

2009 SPPACE QUESTIONNAIRE

Andy Dulin
Charlotte City Council District 6

1. What are the top three issues our community needs to address? How would you propose to tackle these issues?

- a) Community Safety: I will continue to endorse and support Chief Monroe and I continue to propose spending less on non-core functions, i.e.: non-profits, so that we can spend more on "crime fighting."
- b) Transportation: CDOT is funded to resurface 217 miles of roads in 2010. I tried to move the \$8 million from streetcar study over to road resurfacing. That \$8 million would have increased resurfacing by 90 miles. That's making the hard call for better roads.
- c) Recovery from Recession: Charlotte was late into the recession and with continued diligence to crime, roads, and economic development, we can be first out.

Access to money and a local government that will get out of the way is how Charlotte's development community can get back to work. I understand that very well.

2. Do you support the adoption and use of transfer taxes and/or impact fees as a way to overcome budget shortfalls? Why or why not?

No, I do not support transfer fees (home tax) or impact fees, or for that matter, rental registration fees. All of those ideas add to the cost of housing development and rental home ownership.

3. How do you believe Charlotte should fund school capital costs, parks, roads, transit, police and fire protection needs for the city? Should purchasers of new homes be responsible for funding these services for the entire city? Do you believe that these types of proposals are a fair way to pay for required services to existing taxpayers?

Soliciting extra money from a home purchaser is not a fair way to fund city and county services. Much the same way as I fought the storm water 4 tier system, I will fight any and all attempts to add additional expense to home ownership.

4. How would you encourage our community's economic growth while including a variety of housing types and prices?

Land costs, in many instances, drive housing types. That said, it is important for the city to stay active in pursuit of affordable housing at all price ranges in all areas. No transfer fees and scaling back the design guidelines and post construction guidelines would be a great start in helping affordable housing at all price ranges.

5. Recently adopted ordinances and policies have increased development costs and as a result will increase prices for office, industrial and retail space, as well as housing. What could be done to lower development costs in order to prevent families and businesses from relocating across county lines?

The Urban Street Design Guidelines and the Post Construction Design Guidelines add tremendous costs to commercial and residential building. "Tree save" and "retention ponds"

are two very important areas I am already working on scaling back. That would be a big boost to getting building costs lowered.

- 6. Charlotte's City Council sets priorities but staff controls work flow. How would you ensure that staff remains, per city code, focused on Council goals and provides a wide variety of solutions to address Council's priorities?**

Many times I have found "staff" out in the field making policy. A field guy with CDOT having a developer install a stoplight when there is no policy telling that developer to do so, for example. I fight that hard and will continue to make sure city staff is focused on their jobs, not making policy.

- 7. Would you support a cost/benefit analysis for existing and proposed land use regulations in order to ensure that the purported benefits outweigh their negative impacts on economic development and housing affordability?**

I support anything that continues to move Charlotte forward as relates to designing, constructing, and operating commercial and residential buildings. Frequent audits of city work and cost/benefit analysis would be helpful and I would support their use.