

# 2009 SPPACE QUESTIONNAIRE

## Nancy Carter Charlotte City Council District 5

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

Safety: support the Chief's requests to best capacity and prevent criminal inclination (Gang of One, Weed & Seed, After School Programs). Air Quality: plans for congestion mitigation, emissions, commuting. Economic Development: environmental emphasis for new businesses, retraining talented work force, support for Small Businesses (new Advisory Group I've requested)

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?**

Transfer taxes, not impact fees, were approved by Legislators. I want to keep Charlotte competitive with regard to aggregate taxes and so would weigh any increase very seriously. If economic development were at stake, wherein everyone would benefit, increased taxation for a specific need, like public safety, might be considered.

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?**

Shared funding of services has been our practice. The federal, state, county and municipal governments all played roles. If these roles shift downward, all governmental levels will have to rethink their financing, services, and responsibilities. This major evolution has begun, I believe, as demonstrated by the last federal/state cycles.

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

Mixed Use and Transit Oriented Development, two new development plans which encourage a more localized living and service pattern for Charlotteans, interweave a walkable lifestyle, conducive to small business success. We'll still nurture our centers along with transit corridors and quiet wedges. Inclusively making and adhering to plans remain crucial.

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?**

We are still evaluating some of the proposals. I am particularly concerned about revitalizing existing structures. Some of the ordinances and policies obstruct this potential. I would like to see if balance within these goals can be achieved. Debate among interested parties does considerably help our decision making process.

- 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'm concerned that creative solutions sometimes are missed by adhering strictly to prescriptions. We need demonstrated trust and respect so that business entities, staff, neighbors and electeds can best serve Charlotte in our zoning/development. Realizing the tension of growth can extract new concepts and success from mutual deliberation.

- 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 would support such an analysis, but would also request that a triple bottom line be part of the equation, i.e. that future environmental impacts should be considered as well. They would be difficult to quantify, but resultant benefits or impacts need to be part of the discussion.