

# 2009 SPPACE QUESTIONNAIRE

**David Howard  
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?**

Quality of life, strengthening and preserving of neighborhoods and job creation & retention are the top three issues Charlotte needs to address. I plan to address these issues as I have in the past with innovative thinking, benchmarking of ideas and pragmatic approaches to leadership.

- 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. Current industry information is showing us that the real estate market is leveling. I believe that imposing additional fees would only slow its recovery.

- 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?**

Traditionally, capital projects have been funded with bonds and operations have been supported by property taxes. I believe that new homeowners should not be required to shoulder carrying costs for the entire city which is why we should seek alternative funding sources to pay for growth and infrastructure. As a Council member, I would seek to find fair and innovative ways to address those issues.

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

Charlotte must be a competitive city for companies to do business in. That includes supporting current efforts by the Chamber and the Regional Partnership to recruit and retain jobs that are diverse in required skills set, pay levels, etc. I will also support programs such as the Housing Trust Fund as a way to keep housing in Charlotte affordable.

- 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?**

While the intent of ordinances and policies is to promote quality growth and development, there should be room to allow flexibility in its implementation. I would be open a special effort, study and/or group being charged with examining the effect of all the new ordinances as a whole on affordability and development cost.

- 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?**

From day one I would work with my colleagues and the city manager to make sure that message is clear. As chair of the Planning Commission and the Zoning Committee, my main goal was to develop a more positive working relationship with staff, thus promoting positive dialogue. I intend to do the same as a member of council.

- 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?**

Yes. I believe that any and all regulations deserve to be examined thoroughly and efficiently. Leaders of Charlotte must learn from its past in order to build for its future.