

2009 SPPACE QUESTIONNAIRE

**Edwin Peacock
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?**

Economic development/job creation: continue to diversify our economy in four areas: healthcare, tourism, amateur sports, and the firm industry. Transportation: continue to build a multi-modal transportation system with a priority on addressing lingering road needs. Public safety: continue to support CMPD, increase dialog and focus between CMPD and the DA's office; and utilize new technologies to combat crime and reduce gang activity.

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. Impact fees are not the way to address a budget shortfall. Cutting spending is the way you address budget shortfalls.

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?**

The majority of the core services of our city government are paid with property taxes. This will continue. The search for revenue sources to fund roads and transportation has been met with the ½ cent sales tax. However, we now know that the sales tax is not a consistent revenue stream to depend upon. I continue to contend that the Pennies for Progress model in York County is one we need to review again. One thing's for sure: funding our rapid growth and the lingering road needs will not be easy and a fiscal balance must be achieved.

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

With economic growth comes a need for a variety of housing stock. Rentals and Singlefamily/Townhome/Condo ownership must be integrated into our city's various area plans. This is also achieved through the efforts of the Charlotte Housing Trust Fund and other groups like the Charlotte Housing Partnership.

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 statement, "balancing growth with sound fiscal policy" is taking on new meaning in this global recession. No industry has experienced the recession more than the real estate and development community. For our city to create jobs and get this economy going, we need to take a closer look at the combined fiscal impact of urban street design guidelines, post construction, and the proposed tree ordinance revisions.

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?**

Staff does set the work flow, but the Council/Mayor has the final say on items. Council member's and the Mayor can also increase or decrease workflow with referrals of items to committees. The role of a council is that of a member of a "board of directors". Council's also the body who hires/fires our City Manager. We hold he/she and their staff accountable to the set council priorities. I will continue to adhere to these set of principles of this elected body.

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 was a lead advocate for a cost analysis being done on the current tree ordinance in the Environmental Committee. I'm also aware of Mr. Crosland's analysis of urban street, post construction, and tree ordinances and their collective impact on affordability in our community. That discussion must continue and the facts/figures must be shared with all elected bodies. The presentation of these impacts must be bi-partisan, factual, and non-judgemental in order for any substantive changes to be taken to better achieve the desired balance of interests.