

2009 SPPACE QUESTIONNAIRE

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

1) Jobs/Spending/Taxes, 2) Crime, 3) Roads

- Prioritize through zero-based budgeting, resulting in less spending/taxes, more jobs.
- Create a 'customer service' government model, where permitting processes, government fees, and red tape don't hinder business
- Ensure reducing crime and the \$12B road crisis we face are priorities.

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 don't, because:

- Raising any taxes, in today's economy or any other, prior to making serious priority-based spending cuts is wrong,
- It hinders the free market from operating, and gets passed to the buyer,
- It's an inconsistent revenue stream targeting a specific segment of the community.

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?

Dedicated revenue streams, such as bonds, are a critical broad based funding approach to our development as a city, but controlling debt, protecting our credit rating, and utilizing pay-go wherever possible is critical to the long term success of Charlotte.

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

We must cut spending, lower taxes, reduce crime, improve roads, and promote a 'customer-service' based government model. We must work to ensure affordable, diversified housing exists for lower and middle income families, but not through sanctions that hinder the free market and cost the end buyer.

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 must ensure fees, permits, and red tape are streamlined so Charlotte is competitive to its surroundings, and we must be fully aware of the unintended consequences and cost/benefit of ordinances such as post construction storm water, open space, and urban design to the home buyer and business community.

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?**

Its critical to challenge subject matter experts within staff to come up with multiple options and creative solutions to problems, but we must also recognize one of Charlotte's greatest assets; the committees, volunteers and groups providing valuable input to city initiatives, and ensure that feedback is solicited and incorporated.

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?**

Absolutely; I believe it's critical to not make decisions based upon feelings and agendas, but rather by weighing the costs of a decision, both direct and indirect, as well as ROI and additional benefits. Affordable and diverse housing is a critical must, but not by hindering the free market.