up the report and get that to you. We are going to continue working to get through Phase II, which would then mean you would have a comprehensive housing plan. I look to Mr. Kizzie in terms of we've talked about having that completed by the end of the calendar year, so it is a very aggressive schedule but we are committed to sticking toward that. If you remember that is what I promised you from the outset that we would not be like some cities and take three to five years to develop this, that we would expedite it. We will be completed by the end of the calendar year.

Mr. Phipps said given that ambitious goal by the end of the calendar year is there reasonable assurance then that we will be able to take advantage of working with our partners in Raleigh to get any kind of legislative requests ready to present or are we going to be missing that window waiting for the short session or I defer to my colleagues in Intergovernmental Affairs and even Mr. Fenton to see if we are going to be able to take advantage of that window.

Mr. Driggs said we haven't yet formulated our Legislative Agenda. There aren't actually that many places where the things we are talking about require legislative approval. I don't think we are going to get them to lift the ban on mandatory inclusionary housing. I'm not sure that you will see a lot of change in state funding, so most of what we are talking about here, I think can be done without approval from Raleigh, unless Pam you disagree.

Ms. Wideman said no sir, I agree with you. I think most of what you see here can be done without legislative changes.

Ms. Eiselt said a real quick question to Intergovernmental, the property tax relief would we not need state approval?

Mr. Driggs said if it were property tax rate change, I don't know what the state law says about that we would have to find out.

Ms. Ajmera said when it comes to affordable-housing discussion, I see there is over concentration of inventory when it comes to certain parts of our City, specifically east and west. Would you share because some of our strategies in diversifying the stock of affordable housing inventory so that folks and families that want to live in other parts have those options.

Ms. Widman said I would answer it this way; what you see a lot of in east and west Charlotte is you see what is called privately-owned naturally occurring affordable housing. Those units have no deed restrictions on them so that gets back to the point that Mr. Driggs raised in terms of there is an oversupply of the 80%. That may be true, but there are no deed restrictions on those and so what happens is in cases when a private owner wants to redevelop those units, as we see it happening, then the question becomes where do those residents who need the affordable housing, where to do they go to find quality housing. That is what you see in terms of the strategy to diversify housing throughout the City it all comes down to economics quite frankly, to cost and so you can do that and we do seek to do that but what that means is that there is a bigger gap needed because of land costs and that type of thing. That is what you see in east and west Charlotte and in terms of how do you continue to diversify it comes down to cost and so we can do that; it would mean that often times you would see bigger requests when folks are wanting Trust Funds and then we continue to work also with our market rate community to get them to voluntarily include units at a certain price point in other parts of the City where we want it.

Ms. Ajmera said to your point, cost is a concern here. I've been hearing a lot of conversation in the community around vouchers. Is that one of the strategies that we are implementing to diversify housing options throughout the City?

Ms. Wideman said yes and I will bring you back to the away Home Endowment. You will remember when that endowment was established, the premise behind that was a short-term rental assistance like a voucher, not a housing choice voucher but a short-term rental assistance. The premise was to get affordable housing in zip codes of the City that don't have a lot of it, so that is one of the ways that we are addressing that.

Mayor Roberts said I want to put a question in there, because I don't know which of these two it falls under, and it was one of the reasons that I called the Special Meeting in the first place, and I just don't know when we are going to get to it. Clearly, there is a need for increased support and what we hear from the Housing Committee is that our current Housing Trust Fund is going to be almost depleted after September and what the original conversation talked about was the creative way of looking at the CIP and the whole Bojangles Link, and can we move funds from one to another so I just don't know and what I would like for us to look at are all the options for funding for housing that are in other buckets the City has. I don't know if that conversation is part of the first hour or if it is part of the Housing Trust Fund or if we have all the answers yet, but I want to make sure, and I know Mr. Driggs remembers the suggestion the last time we were looking at the Link. One of the reasons I wanted to have the conversation now was so we could fully explore one of those options are available in terms of alternative funds the City has currently before we have time to pass a new housing bond which would not go into effect until January 2019. I just don't know where that is going to be answered tonight.

Mr. Driggs said I would say to that I think that we can continue to consider the possibility of how we fund the Link and what funds might be available from the CIP. It would

probably be better if we heard what we heard in Committee as a Council and therefore we knew what the need was or what the status will be of the Trust Fund if we move ahead with the things that are going to be recommended as a result of our Committee meeting. It is kind of hard to talk about now, because we haven't seen the other stuff yet.

Mayor Roberts said absolutely but I want to make sure that we get an answer for whether that is even possible for the CIP, because I know there is still discussion about that.

Mr. Driggs said right, if I could repeat there or maybe just sort of clear that the thought on that was that we take a project which is the Link at Bojangles Coliseum; I just want to clarify what it is you are alluding to in case people are wondering. That we take the Link and fund it from hospitality dollars and then free up therefore money that is now designated for Bojangles in the CIP, and those funds would be available to us at our discretion possibly to invest in housing or for other purposes. The thought was this was a way to use hospitality funds for a legitimate hospitality project and create some capacity for housing or other purposes in the CIP.

Mayor Roberts said I just didn't know if that question would be answered tonight in either of these categories or if that was something we were going to hear in the future. I just need an answer is that going to happen tonight.

Mr. Jones said if the question is can the hospitality funds be used for the current CIP project that is the Link, yes it can be.

Mayor Roberts said do we have an answer to part two?

Mr. Jones said if the second question is could those funds be freed up for additional priorities, whatever those priorities are, we had a conversation with bond counsel today and they could be freed up for other purposes. If the question is affordable-housing bond counsel suggested while that has not been something that has been done previously in this example that there is a belief that it could be done. We would still like to have some due diligence but the initial read was that that could occur.

Mayor Roberts said that was a question I wanted to make sure that we were able to advance this evening so we can continue that discussion. I also want to let folks know that I've been told as well that those funds, even though we started the Bojangles Link project could still reimburse funds from tourism, so I just wanted to make that clear that we can still pursue that idea once bond counsel confirms everything works okay legally.

Ms. Lyles said I think that is a great idea to actually start talking about the next subject but I think there is a way to do this in a way from what I've seen is that what we've seen is that we've got this work and police framework that has been presented so I agree that if we have the opportunity to deplete the housing fund that is a great thing. It is good that we are getting these units out and if we have the opportunity to put \$10 to \$18 million, whatever million dollars we have then we ought to be doing that as well. In my opinion I really appreciate and want to say before you guys move to the exact discussion around the Housing Trust Fund is that your strategy framework is a good one. The thing that I would like to add is that Councilmember Smith wrote an editorial but had a number of suggestions in it. I sent a letter out to the Council talking about some of the same things, but they are not completely inclusive on your list. For example, when we started talking about the apartment rentals that are out there people don't like to deal with City Government for acquisitions; it takes too long. We are not enough so the idea of getting a broker, it is what we did for the football stadium, and we can do it for housing I think. The idea that we would begin to work with houses of worship that have land that they said that land is available, how do we move more quickly on that? So, there is a list of six things I believe Mr. Smith also had four or five so what I would like to say in our framework is to add the things from the Council HAND Committee that are on the table that we can do to both accelerate, sustain and advance. Let's look at see where we have our strategy framework and then let's see

where we need to move money around to make that strategy framework happen and how much do we need, because we have a gap of 12-months before our next bond referendum, and I don't know what that means in terms of cash flow so Mr. Jones, in addition to saying what is available or how we can make that happen, we also need to cash flow it out for the 12-months and then start talking about what we will need for the future if we adopt this in December under this strategy framework. I know the Economic Opportunity Task Force was on an increase it, so we've got 12-months that we've got to replenish but we've also got to consider the next steps, so I would like to actually have some ideas around what you see for our capacity for going forward if we have our policy framework approved at the December timeframe.

Councilmember Mitchell said just a question under Flexibility Funding Mechanisms, does that include private dollars as well, because I didn't see that listed out. It would be nice to talk about the private funding, because we have a lot of energy in our community. I see Michael Smith here from Center City Partners, and they are heading up an input about private dollars and how much could be generated, so can you talk to the private funding side related to the first bullet points.

Mr. Kizzie said sure I think one of the things we underscored in the discussion around flexible mechanisms is that is not just the City's resources that need to be leveraged; it is the philanthropic. It is the private; it is the bank. It is everything, and we all know that the City's resources alone are not going to address this challenge that there needs to be other resources that are leveraged in tune with that so a lot of the cities, Portland and Chicago specifically created separate funds that were led by foundations that leverage private sector capital to address the affordable housing issue. That is definitely something that we are looking at and those discussions have occurred.

Mr. Mitchell said was there any discussion about what has that level been in Chicago, is that \$15 million, \$30 million; do you have a range?

Mr. Kizzie said I would say what they did in Chicago was leverage about \$150 million for preservation specifically. Then Seattle and Portland have come up with similar numbers; I don't remember the exact ranges but large numbers and then that is based on their need that they exists in their communities.

Mr. Mitchell said this is more in terms for us; what is our bonding capacity right now so we go out to the market for affordable housing, what is our bond capacity?

Randy Harrington, Chief Financial Officer said right now your unallocated capacity is about \$30 million.

Mr. Mitchell said can you go back to the slide Current Needs? I was totally transparent when I looked at my stakeholders, and they saw this slide I saw a lot of head nodding and, so is this picture of local Charlotte, or is this Mecklenburg County?

Mr. Kizzie said this is local Charlotte.

Ms. Ajmera said as we look at this Link Project and using tourism dollars to fund that, there is specific funding allocated to east Charlotte for CIP. I want to caution my colleagues that as we look at CIP dollars to be transferred to other initiatives, are we going to do that throughout the City, because these dollars are specifically allocated for east Charlotte. Am I correct?

All said no.

Mr. Harrington said looking back at some of my old notes and I think your question was what was allocated and where.

Ms. Ajmera said my question is currently the need that we had approved at the last Council meeting that funding came from CIP dollars that are specifically allocated for east Charlotte.

Mr. Harrington said they were in the East/Southeast Corridor bucket for Bojangles/Ovens redevelopment. That is how it was originally coined.

Ms. Ajmera said thank you for confirming that. I want to make sure as we actually move the funding around that we are being very intentional about addressing the CIP needs that are already being planned specifically for east Charlotte and that it what it was bucketed for.

Mayor Roberts said was your question answered?

Ms. Ajmera said I think it was answered, but I have a few other questions; this is a question for our Intergovernmental Committee. Some of the concerns that I have seen from constituents is the funding source discrimination. For example, someone goes and applies for an apartment and if they have Section 8 voucher or if it is social security income or if it is disability income landlords can currently say oh, we don't except that and that is a funding source discrimination. I think we are seeing that even more now in Charlotte as there is a very huge demand for rental, so I would recommend our Intergovernmental Committee to include that in Legislative Agenda to insure that we address this funding source discrimination, because I don't think that is currently being discussed.

Councilmember Kinsey said when you mentioned that we had a \$30 million bond capacity that is not just in affordable housing is it?

Mr. Harrington said no, that was across the whole general CIP.

Ms. Kinsey said I wanted to make sure that people didn't say oh, that is affordable housing. I appreciate what Ms. Lyles said about going forward. I think if we are going to discuss taking money from one place and putting it in affordable housing we need to sort of understand how quickly that money can be spent. If it is there and we can use it then find, but I think we do have to be careful that we can spend it and not just let it sit there. Also, this is off the main subject but it is still a subject that people have been talking to me about. We have homeowners out there in affordable housing that are being enticed to sell, and many times they sell at a very low price. It sounds big to them but it is not, and I think then sometimes they become and I know of one case that I've been told about, then they become those who need affordable housing that we are trying to build. I know we don't have a way right now to advise these people, but somewhere along the way we need to be able to help those homeowners who really might like to stay in their home but when are offered a large amount of money to them, sell, but it really isn't enough money to provide for them the way they have provided for themselves. They do become people often times that need our affordable housing that we are building so somewhere along the way I think we need to talk about that.

Mayor Roberts said it was interesting to have a Housing Hotline so when people have questions about mortgages, rentals and what you should be getting per square foot and all that, just as a service.

Ms. Kinsey said it is their home, and they can do what they wish but they are just people who; and as I say I'm getting it from a number of different neighborhoods, not all in District 1.

Mayor Roberts said and also people looking for rental subsidies and looking when they have a voucher and they try to find some place that will take it. There are a lot of questions the public has that are very hard to answer.

Ms. Wideman said that is a wonderful Segway, so thank you Ms. Kinsey into the Dinner Briefing and I will just cut to the chase, because we've had a lot of discussion about what I was going to say during that. As I start this, let me just thank again our development partners who are in the room and some of our neighborhood residents who are in the room for the development that we are going to discuss tonight. I also think intrinsic to this conversation is a point that Mr. Driggs raised earlier about there

being a supply of 80% market in the City and that is correct. The issue with that is those have no long-term deed restrictions on them, so when a property owner decides to develop people then have to find a place to go. What you will see in here tonight will have deed restrictions on them so that is the difference in that so Mr. Driggs and Ms. Kinsey thank you for that nice setup. Ms. Lyles and Ms. Eiselt also did a nice setup as well; what you will see in here is some strategies to address displacement or gentrification in some of the proposed developments that we are going to talk about as well in terms of getting the affordable units on the ground so thank you all for that.

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ITEM NO. 5: HOUSING TRUST FUND DEVELOPMENTS

Pam Wideman, Director of Housing and Neighborhood Services said we are going to talk about the developments; you all know a lot of this. You have heard about our progress toward 5,000; we know about Winning Cities. We know about your Overview of your Community Letter, we know who needs affordable housing. I will just pause right here and say should you all approve these in September; on September 25, 2017, these will be on your Business Agenda, and you will be 60% for your goal of 5,000 units in three-years.

Ms. Kinsey also did a nice setup in terms of let's be sure we can spend the money if we allocate more so this is a way, and I will go back to our strategies; we talked about bringing new public and private resources to bear and you heard some of that in Mr. Kizzie's presentation that is in the Opportunity Task Force as well as in the Terwilliger Study that we talked about earlier this year. Specifically one of the ways is unlocking the value of the 4% low income housing tax credits, so all of these developments that I'm going to talk about tonight, or these proposals, they are 4% tax credits, they are non-competitive so they are different than the 9%; all of these will be awarded with your support.

Just to give you a little bit of background and a reminder for most of you all, the Housing Trust Fund was established in 2001 as a result of conversations that are going in the community just like we are doing now. Remember our policies are evolving. In terms of the performance, from your Trust Fund you financed over 6,000 units; of those, you have completed 5,000. They are on the ground with the long-term deed restrictions. That equates to a total development cost of \$587 million. Your investment was \$102 million which yields a one to six leverage ratio. Two of the developments that I'm going to talk about tonight will need a locational policy waiver, and that is going to be included in your policy as we advance our comprehensive strategic plan and a part of that is because they are in areas of the City that are rapidly changing so that gets back to that gentrification strategy. The developers have convened at least one meeting. I remind us that we are on a summer schedule, so we are going really fast because of your limited meetings during the summer and the need to make sure we get these developments up to the finance agency at the appropriate time. Again, this helps us accelerate our path to 5,000.

I want to spend just a minute here; we issued the RFP to the developers in July. We did not receive the proposals back until August, so we didn't know what we would get until we received the proposals on August 10, 2017. Once we got them back, we fast tracked; we reviewed, and it is always appropriate for me to thank my staff Zellica Bearman, particularly who really worked expeditiously to make sure we got through the review and understand what we had. I also want to thank Warren Wooten, who is on my team as well. We review the proposals consistent with your guidelines and evaluation criteria; we were at the Housing and Neighborhood Development Committee last Wednesday. We got a unanimous approval there and very robust discussions so again thank you to the Committee. We are before you tonight with a Dinner Briefing and again these will be on your September 25, 2017 Business Meeting.

Evaluation Criteria, you all have seen this and what we have started to take a really fine look at is Neighborhood Displacement and Revitalization. You all talked about the

gentrification strategy, so again I will talk a little bit about that. We look at developer experience; we look at leveraging, and we look at a third party market study is required that shows that these units are needed and that they will be quickly absorbed. So, that is more about the market study.

We received proposals for five developments; the awards will be announced by the Finance Agency in January. Again, these are non-competitive, so these will be awarded with your support. With your support, you will add 769 units to your count, and I won't be repetitive there. I want to real want to point out here is the timeline this money will start to be spent down with the closing in September to December 2018, so it still going to take us some time before you see these units on the ground. Like I said, we have five developments, and I'm going to walk through each of the developments. Grier Heights, again we have some folks from the neighborhood in the room, so I really want to thank them, not just for being here tonight, but they have been at the table all along working with the development team and talking to us about what their needs are. One of the things that was highlighted during the discussions was that folks want to be able to remain in Grier Heights. Grier Heights is rapidly changing, and it is sandwiched between Cotswold and Seventh Street, so it is rapidly changing. It is a desirable area. What you have is a proposal for 72 units; you can see the request there for \$3.4 million, you can see the development costs. The leverage ratio is one to three, but the affordability commitment is 40-years there, and you can see the mix of households that will be served, and I have a summary slide around the AMIs as well.

The next development is Movement on Freedom; you can see that the request is \$4.5 million. The total development costs is \$29.9 million, a 30-year affordability period. The ratio that is going to be there and this one again will need a locational policy you will have to approve. It is in an area that is rapidly changing.

Old Concord at the Blue Line, this is one that is going to be at the Blue Line Extension so there has been lots of conversation in this community about how you need to have affordable close to transportation. The request is \$5.1 million; the total development cost is \$31.2 million, 30-year affordability period and you see the leverage ratio there as well.

Vibrant Ashley Park, a total request of \$2.1 million; the development costs is \$14.3 million, you have a 30-year affordability period a one to seven leverage ratio.

West Tyvola, I will remind you all that this is the property that you all sold back in February for market value, a recently appraised market value. This is 200 units; the request is \$5.6 million; the total development cost is \$31 million, and there is an affordability period of 15 to 30 years, and you see the leverage ratio of one to six. This is unique; the developer here, for a portion of the development, they are going to go out and they are going to test that private equity thing. They are going to raise private equity so we are real excited about testing something in the market to see if it works. That is why you see that range of 15 to 30 years. The senior portion will be 30-years affordability period; the other portion of that, because we are going to raise private equity, we need to make sure that the private equity investor is comfortable with the affordability period. We know that we believe strongly that they will be comfortable with 15, but we didn't want to spook them with too long of an affordability period. We are hopeful we can get them to maybe a 20-year affordability period, but I'm transparent with you all and share that with you.

This is a summary of the AMIs that will be served in the 769 units, and again you will have a rezoning for the Grier Heights developments at your September 18, 2017 Zoning Meeting, and they will bring all of this whole slate back to you at your September 25, 2017 meeting for approval. I always like to remind people what we are building; these are some of the affordable developments that are right here in this community that have been built, so you can see that they are quality affordable units for people. I know I went through that pretty quickly, but I promised the Mayor I would be done by 5:30 so I'm five minutes late.

Councilmember Mitchell said in any community there is a lot of confusion about what is affordable and what is workforce, so we look at your AMI summary; explain too us what you would consider affordable and what you would consider workforce.

Ms. Wideman said by industry standard affordable is considered 80% and below; workforce is considered 81% to 120%.

Mayor Roberts said since we have a lot of folks here listening can you give us actual salary numbers of that income numbers?

Ms. Wideman said Mayor, you are going to challenge me around salary numbers and I should know this but AMIs change every year so generally about \$54,000 and below is the 80% and then remember it is also based on family size as well. That is a family of four generally, but above that to about \$76,000 or \$80,000 is where you get to that 120% but I can give you those numbers specifically.

Mayor Roberts said so \$54,000 for 80% for a single.

Ms. Wideman said no, the numbers I have given you are based on a family of four.

Councilmember Lyles said the other day I was riding through Cherry, which of course is in District 1, and I saw that they had done the demolition of the former public housing units. Can you ask for an update on where we are with that project that we funded I think a year ago and just send it out to everyone? I saw the sign said Horizon Development, so I know that is their development corporation, but I don't understand if it is developed at under 30% or under 50%. Can you get that information and the status of the project?

Ms. Wideman said yes ma'am.

Councilmember Driggs said the issue that we focused on in Committee that I'd like to follow-up on is the fact that for one it is a good thing that we are putting this money to work. The money has been sitting there; it has been held up by the constraints on 9% transactions, but the situation we will be in according to your slide here is that there has been \$1.5 million left in the Trust Fund after these have been approved and in the normal course of events we wouldn't see significant additional funding there until the next bond cycle. One thing we have to consider is what the outlook is for the coming year, whether we will have any 9% opportunities that we can't pursue because we depleted these funds. This is a good but less productive use of money than the 9% deal clearly, and so I get back to my idea, but one of the ways we could put some money in the Trust Fund would be to change the funding mechanism, or we just need to talk about what we expect in the year ahead and what our ability will be to respond given this use of Trust Fund money.

Ms. Wideman said thank you Mr. Driggs, and what I will leave you all with is again this will be historical; this will be the largest allocation of a single allocation of Trust Fund. You are addressing some of your gentrification issues with this work, and it is an efficient way to use your dollars and get units on the ground.

Mr. Driggs said another question I had for you; you referred to the fact that there was a lot of housing that is now within the 80% range, and it is actually market and therefore; does anybody offer a transaction where you pay cash for a cap and you basically buy? You go to the owner, and you say if you are willing to sign an agreement that caps you and gets you over here into the limited then we pay you because then that might actually be cheaper than some of the things that we are talking about doing. You just buy what is essentially a cap.

Ms. Wideman said some of what we have done, a private owner, what is called naturally occurring, if they needed rehabilitation they could come to us today in exchange for your money to rehab, we would ask them to put deed restrictions on those units or a portion of those units. We would ask them to put a long-term affordability on those units, and it

also gets back to what Ms. Lyles said, what we don't have is a mechanism for developers to rapidly purchase units that are being sold.

Mr. Driggs said right, but I'm specifically referring to the idea that you take what is now market rate without a cap on it, and you just use some of the cash that we are talking about to convert that, because I assume at some price if you said to the owner if you are prepared to accept this cap we will give you this amount of money today. That is sort of the field I used to come from we did transactions like that all the time.

Ms. Wideman we don't have that outside of them needed money to rehab; we don't have such a program.

Mr. Driggs said it is something to think about.

Mayor Roberts said the fact that we only have \$1.5 million left if we approve all those in September is going to continue to be a discussion for the Council and the staff because we want to figure out if there are other areas, Bojangles Link or other areas that are not being spent that could be redirected otherwise we will have a whole year [inaudible].

Mr. Driggs said we just need to address the question.

Councilmember Smith said Ms. Wideman I think I heard you say with regards to locational policy and gentrification; did you say that we are going to have conversations on that at a future date as to how changing the locational policy may help us with our gentrification issues?

You were going through it pretty fast, and I just want to make sure I heard you correctly.

Ms. Wideman said yes sir, you heard me correctly; that will be at a future meeting, but two of the developments will require a waiver of the locational policy when you vote on September 25, 2017.

Councilmember Mayfield said Ms. Wideman I just want to give you an opportunity, as my colleague mentioned, we did have a lot of discussion in Committee regarding the \$1.2 million, but we also have some flexibility in there. Let's say if a project comes before us in January or February or March, I think you shared with Housing and Neighborhood Development Committee that if a really good project that meets all our criteria were to come in, it is not that we just have \$1.2 million; we actually have a little flexibility if a project were to come before us.

Ms. Wideman said yes ma'am what I alluded to in the Committee Meeting was there are other housing resources within your existing budget that you could use that we would reprogram which would not impact programs that are already going on, so it wouldn't be where we are taking from one affordable housing program to do another.

Ms. Mayfield said I just wanted my colleagues to know that we definitely had a lot of conversations, and we are going to be having a lot more conversations in Committee but not to panic when the time comes for us to vote on something that is extraordinary for the City.

Councilmember Ajmera said one of the options that we were looking at, one of the resources was City owned land when we sell some of that proceeds would go to affordable housing. I know that is something that is still being discussed, but have we looked into that strategy when we deplete all the resources in our Housing Trust Fund dollars, we have a tool available at our disposal.

Ms. Wideman said I remind you all Ms. Ajmera when you all discussed it in February, you all did not make a decision on that yet, but that still is an option for the Council to decide.

Mr. Driggs said I asked this question in Committee; could you tell the entire Council the leverage ratio on Grier Heights is one in three. It is one in six or one in seven for the

other projects that are proposed. The affordability is good; the affordable period is 40-years, but one in three is a low ratio. Could you talk about that?

Ms. Wideman said yes sir and my response to that in the Committee Meeting and today is because it not just about putting units on the ground. The community expressed to us loud and clear; Ms. Kinsey was at the table as well. We wanted to be consistent with the community character and so in order to do that we needed to bring the unit count down, and when you bring the unit count down you have a fewer units to spread across the leverage ratio over, so that is why you see less of a leverage ratio, but the developer understood that and increased the affordability period.

Mayor Roberts said thank you very much Pam Wideman and staff for the quick and informational presentation.

Motion was made by Councilmember Mayfield, seconded by Councilmember Ajmera, and carried unanimously to adjourn the Special Meeting.

The Special Meeting adjourned at 5:47 p.m.

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DINNER BRIEFING

The City Council of the City of Charlotte, North Carolina reconvened for a Dinner Briefing on Monday, August 28, 2017 at 5:47 p.m. in Room 267 of the Charlotte Mecklenburg Government Center with Mayor Jennifer Roberts presiding. Councilmembers present were Dimple Ajmera, Ed Driggs, Julie Eiselt, Claire Fallon, Carlenia Ivory, Patsy Kinsey, Vi Lyles, LaWana Mayfield, James Mitchell, Greg Phipps, and Kenny Smith.

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ITME NO 1: AGENDA OVERVIEW

No agenda overview was provided.

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ITEM NO. 3: MAYOR AND COUNCIL CONSENT ITEM QUESTIONS

Mayor Roberts said first I want to see if there are any Consent agenda items for Kim Eagle to follow up on, answer or to pull and then we are going to do a motion to go into closed session.

Councilmember Mayfield said I would like to speak to Item No. 22. Mr. Manager, was staff going to respond to Item No. 24 to the question I had regarding the parking?

Marcus Jones, City Manager said yes, I spoke with Danny Pleasant about it and we do have an answer for you.

Kim Eagle, Assistant City Manager said I have a follow up now for Item No. 24 if you would like that and Ms. Mayfield is there is a specific question for No. 22 I can follow-up on?

Ms. Mayfield said no I was just speaking to Item No. 22 and for Item No. 24 you can just respond to downstairs.

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ITEM NO. 6: ANSWERS TO MAYOR AND COUNCIL CONSENT ITEM QUESTIONS

Staff responses to Consent Item questions were answered during the Consent portion of the Business meeting.

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ITEM NO. 1: CLOSED SESSION

Motion was made by Councilmember Lyles, seconded by Councilmember Mayfield, and carried unanimously to go into Closed Session pursuant to North Carolina General Statute § 143-318.11(a)(3) to consult with attorneys employed or retained by the City in order to preserve the attorney-client privilege and to consider and give instructions to the attorneys concerning the handling of settlement of Crystal Eschert v. the City of Charlotte – 3:16-CV-295 and to recuse Councilmember Fallon from this closed session.

The meeting recessed at 5:49 p.m. to go into closed session in Room 267. The closed session recessed at 6:25 p.m. to return to open session in Room 267 for the regularly scheduled Public Forum.

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PUBLIC FORUM

Mayor Roberts said we have been evaluating the impact of having the Public Forum up here as opposed to down in the Chamber. We've been listening to people's input and Councilmember Smith, do you want to tell us what your Committee decided.

Councilmember Smith said as many of you will recall the April 24, 2017 meeting we made a motion to move meetings up here as opposed to down in the Chamber. The intent was at some point to come back, circle around and see what worked and what didn't work. What we decided last Wednesday was unanimously that we want to move the Public Forum back down in the Chamber; they will commence at 6:30 p.m. There were several reasons for this; there was a little bit of confusion for speakers from time to time, and it is quite disruptive as people trying to get in and out. There were some safety concerns with the amount of people that could be in the room that were standing in all areas. So all of that led the Committee to say let's go back downstairs, and we will start at 6:30 p.m. I don't think it requires a vote, so I would just throw it out there if no one objects the Manager will make that policy change; it is under his purview, and we will commence at the next Public Forum, and it will be downstairs next month. Just to be clear this is for the Public Forum; the other meetings that are attached the citizen workshop will continue up here, correct LaWana?

Councilmember Mayfield said yes sir.

Mayor Roberts said just wanted to let everyone know we have been listening and evaluating and will look forward to having the Public Forum in the Chamber in September.

Mr. Smith said minor correction, they are both going downstairs at 6:30 p.m.; we will have all of them in the Chamber moving forward. On Workshop nights we will go downstairs into the Chamber and conclude down there.

New Freedom Party Organization

Walter Henderson III, 2601 Cross Pointe Circle, Matthews said I am standing in front of you on behalf of New Freedom Party Organization, which I like to consider to mean new freedom. I've got some basic information here that I would like to share with you. Our mission is to inspire, initiate, and entering disenfranchised youth and adults to enable progression within the areas of career advancement, the quality of life, and civic engagement, inspiring positive and productive engagement within the local communities. We simply want to introduce organizations to one of the communities in which we like to serve which is Charlotte, North Carolina, Mecklenburg County, and we look forward to working alone side the City as well all the other non-profit organizations that are hosted here. Thank you to the Board, and we are looking forward to serving you and the community.

Men Taking Children to School on the First Day

Blanche Penn, 2207 Century Oaks Lane said I am coming on behalf of the Million Fathers March, men taking kids to school on the first day. I was able to go to Ranson Middle School, and we had a host of men, uncles, cousins, and everybody at Ranson and it was a very well attended event for our males, and I was very excited about that. We got a chance to greet the children into the school and welcome them, so we were very excited about this. I started this program back in 2006 and the reason was that we don't have a lot of males that go to school. I'm not sure how many of you can raise your hand and say you took your child to school on the first day or you greeted somebody on the first day of school. We want to keep our children more active where our fathers and males can come into the schools to support them. The more we do that the better it is. I do have a copy of the program, when I started back in 2006, and your Mayor was very instrumental and assisted me in this process, and during the time Dr. Pusey was here he was able to actually put my agency on this particular brochure which is called Winners Plus, and I was very excited about that process. We have been doing this for a while and we will continue to do it so I was very excited how everything worked out. We had other schools that were part of it and one of the organizations was Second Ward and West Charlotte, and we were very excited about that. I want to thank you for allowing me to speak to you on this issue and we will come with more information about things we are doing in the community, because it is very important to do more things for our young kids in order to keep them off the street and keep them in school and make sure we have a successful year for our children. If you did not get a chance to go, please go and visit your children.

International Volunteer Organization Offers Assistance

Samantha Adams, 100 West Tyvola Road said I am a representative of the Charlotte Chapter of The International We Love you Foundation and our mission is to actually serve Charlotte and the surrounding areas in Mecklenburg County through the heart of a mother. Our foundation was actually established in 2001 by our Chairwoman [inaudible]. It is a non-profit organization where we seek to promote unity and friendship among all of the people as a global village beyond nationality, race, religion, or even social economic status. We Love You even seek to make a difference in people's lives in over 50 countries around the world through different initiatives such as blood drives, rebuilding homes after national disasters, providing clean water in areas where there is none and educating the youth on the importance of maintaining our environment and different initiatives such as those. We receive more than 100 awards such as honorary and Presidential Awards for various countries, including the United States Presidents call to Service, as well as the Royal Order of the Monisaraphon in Cambodia and even the Great Woman Order in Peru. Our goal here in the Charlotte area and Mecklenburg County area is to actually carry out our Chair Woman's vision of a happy and healthy society by working together with our local government on the different issues that are actually pressing here in Charlotte. What we seek to do is to work closely with you and finding out what is it that Charlotte really needs and how can we help in serving those kinds of needs. We actually have resources not only in our Charlotte Chapter but in our region and in the Carolinas where we could reach out and have a network of volunteers to come and serve those areas. We appreciate and look forward to working with each and every one of you.

Opposition to Funding of Major League Soccer

Christian Aponte, 5922 Gate Lane said I am the Charlotte Field Director for the North Carolina Chapter of Generation Opportunity, the grass roots movement of young Americans that advances policy change, holds policy makers accountable, fights for opportunity, and defends the civil liberties of my generation and all Americans. On behalf of young people across, Charlotte I am urging the member of Council to oppose any future proposals for tax giveaways for funding and associated costs of a new sports stadium here in Charlotte. Any such proposal isn't about soccer or sports; this is about corporate welfare where tax handouts will go to wealthy team owners. The City Council

should stand against an irresponsible and wasteful use of tax dollars that will put future generations on the hook for millions. Initial estimates for City's contribution to the stadium were around \$44 million. Subsidizing the stadium would continue a trend of the Council giving corporate welfare to the wealthy at the expense of the taxpayer. Why couldn't we as a City reduce the tourism tax altogether and allow the consumer to inject their money into economy in a more direct manner, creating more opportunities for residents in Charlotte? Young people like myself, have a strong belief in economic fairness and the ability of the open market to allow entrepreneurs the freedom to create and innovate. A culture that encourages businesses to seek out special favors isn't fair to those whose businesses don't benefit from government handouts or carve outs, and it is not fair to the future generations of taxpayers who foot the bill for sports teams. To be sure local support in Charlotte for professional and amateur sports has been and will continue to be a great tool for bringing our communities together; however, there are better ways to bring about this desired goal than forcing tax dollars and future generations to subsidize sports stadiums for wealthy team owners. Thank you for the opportunity to speak to you today and on behalf of Generation Opportunity and all those we represent in the great State of North Carolina, I urge you to reject a new taxpayer subsidy toward a soccer stadium here in Charlotte.

Tree Canopy Team Neighborhood Outreach

Kim Hombs, 163003 Farmchase Court said I am here from The Community; we come in representation of a great and growing public concern regarding loss of our trees and green space here in Charlotte as trees bees the bees from Ballantyne and Blakeney area and from the Charlotte Tree Canopy Team Neighborhood Engagement. We have tremendous concern for the loss of mature trees and green space due to rampant development in addition to other areas losing trees due to age. We are here to strongly advocate for significant City funding to implement recommendations based on the data gathered and being gathered by the Master Tree Plan. We love the goal of the City Council for the 50% tree canopy by 2050. In order to reach such a great goal, immediate action needs to be taken. Tree planting is wonderful and needed but much, much more immediate urgent and effective is saving existing mature and native trees and green space. No amount of planting can replace indigenous mature trees and their surrounding eco systems. This is urgent. The Tree Save Ordinance much be greatly strengthened and tightened to achieve this tree save and ultimate goal of 50% by 2050. Our greatest loss of tree canopy is due to development; the second is due to aging trees. Those facing loss due to aging trees seem to have an active engaged community and of course can always use more tree planting. Where we need immediate change is in our ordinances and education of developers. Elimination of paying fees to mitigate tree save is needed or a significantly greater mitigation fee must be instituted. Instead there must be mandatory tree save that is greater in scope and strength and it needs to be implemented as soon as possible. There needs to be greater education in ordnances regarding tree save by the private sector as well, which involves educating the public as to the differences between a Certified Arborists and someone who just wants to cut a tree down to make quick money to the detriment of all. Trees and their surrounding green space and eco systems are essential to our air quality, flood mitigation, beauty, uniqueness, and attractiveness of our City, and there is research that shows greener environments have lower crime rates therefore making our safer and healthier in all regards, not to mention reduction of heat in the summer, mitigation of strong winds affecting structures and so much more. We need to educate all of our citizens as well as the developers on these many advantages so they are motivated to respect and care or and be grateful for the mature trees. Please Charlotte City Council devote significant funds and time and attention to stopping our rampant loss of trees that the hallmark of our beautiful tree city. Charlotte's trees are her crown jewels.

Affordable Housing

Angela Ambroise, 1933 Pegram Street said I wanted to talk to you and approach the Council about affordable housing. We talk a lot about affordable housing; you had some interesting ideas, and we talked about as a Council, 5,000 units. The reality of it is, that is not nearly enough. We need to look at opportunities that we can grab right

now. I am confused when I hear that CMS has three buildings for sale in highly displacement areas. We are talking Wilmore; we are talking Cherry and Druid Hills; that is a tangible thing that you can do now to more, to purchase those buildings to provide affordable housing across AMIs. It is time that we move beyond talk and get to action. Charlotte is in a serious place; it is an epidemic when it comes to affordable housing, and people don't understand that message, because we see housing all over the place and we don't understand that our most vulnerable citizens, taxpaying citizens are at risk when it comes to housing. When we talk about 5,000, we don't realize we are losing 3,000 already because of displacement, because of urban renewal, and there is no real actionable plan. It is time that we think about Charlotte, all of Charlotte; how do we plan for that? The reality of the situation is we've dropped the ball. How do we pick it back up? We've got to be serious; we have got to be committed, and we've got to step up now. Tomorrow is too late; we've got to grab what we can grab today. If nobody has talked to you about these buildings they need to move beyond conversation, and we need to look at those buildings and we need to grab those buildings. We can look at mixed businesses for commercial space. There is a lot of creativity that we can do if we can put our minds together and act. I want you guys to understand Charlotte get out of these neighborhoods; get out of these communities that have existed for a long time. People, they are depressed; they don't know what to do. I get a call every week from someone saying Angela, can you help me find housing? A 60-year old woman that can't find housing, paying \$1,400 per month to live in a hotel, literally everything. All I can say is you know what, I'm here and I'm going to keep speaking up, but I need you guys, don't just look at this as running for a new election seat; think about how you can help pull all of these residents out of the bottom, how you can help create the ability for them. We've got to get beyond conversations, and today we have got to get out actionable plans for the City of Charlotte.

Petition to Add a Street Light

Frances-Maries Puente, 300 West 5th Street said I wasn't really ready to speak, but I know a lot about the topic. It is a very important one, and we are coming here to request City Council to put a traffic light at the corner of 5th Street and Pine Street. We've gone ahead, and we've had some positive things that have happened. We have engaged a Safety Committee, who has realized that there is a unique situation with the left hand turn. We've gotten some statistics and they did approve the signal, so that was a win for us last month, but unfortunately when DOT kept reviewing the situation, they realized there really is no funding. We were put up on an up-grade list due to the type of traffic light that has to be installed in that area in uptown. We just want to come here and stress how important it is for you all to reconsider and move us up on the list. It is unfortunate, but we are one step away of having a pedestrian get hit or someone's dog or someone's child. Just within that four corner intersection there are over 1,000 units each assuming they house one or two residents. That is how many people are being affected. Just within the last three months there have been five crashes, some that have resulted in over thousands of dollars in property damage that have missed people by a hair, so it is really, really important that you all consider that. What we are asking for is just to be moved up in funding. I know that there is a plan out there for 2018 and 2019, and I see that there is some kind of responsibility and accountability from you all to make Charlotte uptown safe for pedestrians to walk. You want to build city, you want sidewalks and green space but adding a traffic light here would be part of that safety. You want to make sure that your residents are able to walk on sidewalks, but if got to a sidewalk where they are thrown up against a wall or no streetlight or run over then that is where the Safety Committee would fail at that point, and we don't want it to. We want to be able to be considered for that and pushed up on the list.

Affordable Housing

John Divine, 5218 Holly Fern Circle said I am here to talk about affordable housing on behalf of the One Meck Housing Committee. We are asking the City Council to support three affordable housing efforts; first we would like to follow the recommendations of the Opportunity Task Force and approve a \$50 million housing bond proposal for the fall 2018. For a City our size, that is a very reasonable amount since even Asheville, which

is one-tenth our size, recently supported a \$20 million housing bond package. We are also concerned that there be some focus on the 30% and under of AML. I noticed in the presentation I think 3% of the units were created in that bracket, so I think more attention needs to be paid to that. We are very interested in figuring out how housing vouchers can help this need, and I would like to applaud Mr. Driggs' attempts to do something creative with vouchers and tourism money, and I hope we can continue to explore how that can work. I think we would also like to see the vouchers to be able to use in communities north, south, east, and west if there is a way to do that. I guess the last thing is that we request that renewed efforts between the City, County, and School Board are made to use surplus land in schools. This could be done for instance \$1.00 long-term leases to private developers to build mixed-income affordable housing. We citizens own the land, and it should be used as a productive asset and we look forward to helping in any way we can the Council and other community members to support these initiatives.

Liz Millsaps Haigler, 4117 Commonwealth Avenue said I'm also here to speak about affordable housing. I've had an idea using things we already have for it to be our zoning code allows for accessory dwelling units and most of our mid-century homes have the capability of supporting that; a driveway that goes to the back and the lots are big enough. When I started doing research for it I also discovered the mid-century neighborhoods, 89% of them are close to public transportation, within one-half mile. As I have been thinking about it, I'm a realtor and I use House Charlotte a lot, and you already have the Housing Partnership and House Charlotte that you can use to set up this program. My idea is basically to where the City can help fund maybe with a second mortgage that is forgiven much like a House Charlotte mortgage and a lot of these neighborhoods, the folks are older, so they are having trouble either paying their property taxes or doing the maintenance for an older home. So, maybe they could build the accessory dwelling unit for themselves and rent out the front home. Others can rent out the accessory dwelling unit, and I think you could put together a program, and I have ideas about some of the different things you could do, maybe have somebody who could in and assess the lot to see if it is eligible for accessory dwelling unit. Eventually, you probably would want to have like a contingency fund in case somebody trashes the unit; an education program on basically how to have it built and then how to live together with your new neighbor in harmony. Maybe a repair program if somebody moves into the unit and they need to repair the main house for rental. Also, you could give extra maybe like a full scholarship type program to folks who build accessory dwelling units that are for disabled with all the handicap features. You would probably need a little advertising fund to make neighbors aware of it. I know your Neighborhoods Department does very well in that. Another thing you could probably do is have the Planning Department ease some of the ADU requirements because it has to look similar to the home, but I know in my neighborhood, hopefully we are not going back to asbestos siding, and you really can't afford to build a full brick home anymore but hopefully brick accents would work for that. There is a requirement to look similar to the neighborhood, and I can see in historic neighborhoods and in wealthier neighborhoods that is important, but I live in Oakhurst, and we have 40's homes with modern additions on the back, and we have a whole new infill development of modern homes, so I don't think it is quite important for that. We also have a new neighborhood of tiny homes and they are just so hot I think this is a great idea that we could on a one on one grass roots neighborhood level build affordable housing for the City.

Twin Oaks Rehousing Project Update

Carolina Cunningham, 1108 36th Street said I am here speaking on behalf of Twin Oaks but I'm also speaking for our community. I'm coming here today to let you know that we are losing our houses, our homes, and our life to gentrification. People with more money coming in and fixing our houses, and we can't afford to stay in it. We are letting developers come in and control our landscape. What happened to the democracy for the human being, for a regular person, for a common person? What happened to that democracy? The word gentrification is a half a century old, so this is nothing new. This is a problem that has been a half a century old and for some reason we have not yet begun to find a solution. When was the last time or when you leave here go home,

have a good rest, tell everybody bye or goodnight for the night, get ready for work and then you wake up and get a letter saying you have 30-days to get out? Don't give you an opportunity to try to find something else. Even people with money have problems trying to find a place to stay, so with low-income people like us we are going to have more of a problem trying to find somewhere to stay. There is affordable housing, but we can't reach it. We are on waiting lists. If there is affordable housing there don't need to be a waiting list. We are crying out for help from you; we feel like the City has created a problem instead of solutions, because the homelessness is going up. We should not have homelessness in Charlotte. I was brought up and know that Charlotte was a beautiful and shiny City. We shine bright; we look beautiful but within we feel ugly because we feel our City is not there to support us. Rezoning for animals, a frog or a turtle, meeting after meeting can take up to a year, but yet you give a human being 30-day to find another place. Stop creating homeless; reach out through Charlotte and help us.

The meeting recessed at 7:03 p.m. to move to the Meeting Chamber for the regularly scheduled Business Meeting.

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BUSINESS MEETING

The City Council of the of Charlotte, North Carolina reconvened in the Council Chambers of the Charlotte Mecklenburg Government Center at 7:15 p.m. on Monday, August 28, 2017 with Mayor Jennifer Roberts presiding. Councilmembers present were Dimple Ajmera, Ed Driggs, Julie Eiselt, Claire Fallon, Carlenia Ivory, Patsy Kinsey, Vi Lyles, LaWana Mayfield, James Mitchell, Greg Phipps, and Kenny Smith.

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INVOCATION AND PLEDGE

Councilmember Mayfield gave the Invocation followed by the Pledge of Allegiance to the Flag.

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SWEARING IN OF COUNCILMEMBER CARLENIA IVORY, DISTRICT 2

Mayor Roberts said before we get to Consent Agenda Items we are going to swear in our newest member, Carlenia Ivory, who is representing District 2. She had an unofficial swearing in, so she could go to the Committee meetings and be participating, but this is going to be her official public swearing in.

Mayor Roberts administered the oath of office to Councilmember Carlenia Ivory, District 2 Representative.

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CONSENT AGENDA

Motion was made by Councilmember Driggs and seconded by Councilmember Mayfield to approve the Consent Agenda as presented with the exception of Item No. 24 which was pulled for questions and Item No. 44, which was pulled by staff because it was settled.

Councilmember Mayfield said I just wanted to briefly speak to Item No. 22, which is the Barringer Drive Bridge Replacement and to thank staff for accelerating this even though it has been a long time coming for this bridge along Barringer Drive and to the Clanton Park Neighborhood Community to let you know tonight that in Item No. 22 that the Council just approved the awarding of \$1,099,260.45 to the lowest responsive

bidder as well as authorize our City Manager to negotiate additional contract if needed for the Barringer Drive bridge replacement.

The vote was taken on the motion and recorded as unanimous.

The following items were approved:

Item No. 18: Grier Heights Sidewalk

Award a contract in the amount of \$259,618.25 to the lowest responsive bidder Armen Construction LLC for the Grier Heights Sidewalk Project.

Summary of Bids

Armen Construction LLC	\$259,618.25
United of Carolinas, Inc.	\$333,189.50

Item No. 19: Hosting Services for the National League of Cities City Summit

Authorize the City Manager to negotiate and execute contracts for a combined amount not to exceed \$600,000 with the North Carolina League of Municipalities and the Charlotte Regional Visitors Authority for hosting services associated with the National League of Cities City Summit Conference.

Item No. 20: I-85 North Bridge Design Services

Authorize the City Manager to negotiate and execute a contract up to \$2,300,700 with HDR Engineering, Inc. of the Carolinas for design services for the I-85 North Bridge.

Item No. 21: Construction Inspection and Management Services

Approve unit price contracts with the following companies for construction inspection and management services for a five-year term: A. Morton Thomas and Associates, Inc., Gavel & Dorn Engineering, PLLC, and SEPI Engineering Construction, Inc.

Item No. 22: Barringer Drive Bridge Replacement

(A) Award a contract in the amount of \$1,099,260.45 to the lowest responsive bidder Sloan Construction, a division of Reeves Construction Company, for the Barringer Drive Bridge Replacement Project, and (B) Authorize the City Manager to negotiate and execute a contract up to \$255,000 with A Morton Thomas and Associates, Inc. for bridge construction administration services.

Summary of Bids

Sloan Construction, A Division of Reeves Construction	\$1,099,260.45
Lee Construction Company of the Carolinas, Inc.	\$1,280,255.00
Blythe Development Company	\$1,483,453.50

Item No. 23: Water Quality Enhancement and Stream Restoration Services

(A) Approve unit price contracts with the following companies for water quality enhancement services for a five-year term: Gavel & Dorn Engineering, PLLC and HDR Engineering, Inc. of the Carolinas (B) Approve unit price contracts with the following companies for stream restoration professional services for a five-year term: Kimley-Horn and Associates, Inc. and Wildlands Engineering, Inc.

Item No. 25: Metropolitan Planning Program Grant Municipal Agreement

Adopt a resolution Authorizing the City Manager to execute a municipal agreement with the North Carolina Department of Transportation to support transit-planning activities for the Charlotte Regional Transportation Planning Organization.

The resolution is recorded in full in Resolution Book 48, at Pages 379-410.

Item No. 26: Roadway Median Object Markets

(A) Award a unit price contract to the lowest responsive bidder Quick Kurb, Inc. for the purchase of roadway median object markets for a term of two-years, and (B) Authorize the City Manager to renew the contract for up to three, one year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Summary of Bids

Qwick Kurb*

\$169,817.00

* Only one bid was received; based on post-bid assessment of the industry, it was determined suppliers of this product are limited, and the one bid received is responsive and of good value.

Item No. 27: Sanitary Sewer Grease Control Services Contract

(A) Approve a unit price contract with NRPGroup, Inc. for sanitary sewer grease control services for an initial term of one year, and (B) Authorize the City Manager to renew the contract for an additional one-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 28: Charlotte Water Innovyze Hydraulic Modeling Software

(A) Authorize the City Manager to negotiate and approve a contract for maintenance and support under the City's Innovyze Hydraulic Modeling Contract, as detailed below for as long as the City uses the system, (B) Authorize the City Manager to approve price adjustments and amend the contract consistent with the purpose for which the contract was approved, and (C) Authorize the City Manager to purchase such additional software licenses, services, and hardware as needed to optimize the City's use of the system.

Item No. 29: Blue Line Extension Parking Deck Control System

(A) Approve a contract in an amount not to exceed \$500,000 with Carolina Time to provide and install parking control systems at the JW Clay Boulevard and University City Boulevard parking decks for the Blue Line Extension project, (B) Authorize the City Manager to approve the purchase of maintenance and support for as long as the City uses the system, and (C) Authorize the City manager to approve the purchase of additional software license, services, and hardware as needed from time to time to optimize the City's use of the system.

Item No. 30: Blue Line Extension Safety and Security Certification Services Amendment

Approve contract amendment #9 for \$515,000 to K&J Safety and Security Consulting Services, Inc. for safety and security certification services for the Blue Line Extension project.

Item No. 31: American Airlines Line Maintenance Hangar Reimbursement Agreement

Approve an agreement with American Airlines to reimburse the Airport for design and construction services associated with the renovations to the Line Maintenance Hanger Facility.

Item No. 32: Airport Strategic Parking Business Plan

(A) Approve a contract with Innovat International Inc. to develop a Strategic Airport Parking Business Plan and provide consulting and implementation services for a five-year term, and (B) Authorize the City Manager to renew the contract for up to two additional one-year terms and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 33: Airport Lost and Found Resolution Amendment

Adopt a revised resolution amending the Airport's authority to donate or dispose of lost and unclaimed property.

The resolution is recorded in full in Resolution Book 48, at Page 411.

Item No. 34: Airport Concourse C Renovation Design Services

Approve a contract in the amount of \$825,775 with the Wilson Group Architects, PA for design services for the Concourse C Renovation Design project.

Item No. 35: Airfield Maintenance Building Canopy

Award a contract in the amount of \$256,543.87 to the lowest responsive bidder BSL Galbreath, Inc. for the Airfield Maintenance Building Canopy project.

Summary of Bids

BLS Galbreath, Inc.	\$256,543.87
MBI Builders, Inc.	\$273,900.00
Miles McClellan Construction	\$362,913.10
D. E. Brown Construction, Inc.	Disqualified

Item No. 36: Citywide Interactive Voice Response System Amendment

(A) Approve a contract amendment with True Image Interactive, LLC for the ongoing support for various applications including the City's interactive voice response system and web portal for the term of three-years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 37: Fire apparatus Repair and Maintenance Services

(A) Approve a unit price contract with Atlantic Coast Fire Trucks for fire apparatus repair and maintenance services for an initial term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Item No. 38: City Accelerator Grant Acceptance

(A) Authorize the City Manager to accept a grant in the amount of \$100,000 from Living Cities, Inc. for the City Accelerator: Procurement for Inclusive Opportunity Cohort, and (B) Adopt Budget Ordinance No. 9150-X appropriating \$100,000 from Living Cities, Inc.

The ordinance is recorded in full in Ordinance Book 60, at Page 790.

Item No. 39: Tax Year 2017 Order of Collection and FY 2017 Mecklenburg County Tax Collector's Settlement Statement

(A) Adopt an Order of Collection, as per North Carolina General Statute 105-321(b) authorizing the Tax Collector of Mecklenburg County to collect the property taxes set forth in settlement statement for tax year 2017, and (B) Receive as information and record in the minutes the Mecklenburg County Tax Collector's Settlement Statement for Fiscal Year 2017.

Tax Collector's Settlement for Fiscal Year 2017

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Charlotte City Council for Fiscal Year 2017 (tax year 2016).

The total FY 2017 Real Estate, Personal Property, and Registered Motor Vehicle Tax charged to the Tax Collector for collection was \$434,373,522.29.

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
\$434,373,522.29	\$431,681,962.69	\$3,202,476.75	99.38%

At the end of FY 2017 there were 42 tax bills totaling \$466,244.72 under formal appeal with the Board of Equalization and Review or the Property Tax Commission; consequently, the Tax Collector was barred from pursuing collection for these tax bills. In addition, the Tax Collector was barred by the U.S. Bankruptcy Court from collecting 201 real estate, personal property, and registered motor vehicle tax bills totaling \$78,852.25. Since the above totals were barred from collection, it is important to note that when these totals are removed from the net levy calculation, the combined collection percentage increases to 99.51%.

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning real property and personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person. These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to him for collection.

Prior Year Collections

During FY 2017, the Tax Collector pursued collection of delinquent prior year taxes.

Real Estate and Personal Property Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2017</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2008	\$331,486,564.77	\$ 98,810.59	\$ 588,530.38	99.82%
2009	\$347,151 '772.15	\$ 110,647.50	\$ 716,499.26	99.79%
2010	\$353,127,486.43	\$ 149,244.38	\$2,034,912.56	99.42%
2011	\$366,724,128.77	\$ 209,168.13	\$ 780,456.70	99.79%
2012	\$368,473,785.99	\$ 279,318.18	\$ 804,741.70	99.78%
2013	\$403,878,011.68	\$ 298,372.57	\$ 937,086.92	99.77%
2014	\$403,075,729.82	\$ 439,703.87	\$ 986,533.67	99.76%
2015	\$430,365,648.13	\$1,311,770.49	\$1,238,634.82	99.71%

Registered Motor Vehicle Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2017</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2013	\$24,660,802.90	\$85,219.40	\$950,102.41	96.15%
2014	\$ 213,094.82	\$ 1,158.24	\$ 18,449.55	91.34%
2015	\$ 619.48	\$ 0.00	\$ 339.05	45.27%

North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body.

Item No. 40: Disposal of Surplus Equipment Public Auction

(A) Adopt a resolution declaring specific vehicles, equipment, and other miscellaneous items as surplus, (B) Authorize said items for sale by public auction on September 16, 2017, and (C) Authorize the City Manager to approve certain administrative and storage fees as may be required from time to time for auction events.

The resolution is recorded in full in Resolution Book 48, at Pages 412-425.

Item No. 41: Refund of Property Taxes

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$19,480.40

The resolution is recorded in full in Resolution Book 48, at Pages 426-427.

Item No. 42: Meeting Minutes

Approve the titles, motions, and votes reflected in the Clerk's record as the minutes of: July 17, 2017 Zoning Meeting and July 24, 2017 Business Meeting.

PROPERTY TRANSACTIONS

Item No. 43: Property Transactions – 7300 Steele Creek Road

Acquisition of 12.21 acres at 7300/7308 Steele Creek Road from Steele Creek Post 221 American Legion for \$916,000 for Airport Environmental Impact Statement Mitigation Land.

Item No. 45: Property Transactions – 511 South Main Street Sanitary Sewer, Parcel #1

Resolution of condemnation of 641 square feet (.015 acre) in Sanitary Sewer Easement, plus 5,513 square feet (.127 acre in Temporary Construction Easement at 542 Walnut Street from John Leconte Cathey for \$3,625 for 511 South Main Street Sanitary Sewer, Parcel #1.

The resolution is recorded in full in Resolution Book 48, at Page 428.

Item No. 46: Property Transactions – 511 South Main Street Sanitary Sewer, Parcel #2

Resolution of condemnation of 2,218 square feet (.051 acre) in Sanitary Sewer Easement, plus 6,266 square feet (.144 acre) in Temporary Construction Easement at 632 Village Main Circle from William Richard Griffith for \$1,450 for 511 South Main Street Sanitary Sewer, Parcel #2.

The resolution is recorded in full in Resolution Book 48, at Page 429.

Item No. 47: Property Transactions – Rocky River Road Improvement, Parcels #30, 31, 32, and 33

Resolution of Condemnation of 32,206 square feet (.739 acre) in Fee Simple at 7506, 7510, 7514 and 7518 Rockland Drive from Adams Homes AEC, LLC for \$44,000 for Rocky River Road Improvement, Parcels #30, 31, 32, and 33.

The resolution is recorded in full in Resolution Book 48, at Page 430.

Item No. 48: Property Transactions – 5312 Wilkinson Boulevard

Acquisition of .596 acre at 5312 Wilkinson Boulevard from Florian Balaj and Oltita Balaj for \$520,000 for Airport Area Master Plan (Project AAMP).

Item No. 49: Property Transactions – 5330 Wilkinson Boulevard

Acquisition of .441 acres at 5330 Wilkinson Boulevard from Florian Balaj for \$880,000 for Airport Area Master Plan (Project AAMP).

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ITEM NO. 24: PARKING PAY STATIONS AND RELATED SERVICES

Councilmember Mayfield said I believe Ms. Eagle is going to give us a report but I have been speaking with the City Manager, because a number of us when we go uptown will see that we have a number of bags that are over meters. I wanted to get a better understanding of the funding for the parking meters and how is that managed. We have an app currently, and the request tonight is to approve a contract with T2 Systems Canada, Inc. for the parking pay stations, so I wanted to get a little more clarity around our parking meters and that process as well as in conjunction with most cities, including the City of Charlotte after a certain time parking meters are open, but we have a number of them covered, so they are not necessarily accessible to our residents.

Kim Eagle, Assistant City Manager said your specific question had to do with the revenue that the program generates. On an annual basis the program generates about \$2 million. Approximately \$1.5 million of that goes to operate the program, so we have about a half million dollars that is left that flows back into the program for maintenance and other related costs. It does stay with the general fund, and it stays in the program.

Ms. Mayfield said with this request that is being proposed this evening for this particular contract, is that going to save on the \$1.5 million that we are spending on operational cost by identifying a new company and if this company going to be able to work with our current park mobile system?

Ms. Eagle said yes ma'am; that is a great question. This contract actually provides for ongoing preventative maintenance. The useful life of the operational components is

about seven years, and the replacements we are doing are a part of this contract, replacing components that are between seven and 11 years old. We anticipate a very positive outcome.

Motion was made by Councilmember Mayfield, seconded by Councilmember Kinsey, to (A) Approve a contract with T2 Systems Canada, Inc. for Parking Pay stations and Related Services for an initial term of three years, and (B) Authorize the City Manager to renew the contract for up to two, one-year renewal terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Councilmember Ajmera said speaking of covered and accessible parking spots, there are a few charging stations that I have found not specifically for general parking but for electric car parking. I will give you an example; off of Hal Marshall location there are two parking spots that are specific to electric cars. Those are both not working, but at the same time is not accessible to public, because they are not working no one else can park, so I just wanted to make sure you have that in your radar as you look at the comprehensive plan.

Ms. Eagle said thank you; I will be sure to take that back.

The vote was taken on the motion and recorded as unanimous.

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ZONING

ITEM NO. 9: ORDINANCE NO. 9149-Z, PETITION NO. 2017-069 BY HEYDON HALL II, LLC AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY SEVEN ACRES LOCATED ON THE NORTH SIDE OF SMITHFIELD CHURCH ROAD AT HEYDON PARK WAY, WEST OF HEYDON HALL CIRCLE FROM MX-1 (MIXED USE) AND MX-1 SPA (MIXED USE, SITE PLAN AMENDMENT) TO MX-1SPA (MIXED USE, SITE PLAN AMENDMENT)

The Zoning Committee found this petition to be consistent with South District Plan and meets appropriate criteria in the General Development Policies for development at up to four dwellings per acre based on the information from the staff analysis and the public hearing, and because the plan recommends single family residential use; and the petition meets criteria for development up to four units per acre with the provision of sewer, meetings with staff, evaluation of the road network and appropriate site design; therefore, this petition was found to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because the subject area is currently entitled for a total of 59 single family homes. The proposal increased the number of units allowed on the portion of the site previously specified for five lots but decreases the total number of homes allowed to 25; and, the original Heydon Hall rezoning allowed an average density of three dwelling units per acre. The densest portions of the existing neighborhood are developed at approximately five units per acre. The proposal for 24 lots, with the possibility of 25 lots under certain conditions, for up to 3.54 dwelling units per acre is consistent with the existing Heydon Hall neighborhood; and, the petition provides for a revised layout of single family homes within the Heydon Hall community consistent with the area plan recommendations; and, the site design and commitments are similar and compatible with the existing community because lot widths shown along Heydon Hall Circle match the widths of the existing parcels along the street; and, minimum lot size of 7,200 square feet and 9,600 square feet for the lots along Heydon Hall Circle are similar to other lots within Heydon Hall; and, setbacks and yards are similar to the existing Heydon Hall community; and, private street design matches the existing private streets within Heydon Hall. The Zoning Committee voted 6-0 to recommend approval of this petition with the following modifications:

Site and Building Design

1. Amended the site plan tables and notes to clarify that lots along Heydon Hall Circle will be at least 80 feet wide.
2. Amended the site plan to show the eight-foot planting strip and six foot sidewalk along Heydon Hall and Circle Smithfield Church Road as described in the development standards.
3. Eliminated the site development data note 2 and note 5 under IV Architectural Standards because they conflicted with the maximum building coverages listed in the proposed innovative standard.
4. Made the following changes to the innovative standards: reduced the maximum building coverage from 70% to 60%, increased the corner setback from five feet to ten feet, and eliminated a garage setback of 20 feet.
5. Added development standards, at the request of and in cooperation with the Heydon Hall neighborhood, related to building materials, roof pitches, steps, chimneys, home placement, garages, driveways, lighting, design for security gates, security walls, on-street parking, construction activity, irrigation wells, and provision of supplementary declaration documents.
6. Increased the maximum possible number of lots from 24 to 25. A 25th lot would only be possible if the stormwater facility is not located on the site.

Transportation

7. Staff rescinded the request that the petitioner should address the proposed major collector street extension along the site's frontage.
8. Provided a note that the right-of-way dedication and transportation improvements will be completed prior to the issuance of the first certificate of occupancy.

Environment

9. Changed the name of the Ordinance in note 1 under VIII Environmental Features from Post Construction Controls Ordinance to Post Construction Stormwater Ordinance
10. Added a note under VIII Environmental Features stating "The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."
11. Added a note under VIII Environmental Features stating that "The stormwater pond/facility shall meet the requirements of the PCSO and Charlotte-Mecklenburg BMP Design Manual. No woody vegetation will be allowed on any embankments impounding stormwater. The following measures may be taken as long as they do not conflict with the PCSO, Charlotte-Mecklenburg BMP Design Manual, or any Charlotte-Mecklenburg Land Development Standards."

Requested Technical Revisions

12. Staff rescinded the request to move the vicinity map and delete the technical data sheet because the petitioner moved the information in the site development data table to the development notes.
13. Removed note 4 under Architectural Standards as this note would be part of the HOA document and the City does not enforce HOA restrictions.
14. Reorganized the numbering and section headings of the notes to clarify the development standards and reflect the additional standards added.

The Petitioner agreed to make the following changes to the site plan after the Zoning Committee vote; therefore the City Council must determine if the changes are significant to send this petition back to the Zoning Committee.

The following changes were made after the Zoning Committee's recommendation:

- Changed the width of the sidewalk along the internal private street from six feet to five feet to better match the widths of the sidewalks within the Heydon Hall Community.
- Changed the width of the sidewalk along Smithfield Church Road from five feet to six feet to match standard sidewalk widths along public streets.

- Deleted sheets RZ-04 and RZ-5 depicting examples of specific features within the Heydon Hall Community because references to the sheets were removed from the development standards.
- Removed the reference to a specific tree species under Note 4 under IV. Transportation.
- Modified notes under V. Architectural Standards/Streetscape and Landscaping for General Materials, House Size and Placement to remove specifics related to colors, specific products, home size, and other details that are subjective or too detailed for enforcement by Zoning.
- Modified notes under V. Architectural Standards/Streetscape and Landscaping for Garages, Driveways to remove specifics related to color, specific products and other details that are subjective or too detailed for enforcement by Zoning.
- Modified notes under VI. Design Guidelines for Security Gates, Security Wall and Other Common Features to remove notes related to the appearance of elements, specific products, and other details that are subjective or too detailed for enforcement by Zoning.
- Modified notes under VII. Construction Activities to add notes related to construction vehicle parking and prohibiting construction traffic entry through the main gate.
- Modified notes under VII. Construction Activities to remove notes related to mud and other debris, as well as a note related to a temporary construction security entry and if the petition should be referred back to the Zoning Committee for review.
- Removed “stone” from an acceptable building material for steps and garages.
- Modified notes under V.3, VI 3, VII 3, and VIII 2 for grammatical clarification.

Motion was made by Councilmember Smith, seconded by Councilmember Eiselt, and carried unanimously not to send this petition back to the Zoning Committee for review.

Motion was made by Councilmember Smith and seconded by Councilmember Driggs to approve Petition No. 2017-069, as modified.

Councilmember Smith said while this petition was not in scale it definitely required a lot of back and forth conversations, dialogue and nuances between the petitioner and the neighbors. I see John Mullen from Heydon Hall here and Mike Dodson and Collin Brown from the Petitioner; there was great collaboration on this, and in the end everybody gave a little bit to get a project through that I think will be a good project for them. Sometimes these are tough, and you have folks that are not always working as productively, but I think this was a situation where everybody sat down from the beginning and worked really hard to get to a common goal. Just wanted to tell the petitioner and neighbors thank you for your hard work and look forward to seeing when the project is completed.

The vote was taken on the motion and recorded as unanimous.

Motion was made by Councilmember Smith, seconded by Councilmember Fallon, and carried unanimously that this petition is consistent with South District Plan and meets appropriate criteria in the General Development Policies for development at up to four dwellings per acre based on the information from the staff analysis and the public hearing, and because the plan recommends single family residential use; and, the petition meets criteria for development up to four units per acre with the provision of sewer, meetings with staff, evaluation of the road network and appropriate site design; therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because the subject area is currently entitled for a total of 59 single family homes. The proposal increased the number of units allowed on the portion of the site previously specified for five lots but decreases the total number of homes allowed to 25; and, the original Heydon Hall rezoning allowed an average density of three dwelling units per acre. The densest portions of the existing neighborhood are developed at

approximately five units per acre. The proposal for 24 lots, with the possibility of 25 lots under certain conditions, for up to 3.54 dwelling units per acre is consistent with the existing Heydon Hall neighborhood; and, the petition provides for a revised layout of single family homes within the Heydon Hall community consistent with the area plan recommendations; and, the site design and commitments are similar and compatible with the existing community because lot widths shown along Heydon Hall Circle match the widths of the existing parcels along the street; and, minimum lot size of 7,200 square feet and 9,600 square feet for the lots along Heydon Hall Circle are similar to other lots within Heydon Hall; and, setbacks and yards are similar to the existing Heydon Hall community; and, private street design matches the existing private streets within Heydon Hall.

The ordinance is recorded in full in Ordinance Book 60, at Pages 788-789.

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ITEM NO. 10: REZONING PETITION NO. 2016-131

Mayor Roberts said the petitioner has requested a deferral of this petition to September 18, 2017.

Motion was made by Councilmember Lyles, seconded by Councilmember Phipps, and carried unanimously to recuse Councilmember Smith from this agenda item.

Motion was made by Councilmember Kinsey, seconded by Councilmember Mayfield, and carried unanimously to defer Petition No. 2016-131 by Halvorsen Development Corporation to September 18, 2017.

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PUBLIC HEARING

ITEM NO. 11: PUBLIC HEARING TO EXTEND THE 2010 GENERAL OBLIGATION BOND AUTHORIZATION

Mayor Roberts declared the public hearing open.

There being no speakers either for or against, a motion was made by Councilmember Lyles, seconded by Councilmember Mayfield, and carried unanimously to (A) close the public hearing regarding the extension of General Obligation Bond Authorization, approved for seven years in November 2010, and (B) adopt the orders to extend the 2010 General Obligation Bond authorization for three additional years.

The resolution is recorded in full in Resolution Book 48, at Pages 376-378.

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ITEM NO. 12: ALLSTATE INSURANCE COMPANY BUSINESS INVESTMENT GRANT

Mayor Roberts declared the hearing open and said I'm sure folks who are watching and who are in the audience heard that Allstate make a really big announcement about investment in Charlotte, and they are bringing more than 2,000 new jobs here to Charlotte.

There being no speakers, either for or against, a motion was made by Councilmember Phipps, seconded by Councilmember Lyles, and carried unanimously to (A) close the public hearing regarding approval of a Business Investment Grant to Allstate Insurance Company, and (B) approve the City's share of a Business Investment Grant to Allstate Insurance Company for a total estimated amount of \$741,539 over five-years.

Mayor Roberts said I just want to thank Allstate for believing in Charlotte, for recognizing that that we are a financial center and we have a lot of financial experts and expertise and also technology expertise and that is all part of insurance for actuarial services. It is a range of job openings from clerical and hourly to advanced national services so we really appreciate you believing in Charlotte and investing in Charlotte and we are pleased to support this opportunity for our City.

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POLICY

ITEM NO. 13: CITY MANAGER'S REPORT

Marcus Jones, City Manager said I have three recognitions tonight and then at the end of that I'm going to hand the baton over to Randy, because he has an update with the National League of Cities.

I want to start off by having Jeff Stovall come down. As awards go I don't think I have any and if I ever had one this would be the one that I would love. Jeff has been identified as the CIO of the year for the non-profit municipal sector, and we are so proud of Jeff. We talk about being that Winning City, and Jeff has taken us to another level, because he wants Charlotte to be the World Class Digital City of the future, so we are proud of Jeff.

Jeff Stovall, Chief Information Officer said certainly I'm not planning to have a speech, but I would like to really thank my team here at the City, and I think that is the most important thing. One of the things that I acknowledged upon receipt of the award on last Friday when it was announced that the work that we do here at the City in Innovation and Technology and the Department that I lead is work that requires a team. It requires the efforts of many who bring the systems and the capabilities and the skills together that allow us to continue to function as a City with all the technology underpinnings that are required. Most of us don't think about the technology that is necessary to keep the City up and running but we have a dedicated group of over 140 people that work day in and day out to make sure that our technology is always running and is always cutting edge for us. I get to accept the award, but it is truly the team at Innovation and Technology, which makes all the difference. Thank you so much for recognizing me tonight but my team is really what shines.

Mr. Jones said if you will bear with me another moment we are about to take it international. Will our City Clerk, Stephanie Kelly please come down. I'm not sure if everyone is aware, but she has been named the President Elect of the International Institute of Municipal Clerks. That is about 14,000 individuals worldwide and our own City Clerk here from Charlotte will represent us well. I want to add for the second time she has also received this dedication of being a North Carolina Certified Municipal Clerk and this is not easy to come by, so we are very proud of Stephanie.

Stephanie Kelly, City Clerk said I would like to thank the Manager and the Mayor and Council for recognizing this special privilege and this honor, and I would also like to say how proud I am of the North Carolina Association of Municipal Clerks Association who, in conjunction with the School of Government, put this recognition program in place back in 2012. In 2012, there were 160 City, Town, and Village Clerks throughout the State that were awarded this designation, and it just speaks to the amount of time, effort, and energy that we put into making sure that we know the things that we are

supposed to know and making sure that we are aware of the public meetings law and all of that. I am just extremely proud of the recognition and the extremely proud to be among those other City, Village, and Town Clerks that have receive this prestigious recognition.

Councilmember Mitchell said Stephanie, can you share with us when you will be sworn in as the President?

Ms. Kelly said in my capacity as President Elect of the International Institute of Municipal Clerks, I will be sworn in in May of 2018 in Norfolk, Virginia.

Councilmember Phipps said will this position require any international travel?

Ms. Kelly said yes sir, it will and it is entirely funded by the International Institute of Municipal Clerks. We have a membership in 14 countries, so I'm not sure exactly where my travels may take me, but I am proud and will be proud to represent IIMC and the City of Charlotte as I travel.

Mr. Jones said it was interesting when Stephanie was discussing being the President Elect, and she was very concerned about travel and what would happen here back in Charlotte, but I would like to reaffirm to Stephanie don't worry about it, because the next award is actually for Emily Kunze, Deputy City Clerk, who basically has been certified for the first time also, so we have a double here tonight, and as Stephanie is traveling the world we are in good hands with Emily.

Mr. Jones said lastly we are going to have Randy Harrington come up and give us an update with the upcoming National League of Cities Conference here in the great City of Charlotte.

Randy Harrington, Chief Financial Officer said on November 15, 2017 through the 18, 2017 we are excited to host the National League of Cities Annual City Summit. Approximately 4,000 elected municipal government officials from across the country will converge on Charlotte to learn about emerging local trends and discuss innovative approaches to addressing the needs of local communities. My purpose here tonight is to provide you a few updates on what is planned and what you can anticipate for the City Summit.

The last time Charlotte hosted the City Summit was back in 2005, and again we are really thrilled to have their return for the National League of Cities. As the host City, what are our responsibilities? They are focused on insuring that outside of the conference sessions that attendees are warmly welcomed, they are transported safely between their hotels and the Convention Center, they have an opportunity to learn about a variety of local success stories and experience many of the community attributes that makes Charlotte and our region such a wonderful place to live. We've designed mobile workshops to help us to achieve these goals, and I would like to highlight very briefly what these workshops will entail. They are really focused around three key areas. One is around the history of Charlotte and our region, two around creativity and three, around preserving our natural beauty. The first area that we plan to highlight is the North End Smart District and highlight the innovative and sustainability efforts that we have going on in that particular area of the City. We also plan to provide a tour of Charlotte's tree canopy that we are so proud of and continue to work really hard to maintain. We also have a session called Extreme Makeover Metropolitan addition talking about the redevelopment partnership of Metropolitan right outside of the uptown Charlotte area and what that took to pull off that redevelopment of a vacant 14-acre abandoned mall site. We also be talking about arts and urban parks. We will have a bicycle tour of Charlotte on the Cross Charlotte Trail. We will talk about building healthy communities through walkability. We will be very proud to show off our Blue Line Extension that we have in the final stages and will be opening in the early spring/late winter. We will also be talking about Charlotte's creative neighborhood engagement and improvement model. We will talk about Community Policing partnerships and the role of training and technology with our community policing efforts.

As you now, Charlotte is one of the nation's leaders in Stormwater Management. We have planned a session and mobile tour on our urban stormwater runoff management efforts. We will also learn about revitalization efforts in the Historic West End and a tour of that community. We also have additional history tours including Johnson C. Smith University, Myers Park, Charlotte Mint, Hezekiah Alexander House, just to name a few. We will also have a mobile workshop on sports venues and the partnerships that are behind them in terms of pulling them off. That will also include a tour to Rock Hill, to showcase their Rock Hill Novant BMX Supper Cross Track and the GO Donnie Vella Drum and for the youth that will be attending the event, which we anticipate to be well over 200 youth, we have a wonderful event planned at Carowinds on one of the evenings for fun and action packed entertaining opportunity for the youth that attend.

Those are some of the mobile workshops that we have in store to showcase what our City and our region has to offer. I'm also pleased to share that the National League of Cities will be providing what is called a Market Place opportunity within the Exposition Center for between 15 and 20 local businesses to sell their wares and their products and to showcase some of the unique products or services that we have here in Charlotte, so we are real excited about that and to highlight some of our local vendors. One of the things I will end with is a deep appreciation and recognition of the volunteers who at the City side that will be involved in pulling off this event, and at the end we will probably have over 200 or 250 volunteers across the City that will be a part of this. Everybody is very excited; we've got a great team working on these and a variety of other components. We know that we are going to have a great session for all that visit Charlotte in November. Councilmember Mitchell is on the Board of the National League of Cities, and he may a couple more comments to round us out and bring us home. Mr. Mitchell would you like to add to that?

Councilmember Mitchell said yes, but first of all, thank you Randy for your leadership and for the team. When Ann got her promotion to be a City Manager you stepped right in, and you've been doing a fabulous job so thank you for your leadership.

Just a couple things and I will stay within my three minutes; first I have to say special kudo to Councilmembers Kinsey and Mayfield. They have gone beyond the call of duty to continue to advertise and support. They both had summer conferences; Patsy was in Cleveland, Ohio, and LaWana was in Birmingham, Alabama, so thank you all for carrying the torch for NLC. I must thank Ron Kimble, because from a sponsorship standpoint. Council I want to share, Wells Fargo, Charlotte Regional Visitors Authority, North Carolina League of Municipalities. Carowinds is proving a ride and pass to entertainment free. They are opening up Carowinds just for our Youth Summit and then Bank of America, and we have one proposal out for Spectrum and AT&T so thank you corporate community for stepping up, and Ron Kimble, we really appreciate your leadership.

Now, this is the fun part. Everyone has a green sheet at your desk, right? So here is the brief history. In 2011, I was blessed to be the President of NLC; this was our theme song. How many of you all know Sister Sledge, We are Family? Practice is not tonight but practice is September 14, 2017. We are going to practice our theme song, We are NLC. Last but not least, I have to thank Alban Burney, we are doing something kind of unique; we are doing our own Queen City Feud, after the Family Feud, and Alban has done a great job and this will be actually in the exhibit to draw more foot traffic to the exhibit. Some of you all around the dais I might ask you to moderate one of the rounds for Queen City Feud. The last handout I provided, Commodores; you remember Zoom? I see some of the staff over there rocking their shoulders. We are going to end it on a good note, but Council thank you all so much and NLC for believing in Charlotte, and I really appreciate staff, and we are going to have a great time.

Mayor Roberts said I have a question for Randy because I know when lots of visitors come to town we like to have ambassadors at the Airport and on corners kind of giving people directions. If you want to sign up to help, be an ambassador and that kind of thing, how do citizens sign up?

Mr. Harrington said they can contact me, and we will also have a wide variety of City staff who will be stationed around the City, at the hotels, at the Airport along with the CRVA who is helping, and we want to recognize them and their partnership in this as well.

Mayor Roberts said we encourage folks to get involved; it will be a great group of people to welcome. I also mention the US Conference of Mayors in June and a lot of Mayors are going to be coming and it is a great opportunity for Charlotte to put our best foot forward and show all those cities we compete with how awesome we are. We are also going to hear the J Quin song about Charlotte.

Councilmember Kinsey said I was here for the 2005 and James, you probably heard this too, but every time I went to another meeting they would talk about what a good time they had in Charlotte. We really do know how to treat our visitors right. It is a fun City, but they did remember that for many, many years.

Mayor Roberts said didn't Charlotte get an award for Excellence in Financial Reporting?

Mr. Jones said we did. We saved it for next time; I can't shoot it all tonight.

Councilmember Driggs said we get that just about every year; we have a good track record.

Mr. Harrington said 32 years.

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ITEM NO. 14: CITY ATTORNEY'S COMPENSATION

Mayor Roberts said I just want to say to Mr. Bob Hagemann that you have been a great counsel to me and to this Council, and we have had some interesting times in Charlotte that your legal expertise has been very needed. I just want to say personally thank you, and we have had a discussion about compensation and for those who are watching, the Manager and the Attorney and the City Clerk are three folks that the Council actually hires and evaluates.

Councilmember Smith said the Mayor took a little of my thunder, but that is going to make it a little shorter, but if we are going to talk about Commodores I like Night Shift and Machine Gun. That is more my speed.

I want to first acknowledge what the Manager just said we hire three employees so that is why we are here tonight to do compensation. The Governance and Accountability Committee (GAC) met last week; those Committee members are Councilmember Mayfield, Vice Chair, Councilmembers Phipps, Lyles, and Kinsey. (GAC) is responsible for this compensation adjustment at the Committee level, and we met today and I'm happy to say that we are recommending a 4% pay increase for the City Attorney. I want to echo the Mayor's good words; we are fortunate to have probably the brightest municipal mind in the country here. He is on the forefront of issues that face municipalities. He is often coming to us with stuff that is happening around the country and stuff that could happen here. He navigates the City through a lot of interesting material; Bob we are fortunate to have you and we appreciate you.

Motion was made by Councilmember Smith, seconded by Councilmember Mayfield, and carried unanimously to approve the City Attorney's base pay increase of 4% effective July 1, 2017 in recognition of his performance from July 1, 2016 through June 30, 2017. The 4% base adjustment will increase his salary from \$238,934 to \$248,491.

Bob Hagemann, City Attorney said just like Mr. Stovall said earlier, I give a lot of credit to my team. We've got 27 excellent dedicated lawyers serving this City every

day, and you don't see them as often as you do me, but it is a great team, and I stand on their shoulders. Thank you.

Mayor Roberts said we appreciate all that team as well, and they are all over the City.

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ITEM NO. 15: APPOINTMENTS TO THE CHARLOTTE TREE ADVISORY COMMITTEE

The following nominees were considered for one appointment for a partial term beginning immediately and ending September 16, 2019 and one appointment for a partial term beginning immediately and ending December 13, 2017, then followed by a full three-year term until December 12, 2020:

Diatra Fullwood, nominated by Councilmembers Kinsey, Lyles, and Mitchell
Mary Jo Shepherd, nominated by Councilmembers Ajmera, Eiselt, Phipps, and Smith
J. Mark Smith, nominated by Councilmembers Driggs and Phipps

Results of the first ballot were recorded as follows:

Diatra Fullwood, 8 votes – Councilmembers Ajmera, Driggs, Eiselt, Ivory, Kinsey, Lyles, Mayfield, and Mitchell.
Mary Jo Shepherd, 6 votes – Councilmembers Ajmera, Eiselt, Lyles, Mitchell, Phipps and Smith.
J. Mark Smith, 6 votes – Councilmembers Driggs, Fallon, Ivory, Kinsey, Phipps and Smith.

A second ballot was taken between Ms. Shepherd and Mr. Smith and recorded as follows:

Mary Jo Shephard, 9 votes – Councilmembers Ajmera, Driggs, Eiselt, Ivory, Lyles, Mayfield, Mitchell, Phipps and Smith.

Diatra Fullwood and Mary Jo Shepherd were appointed.

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ITEM NO. 16: APPOINTMENTS TO THE HISTORIC DISTRICT COMMISSION

The following nominee was considered for one appointment for a three-year term in the Business Operator of Dilworth category beginning July 1, 2017 and ending June 30, 2020:

John Phares, nominated by Councilmembers Driggs, Eiselt, Kinsey, Lyles, and Phipps.

Results of the ballot were recorded as follows:

John Phares, 11 votes – Councilmembers Ajmera, Driggs, Eiselt, Fallon, Ivory, Kinsey, Lyles, Mayfield, Mitchell, Phipps, and Smith.

Mr. Phares was appointed.

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ITEM NO. 17: MAYOR AND CITY COUNCIL TOPICS

Councilmember Ivory said first I want to say thanks to everyone who came this evening to support me, friends, family, neighbors, co-workers, but I really don't have a lot to say this evening, but I want to give a special thanks and a special shout out to the Mayor, the Mayor Pro Tem, the City Manager and to every City employee and the staff. You guys are phenomenal. It is truly amazing how you have embraced me and just

been so helpful. It is just wonderful to come in and just have people so accommodating. You know I looked at some of you funny, because you said I'm available 24/7 and all I wanted to know if you cooked, but anyway I didn't ask you that. Anyway, thank you so very much for everything that you have done to welcome me, and I sincerely appreciate it.

Councilmember Ajmera said last week I had sent an e-mail with a draft of a resolution, and I think all of you have received it and some of you had conversations with me regarding that, and this is the first time we have met as a body since the events in Charlottesville on August 11th and 12th. It is also the first event of this kind since I joined the Council earlier this year. This is a matter of safety and trust in our community, and we cannot act as if nothing happened in Charlottesville, and we cannot afford to let our silence be perceived as tolerance of hatred and bigotry, so I am asking Council to vote on this and add this to the agenda after the September 12th primary to take politics out of what I believe is a moral issue. I'm also open to suggested changes to my proposed resolution and would be happy to work with my colleagues over the next few weeks to discuss this further.

Mayor Roberts said so you are saying that we should discuss this in the future.

Ms. Ajmera said yes and if there are any proposed changes that you would like me to make I'm happy to discuss that further.

Mayor Roberts said we will have a discussion about that.

Bob Hagemann, City Attorney said just to be clear your rules allow the Mayor and the Manager to place items on the agenda and a Councilmember can ask that a matter be put on an agenda. The rules state that the Manager shall do that unless there is an objection. If there is an objection it takes a majority vote to put it on the agenda. What I heard here was a request to the Manager that this be placed on the agenda sometime after the primary. The Manager will put it on the agenda, based on this request unless there is an objection from the dais in which case it takes six votes to put it on the agenda.

Councilmember Mayfield said I have a clarifying question; to my understanding, for the years that I've been here, it is only the Mayor that issues proclamations, not Council, so what exactly are we referring to a Dinner Meeting? Councilmembers haven't done a proclamation, so I'm trying to get an understanding exactly, what are we referring to full Council?

Mr. Hagemann said as I understand the proposal it is a proposed resolution for the Council to act on, and you are correct, the history, at least as long as I've been here is primarily these kinds of things are done through Mayoral proclamation, but there is no legal reason why you couldn't as a body, if you chose to do it, adopt a resolution.

Ms. Mayfield said thank you for the clarification.

Councilmember Eiselt said I guess I don't understand; it is automatically going on the agenda?

Mr. Hagemann said here is how your rule reads, any member of Council may request the City Manager place an item on a future agenda by making such a request at a Council meeting, and I believe that is what has happened. Unless a Councilmember or the City Manager objects, the requested item shall be included. If a Councilmember or the City Manager has an objection, the item in question shall not be included on a future agenda unless a majority of the Council votes in favor of including the item. That is your rule. Where things stand right now, I have not heard any objection, so as it stands right now if you move on the Manager will place this item on a future agenda.

Councilmember Driggs said as a matter of form, I would like to raise the objection; I would like for us to discuss this further, and I would like to know what that resolution

would look like since I have objections to the one that was circulated. At this time, I'm not prepared to let that go through unchallenged.

Mayor Roberts said so that means it requires a vote of six. Is the motion to support it in principle knowing that the actual wording may be adjusted?

Councilmember Lyles said is that a vote for tonight or a vote that we take; I have really misunderstood this rule for a very long time, because I thought that you actually had to have Councilmembers vote. The Mayor has the privilege; the Manager has the privilege and that we had to vote to do that, but I wasn't sure when. I certainly support in principle this, but I have a real difficult time just saying well let's go ahead and put something on the agenda tonight that we've not had any consideration of, and I wasn't aware that we were going to be asked to do this tonight. I don't know when we vote on it, but I just don't feel that comfortable; I don't know Ms. Ajmera if you would allow for some time. We will have meetings all of September and then if you would raise that so that we would actually see what we are voting on as well as when.

Ms. Ajmera said the copy that I had circulated, I'm happy to also pass the hard copy right now, and we can take a vote on it when we meet in September, but I just want to make sure that it gets added to an agenda for discussion and further vote.

Mayor Roberts said since it has been raised as an objection we now need to vote with six votes whether or not to consider it on a future agenda.

Mr. Hagemann said the vote would simply be to put it on the agenda for consideration; it is in no way if you vote to do that, it is no way controlling on your substantive votes at that subsequent meeting.

Councilmember Smith said what is the difference between without objection and requiring a second? I didn't hear a second, so what is the difference between the two in this situation and the ability to bring it on without objection versus bringing it forth with a second, because I'm not aware there is a second out there to support the motion.

Mr. Hagemann said your rule does not speak to there needing to be a second; it simply allows anyone of you to ask that an item be placed on a future agenda and the rule directs that it be placed on the agenda by the Manager unless there is an objection. If there is an objection, and there has been one, then there needs to be a vote on whether to place it on an agenda, and it takes six votes to do so.

Mr. Smith said as a matter of understanding from different votes we take where we make a motion and if doesn't get a second it just doesn't proceed for an agenda item.

Mr. Hagemann said I think that would be a fair way of handling this; if it doesn't get a second it suggest to me it is not getting six votes.

Councilmember Ivory said I'll second it.

A substitute motion was made by Councilmember Driggs to vote on whether to put consideration of a resolution regarding recent events in Charlottesville, Virginia on the agenda after a draft has been circulated that the entire Council is agreeable to consider.

Mayor Roberts said it is my understanding that Ms. Ajmera did send a draft; we all got an e-mail.

Mr. Driggs said I know but that draft to me is very objectionable; I think it has inflammatory language in it that is unhelpful and therefore if that is what it going to look like I'm adamantly opposed, not to the idea of a resolution, but to that one.

A substitute motion was made by Councilmember Fallon, if there is going to be some kind of a motion talking about where we stand, it should come from the Mayor speaking with the Council.

This substitute motion was not considered due to an existing substitute motion on the table for consideration.

Mayor Roberts said that is an alternative if we don't put it on our agenda I an issue a proclamation that just says we stand against discrimination. That is an alternative if the motion doesn't pass.

Councilmember Phipps said is it my understanding that just a mere vote on placing this on an agenda is just opened ended? We don't know when it is going to be on an agenda, right?

Mayor Roberts said September 25, 2017.

Mr. Phipps said so that is the date certain that we are going to have it on the agenda?

Mr. Hagemann said Councilmember Driggs made a substitute motion to defer deciding whether to place it on the agenda.

Mr. Driggs said until we know what it looks like, I'm also happy with the suggestion that the Mayor circulates to us the draft. My issue with this is the proclamation that we are now talking about and in the context of which we are talking about putting something on the agenda is written in a style that is I think unbecoming to a City government and therefore, I don't want that to be the basis for our making a decision to proceed. Once I've seen something that I think conveys with suitable decorum the message that we would like to distribute then I'm very happy for it to be placed on the agenda.

Councilmember Kinsey said we don't usually do very many resolutions; we do proclamations of course, but I think it would be unfortunate for something to come before us and it not have unanimous support. I think it is important that we know what we are talking about before we put anything on the agenda. I just never remember in my years here of us ever having a split vote on a proclamation. I think we have to be careful with that.

Councilmember Smith said I think most everybody agrees with what happened in Charlottesville was something that was a terrible tragedy, and I don't think anybody supports any of the values behind it. I think the question is how do we best express that to the public? There are things in here that I would find objectionable, but I don't find objection to stating a position from our City government to say that we don't support in any way, shape, or form that type of behavior nor tolerate the folks that it perpetrate it. I just agree with Mr. Driggs; this to me reads more charged than that. It feels more political, especially the say it was brought out in the heat of a very, very tight primary, in which many of you are competing. This feels like it was brought for political purposes, more so than the intent of having our heartfelt condolences send to the folks in Charlottesville. I will support a respectful acknowledgement of that tragic and sad event. I think looking at everybody's Twitter feed and Facebook post, I think we all would express remorse and sadness. I just want the tenor of the document to be more in keeping with that, and I think we can reach consensus. I think can reach a document that we would all proudly stand behind that espouses the values we have as a City and that we as individual members have, and it crosses party lines. I think as people I don't know anybody on this body to be a bigot; I don't know anybody on this body to harbor hateful feelings. I think we are good people, and I think we can arrive at a statement that espouses that is more reflective of our body than what was written to quite frankly get primary votes.

Mayor Roberts said if I were a lawyer I would object to your impugning motive on somebody else who is not you, but I'm not a lawyer. I just think we need to be careful

as Councilmembers to assume someone else's motives and I regret that discussion has gotten to the point, and it is a heated primary. I hope that we all anticipate and express the best selves in each one of us and that we believe our motives are in the best interest of our City. That is what I always do.

Mr. Phipps said I just wanted to know, is it based on the tenor of the conversation, is it more important that we get the language right first, or are we saying it is more important to just put it on the agenda first and then get the statement right? To me, I would think we would want to draft the statement to get it in a way that all of us could agree that it says what we want and then put it on the agenda, but the way we are doing it now we are putting it on the agenda first and then trying to figure out what it says later. What is the [inaudible] in trying to craft that statement to something that we could all agree on?

Mayor Roberts said it sounds to me like there is agreement that we want to say something but that is not what has been put forward as a draft. I think you could either withdraw your motion, or you could change it to say that we want to work towards something we could all agree on, and we actually don't even need to put it on the agenda yet if you want to work toward it first and then place it on the agenda once you have one that we all agree on. If you want to withdraw your motion then we can have conversation to try to get that and then we can place it on a future agenda. At any time the Manager and I can put it on the agenda. I agree. I think we should have something that is unanimous that expresses all of our positions and that states our values.

Mr. Driggs said do I have to withdraw the substitute motion on which we haven't voted before the permitted motion can be withdrawn?

Mr. Hagemann said I think if Councilmember Ajmera withdraws her request that it be placed on the agenda, if she chooses to do that, that would take care of it for tonight.

Ms. Ajmera said when I made the original motion I had actually included in there that this is a draft, and if you tell me what you would like me to change, if you tell me your suggestion I am happy to work with all of you, but what I'm seeing here again is that I'm open to suggestions and a resolution that is going to have unanimous support, but I do want us to discuss this, because again this is a matter of safety and trust in our community, and we cannot act as if nothing happened in Charlottesville, because our silence can again be perceived as tolerance, and that is the reason I drafted a resolution on the first place. I'm happy to work with all of you, so if you will send me the suggestions I'm happy to incorporate all of that and discuss that further at our future Council meetings.

Mayor Roberts said so you still want to pursue the vote tonight? Do you want to keep your motion on the table or do you want to withdraw your motion?

Ms. Ajmera said the motion I made had nothing to do with a specific resolution; it was just that it needed to be added to an agenda for further discussion and potential vote.

Mr. Driggs said that is actually two different things; you just talked about amending the thing that you drafted and then you said - I don't see what the presumption is that you are writing this okay, so I would like to see us agree, if that is consensus on Council, that we will make a statement about this, and after that I don't want the draft that has been put out and is a public document to be seen as the basis for that undertaking, because in my mind it contains hate speech, and I really don't think the community relations are helped by the tone of that draft. I would like to see us, if it is the wish of Council to proceed, to get a different document coming from another place that we can all talk about.

Ms. Ivory said I would like to withdraw my second if that is possible based upon the conversation around the table that we all have the opportunity to look at it, reexamine it and come up with a statement that is agreeable and all of us could reach a consensus.

Mr. Hagemann said I will look to the Clerk; her second was a second to which motion? I thought it was to Mr. Driggs' motion.

Emily Kunze, Deputy City Clerk said to Ms. Ajmera's original motion.

Mr. Hagemann said I don't think her request that it go on an agenda the way your rules are written requires a second. It just simply gives each one of you the right to propose a topic for a future agenda, and the way your rules are written the Manager puts it on unless there is an objection. If there is an objection it takes six votes to put it on the agenda, so where we sit right now is there was a request from Councilmember Ajmera; Mr. Driggs objected and then there is a substitute motion on the table to keep the discussion on whether to put it on the agenda open to a future date, and I believe that that motion is in order. So, right now that is the motion that is on the table is to keep it open, and unless that is withdrawn that is your next vote to keep the discussion open on whether to put it on an agenda.

Councilmember Eiselt said with regards to the first motion, I do believe it was political, with all due respect, because I heard about it from the media almost immediately with regards to that resolution. I don't think that is very forthcoming. I don't have a problem with making a statement, but I would rather we scrap this discussion, because it is already tainted and suggest, and I'm not sure if it would be rephrasing your motion Mr. Driggs, but that we take a vote to ask our Manager's Office through our Communications Department to come up with a statement that we all can support speaking to the events that happened in Charlottesville and what our position is.

Mayor Roberts said are you asking for a friendly amendment?

Ms. Eiselt said I am.

Mr. Driggs said I agree with that.

Mayor Roberts said we have an amended substitute motion. Does everyone understand what that substitute is? The substitute motion is to ask the Manager's Office to draft appropriate language and then the Council will consider it.

Ms. Fallon said question – it will come from the Council and the Manager's Office where it covers all of us in something that is distinguished and acceptable and not inflammatory, and it doesn't go to the press first; it stays here until we vote on it.

Ms. Lyles said you can't do that because it will be an agenda item.

Mayor Roberts said okay we are voting on Councilmember Driggs' motion.

Ms. Ajmera said actually Councilmember Eiselt's amendment.

Mr. Driggs said I amended my motion in accordance with the comments from Ms. Eiselt, so it is my amended motion.

Mayor Roberts said Councilmember Driggs has amended his motion to reflect that.

The vote was taken on Mr. Driggs' amended substitute motion and was recorded as unanimous.

Mayor Roberts said that passes so we will be looking forward to getting something from staff that is inclusive and reflects the value Charlotte has to reject hate speech.

Mr. Driggs said I just wanted to point out residents of District 7 that the Charlotte Regional Transportation Planning Organization or CARTPO placed on its website the schedule road improvement plans including four in our district, and there is an opportunity for the public to log on there and post comments. It is very important for us to have those comments posted. This is Ballantyne Commons Parkway widening

Providence Road widening, Ardrey Kell Road, and Johnston Road. As you well know these are some of the most congested roads in our District. You can go to www.2045mtp.org and you will see the projects listed there and an opportunity for public comment. I encourage you to go there and like the projects in District 7 and provide your reasons why they would improve our traffic.

Ms. Kinsey said there is so much going on in District 1; I can't pick something to talk about. Just come visit District 1. We are in District 1.

Ms. Fallon said have a wonderful, wonderful Labor Day. Come out to the Parade.

Ms. Eiselt said we all got the Annual Report from the Citizens' Review Board, and it reviewed their past five cases, and at the end of that they made some recommendations that they would like the Council to consider. In addition to that, other Councilmembers have raised concerns about process for selecting Citizens' Review Board members, so I would like for a referral and place on the agenda that the Community Safety Committee considers the recommendations of the CRB along with other process related questions.

Ms. Fallon said second.

Mayor Roberts said there were some emails about that report, but I think it is a great idea for that Committee to hear the recommendations for the whole year, because we got the annual report of the Citizens' Review Board, and I think we should be looking at our processes always and updating making them better, and I think that is a great opportunity for the Community Safety Committee to do that. We do not need to vote on that, and I will make that referral. Thank you for bringing that forward; we want to make sure our citizens feel that they have a voice and that they are included.

Mayor Roberts said the only thing I wanted to mention besides being the first day of school, and it is great seeing those big yellow buses on the road again. I know you hate driving with them, but it is great knowing that our kids are back to school and have a great opportunity for continued education, and we want to support our schools however we can. Those of you who are driving please stop when you see the school bus arm go out, because that is the law and it is to keep our kids safe. I also wanted to say we had a wonderful pride week-end here in Charlotte this past weekend. I've heard everywhere from 80,000 to 130,000 people who were in uptown, dining in our restaurants and spending a lot of money and having a great time with music, entertainment, and spending time with friends. I met people from all over the region which just shows that we have a lot of festivals that are regional and that we do get visitors from all over when we have big celebrations. That was a two-day event and the weather was great, the spirit was great and thanks to all those who plan it, thanks to the CMPD, and Medics who were out making it safe and enjoyable for all. We look forward to another good one next year. It was a good weekend.

Ms. Lyles I wanted to say to Carlenia; please come back. Thank you for the friendship and the community work that you have done really has prepared you, so thank you for being a part of this team.

I also wanted to say thanks to our community; we are a giving community. I think I want to four back to school rallies, and I saw people dropping off supplies and backpacks and I think Mr. Phipps and Ms. Mayfield, and I went up to Classroom Central, which is a fabulous organization and remember this week everybody is going to have everything but those kids eventually will use the paper and the pencils will be worn out and the crayons will break, so when you have a moment if you have any more supplies to go Classroom Central, they do great work there.

The final thing I wanted to say is there was an agenda item in our book today that I just want to say thank you to the citizens of Charlotte. A lot of communities can't say this, but we had or our net property tax levy, the taxes that you give to support this community, we collected 99.38% and that is pretty remarkable for any city, and I would

like to think that is, because there is trust in our government and the trust that we have delivered the citizens give back in that respect, so I just want to say thank you to our taxpayers that step up every day to make this City do the work that is possible.

Mr. Mitchell I think some of us have received e-mails about tiny homes in Coulwood, and I've asked staff to send something out and would like a referral, because I think this is the new way for us and if we can get ahead of this somehow. City Manager; I don't know if it goes to Transportation and Planning or to Housing.

Ms. Lyles said I don't know; right now we've gotten a reply from Mr. McKinney and from Transportation on this. I think it starts out in our zoning. I do believe tiny houses are a solution; those of us that went to Dallas we saw that, and there are some things that we ought to do so I don't want to close this off as just being a zoning issue. I think what we have to do is plan, and I think there is a place for it, but we have to decide how it fits within our regulatory environment, and we also have to begin to be flexible and recognize that not everybody needs a house that we would ordinarily think of traditionally.

Mr. Mitchell said two points, one is immediate action and how can we communicate to the residents in Coulwood with what they are facing now. I was waiting until the District 2 Representative got sworn in, so I'm handing it off to you Ms. Oliver, and I'm standing beside you, but I do think in the short-term, we need to provide some communication and Mr. McKinney to talk to the citizens and inform them. I think Ms. Lyles responded but there are some issues out there about non-refundable. There is money exchange so long-term, what Committee can we send this to, to your point, and have proper planning. Where will they be appropriate in our community, so I think policy needs to be developed? City Manager, direction from you especially the long-term and what can we do in the short-term to get out there and engage with residents of Coulwood?

Marcus Jones, City Manager said I had a couple discussions with staff as I left the dais and what we can do it put together a plan both from the short-term and on the longer-term I'm not sure exactly what Committee but we will also sort through that to make sure we get it properly assigned.

Ms. Mayfield said on that same topic, just so that my colleagues know we actually started the conversation probably a year and a half ago regarding tiny homes. The other thing we need to consider is sanitation and water; there are a number of moving parts to this, but I definitely do have concerns that there is someone selling lots at a \$4,000 non-refundable, and when you do research on this particular developer there is a lot of concerns that not only I have but numbers of members in the community have. Just for anyone, if you are looking to do any investment, please do your research before you release any of your personal funds for any project. Do your research on the organization, on the company, on the developer before making any financial commitment.

Ms. Fallon said when you talk about tiny homes there are two kinds; there are kinds that are mobile, and you don't need sewers and things for that and then there are stable ones and that means two sets of rules so you have to take that into consideration.

Mr. Phipps said over the last several months I have been working with CMPD about trying to come up with a solution to a problem of guns stolen out of vehicles here in Charlotte. There is about 50 per month so far this year stolen out of vehicles, some are locked and some are unlocked, and I don't know if you got a chance to view CMPD's weekly briefing on this last Wednesday, but they described a plan where they have come out with a gun safety campaign. Basically, what it is they have these devices called gun vaults; this miniature safe that you can tie with a cable inside your vehicle that would secure your firearm. If a person has a firearm they can't take in different places; they can't bring it in the Government Center. They can't bring it in schools, so invariably they leave them in their cars. This represents a safe way for them to store them and then that YouTube video, that I would encourage you all to view, but they have these gun safes, and we've worked with gun retailers here in Charlotte. They have

order some for lawful gun owners to be able to get some at a discount, and they are even giving some of them away. I would encourage you to go to YouTube, and view this gun safety campaign that was launched last Wednesday by CMPD, because what is happening is a simple property crime could very easily turn into a violent crime. All these criminals want to do is smash and grab or just go in an unlocked car, go through the glove compartment, take a gun, and the next thing you know they have a weapon and they can rob somebody or assault somebody or even murder someone. This campaign is going to be running through the end of September, so hopefully it will have some measurable results in terms of reducing gun violence here in Charlotte, and I was just glad that we were able to come up with a simple solution, because one of these devices only cost about \$20 which is less than a box of high caliber ammo. I would encourage all lawful gun owners to partake of these services and the programs is being implemented by CMPD and just go to that YouTube site; it is very entertaining. The police give out statistics on how many of these guns are being stolen and the recklessness through which some of them are being taken even in unlocked vehicles. It is just one more tool here in Charlotte that we can do to help curb some of the violent crime we have in the City.

Mr. Smith said I thought I was going to get home in time to tuck my kids in tonight and hear about their first day of school; my son started a new school today, and I wanted to see how his day went but we went a little later than we thought. Second I want to say this body last year during the darkest moments our City has ever faced stood side by side, and we wrote a letter to our community in a time that was stressful, taxing, and touch on everybody in the City and especially on the folks on the streets, the Police Officers and us with what we were dealing with. We were able to craft a letter to the community to reflect our values, tell them what we wanted to do to help make their lives better, and we found out tonight that we are almost 60% of the way there on one of our check list. We survived an issue that we had tremendous disagreement on a non-discrimination ordinance, and we were able to sit next to each other, have conversation and this was an issue where there was a variety of opinions and people flooded here in the Chamber, and we were able to still come together as a body. I am 100% confident that we can have something crafted that reflects our values and will be the appropriate statement to the people in Charlottesville, the people in our community that want to know we are listening, and I'm confident we can do it in a manner that will bring us all together. Tonight got a little heated; we all recognize that, but I am confident after what I've been through with this body that we will get a resolution that says we don't like people using violence to promote politics, especially when their politics of supremacy. I look at Ms. Mayfield, and this is something I will remember as long as I serve. In the height of one of the ordinance hearings, Ms. Mayfield leans over to me and says do you think I'm part of some radical LGBT conspiracy, and I said no. I said do you think I'm a bigot and she said no. Then she gave me a fist pump, and we proceeded to disagree but we started from a point that we recognized we had a difference of an opinion on that issue, and we came together, and we walked out with great relationships and came back and sat at this dais the very next week, and we got back to the people of the City's work. I regret that tonight got so heated, but I am confident that we will find the language, and I'm confident there will be 11 hands going up saying not in our City.

Hopefully my kids will still be up; my son started Barringer today, and I was very nervous because we found out Friday he was going, so I wanted to figure out his day was. I had to drop his sister off first; they are twins, and the old man did shed a little tear. I got a little misted eyed driving them separately, because it is the first time they have been a part.

Ms. Mayfield said we have amazing community; we have a lot going on over the last two weeks. On August 15, 2017, at the Goodwill Opportunity Challenge, at our Opportunity Campus for Goodwill off of Wilkinson Boulevard, the Mayor and I were there as well as Congresswoman Alma Adams. Goodwill not only has a health clinic, they are unveiling a dental clinic as well. Congresswoman Adams actually later on in the week was at Moore Place, where she introduced legislation that she has bipartisan support on, called the Affordable Housing Legislation HCON House Congress Resolution 75, which expresses the sense of the Congress that homelessness in

America should be eliminated. Later in the week, we had the grand opening of Time Out Youth so for those youth who are finding they ways who are identifying, who are living authentically whether the identify as lesbian, gay or trans and unfortunately have had family members that have put them out on the street, you have an amazing place to go and Congresswoman Adams was there on August 23, 2017 along with our Mayor where she introduces the YASHS act which is Youth Access to Sexual Health Services act. This past weekend we had an amazing time and a great financial impact to our City with the Charlotte Pride which according to the preliminary numbers is the largest pride celebration and parade festival, so congratulations to all of the volunteers and the coordinators. Thank you for continuing to choose Charlotte. We look forward to NLC coming, and I appreciate the discourse as well as opportunity to grow and work with my colleagues around this dais.

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ADJOURNMENT

Motion was made by Councilmember Mayfield, seconded by Councilmember Smith, and carried unanimously to adjourn the meeting.

The meeting was adjourned at 8:41 p.m.



Emily A. Kunze, Deputy City Clerk, NCCMC

Length of Meeting: 4 Hours, 26 Minutes
Minutes Completed: September 5, 2017