

2009 SPPACE QUESTIONNAIRE

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Charlotte City Council At-Large

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

Jobs, Public Safety, and Neighborhood Development. Maintain business friendly environment, effective police patrol, additional officers, and cleaning up some neighborhoods by enforcing zoning, promoting incentives and community involvement. Also expand House Charlotte to get more inventory of the market.

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?**

I do NOT support a transfer tax or impact fee on real estate, I believe it will do nothing more than drive up the cost of homeownership and possibly slow the market. As a REALTOR and member of the Charlotte Regional Realtor Association, I am not supportive of taxation that makes doing business as a realtor more difficult and less attractive. Taxation should be the last, I mean last means to raise money.

3. **How do you believe Charlotte should fund school capital costs, parks, roads, transit, police and fire protection needs for the city?**

Schools are funded by the county and should be paid from property taxes, same with parks. Roads-vehicle registration/vehicle tax increase-fair because owners of vehicles participate vs. just property owners. Fire, Police-property tax, Transit (sales tax).

Should purchasers of new homes be responsible for funding these services for the entire city?

Absolutely not, funding should be fair and balanced.

Do you believe that these types of proposals are a fair way to pay for required services to existing taxpayers?

Absolutely opposed and not a fair method.

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

Make them attractive by enforcing ordinances and zoning, to make areas more conforming and attractive. Areas must be attractive to generate investment businesses and increased home sales. Expand House Charlotte to needed communities and get inventory of the market.

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?**

Look at revising, repealing some ordinances that drive up cost, (tree ordinances, surface water, improvements, etc., to make certain that the goal is being met and not barrier to business and development, both sides need to participate in the solutions.

- 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?**

By being more visible, and aware. Also by creating measures/benchmarks that are documented and evaluated often. There has to be a change of tone within city government, old habits must be broken.

- 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 would support that type of analysis on every proposal/regulation. There should be a measurable benefit and we must be clear on what we are trying to achieve.