

# 2009 SPPACE QUESTIONNAIRE

**Jaye Rao**  
**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?**

1. Jobs -- Enhance our business climate. Create one stop business licensing and permitting office. Diversify industries – 1. Bio & High tech; 2. Hospitality & Tourism; and a 3. medical school.
2. Crime – More police officers. Electronic Monitors for first time offenders.
3. Fiscal Responsibility – Eliminate duplication of city services. Zero-based budgeting.

**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. We do not need more taxes. We need to readjust our priorities and eliminate spending on nonessential programs and duplicate city services.

**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?**

Purchasers of new homes should not bear these costs. Citizens are tired of politics in the General Assembly not meeting the needs of our City. Safety of our families and neighborhoods is critical to preserving our quality of life. I support Pennies for Progress referendum to fund public safety & roads.

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

The free market is the best method to determine need. I am impressed with the accomplishments of the Charlotte Housing Partnership. As a nonprofit, it is filling the gap for affordable housing & revitalization. I would encourage affordability by giving tax incentives to developers who revitalize blighted areas.

**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?**

Building and real estate industry is critical to our economy's recovery. We must eliminate costly regulations that do not measurably enhance public health and safety. We need to do a cost/benefit analysis on our storm water, urban street design and tree ordinances to determine their impacts on new construction. Citizens buying starter homes will forgo connectivity for affordability. We need flexibility in our ordinances to keep costs down.

- 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?**

I believe strengthening relationships with City Staff can enhance the working environment and commitment to policies of City Council. It cannot be a Council vs. City Staff vs. the Citizens. We must all work together to create a team environment to get work done.

- 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. Land use regulations drive up the cost of affordability. We must continually examine the benefits of costly regulation.