CHARLOTTE'S ANTI-DISPLACEMENT STRATEGY

BACKGROUND

This chapter provides guidance for how the plan area should evolve over time. Future development recommendations are intended to respect established neighborhoods, with areas designated Neighborhood 1 expected to remain in place. As the city grows and changes, some neighborhoods may be vulnerable to displacement. The City has identified anti-displacement as a key component of its long-term growth strategy and prioritizes efforts to support these communities.

The City's commitment to mitigating displacement is reflected in its Equitable Growth Framework, adopted as part of the Charlotte Future 2040 Comprehensive Plan. The framework recognizes the legacy of systemic racism and identifies communities most at risk of displacement. In addition, in 2023 the City worked with the Neighborhood Equity and Stabilization (NEST) Commission and community stakeholders to develop the City's Anti-Displacement Strategy to help guide the City's efforts to address displacement and build stability and opportunity for residents and communities. In 2025, the City conducted the Charlotte Small Business Ecosystem Assessment to identify, among other things, strategies to help mitigate small business displacement pressures.









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Charlotte's Anti-Displacement Strategy, developed in 2023, is the result of collaboration between the City of Charlotte and the NEST Commission. It outlines goals, objectives, and strategies that build on existing programs and introduces new approaches to integrate anti-displacement into City policies and programs. Additionally, the Charlotte Small Business Ecosystem Assessment, published in 2025, outlines strategies to ensure small businesses have access to the tools, resources, and partner support needed to thrive amidst displacement pressures.

GOALS	OBJECTIVES
1. **Support Residents**: Enhance housing stability at both the household and neighborhood levels	1.1 – Increase access to resources and services to enhance resident and neighborhood stability 1.2 – Preserve and increase access to homeownership 1.3 – Incorporate anti-displacement in new and existing affordable housing programs
2. **Strengthen Communities**: Preserve social capital and help communities advocate and plan for future needs	2.1 – Partner with communities for planning and advocacy 2.2 – Celebrate neighborhood identity and support anchor institutions 2.3 – Support innovative shared ownership models
3. **Foster Inclusivity**: Build trust and transparency and ensure diverse participation in decision-making about displacement.	3.1 – Ensure racial equity and inclusive participation in decision-making 3.2 – Conduct transparent, culturally competent, and accessible communication with communities facing displacement 3.3 – Dedicate funding to meet anti-displacement goals
4. **Empower Businesses**: Retain legacy business and support local entrepreneurship	Strategies identified in the Charlotte Small Business Ecosystem Assessment will guide and inform implementation of Goal 4 of the Anti-Displacement Strategy, including: • Increase awareness, access, and utilization of business support resources across the ecosystem • Increase access to capital across small business types and development stages • Reduce real estate barriers for small businesses • Increase business ownership rates for historically underrepresented population in Charlotte • Increase talent pipeline for small businesses • Increase local purchasing from Charlotte Anchor institutions

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STRATEGY AND IMPLEMENTATION EXAMPLES

The examples below include representative strategies, programs, and investments that support the goals of the Anti-Displacement Strategy and the Charlotte Small Business Ecosystem Assessment. They illustrate the range of approaches the City may use to promote housing stability, strengthen communities, and support small businesses.

POLICY AND STRATEGY APPROACHES

- **Displacement Risk** – Assess displacement risk and impacts when evaluating large public infrastructure investments
- **Funding Policy** - Focus on actionable measures and outcomes that enhance neighborhood affordability, economic mobility and residential stability while prioritizing populations and locations vulnerable to displacement
- **Anti-Displacement Funding** – Create a dedicated and sustainable funding source to support and advance anti-displacement programs and activities
- **Focused Stability Investments** – Advance targeted investments that strengthen housing stability, support corridor communities, expand access to resident resources, and build capacity for small businesses, small landlords, and community-led development.
- **Resident Outcomes** – Incentivize and prioritize investments that incorporate relevant and meaningful resident services

PROGRAM TOOLS AND SERVICES

- **Staying in Place** – Connect residents to programs and resources that help them remain in their homes
- **Resource Hub** – Create a hub of anti-displacement resources to help households facing displacement pressures
- **Affordable Housing Concierge** – Create a concierge position to help cultivate affordable housing opportunities and expand resident connections to available resources

- **Small Landlord Support** – Fund small landlord investments in unit rehab and other supports such as training and education, capital and capacity, and community-focused real estate development
- **Small Business Access to Capital** – Promote and support ecosystem partners that provide financial readiness training, workshops, and technical assistance
- **Small Business Real Estate** – Support expanded access by partnering with organizations that offer real estate–focused programs and by promoting existing resources, such as the City's Business Matching Grants, which assist with physical improvements to small businesses. In addition, continue strengthening collaboration with City and County permitting to improve clarity and efficiency for small businesses
- **Small Business Ownership** – Provide support for organizations serving underrepresented and economically disadvantaged small business owners
- **Neighborhood Matching Grants & Board Retreats** – Empower communities with resources to preserve and enhance neighborhood assets and cultural programming, while expanding supportive programming and engagement
- **Community Engagement** – Provide a forum for community concerns from communities facing displacement, and public accountability

DEVELOPMENT INITIATIVES AND INVESTMENTS

- **Corridors of Opportunity** – Leverage public and private investment to support economic mobility and quality of life in corridor communities, including operationalizing Small Business Opportunity Hubs
- **Naturally Occurring Affordable Housing (NOAH)** – Fund the rehabilitation and preservation of NOAH communities in such a way that provides owners and developers a way to quickly respond to market opportunities
- **Public Land** - Unlock the potential of publicly owned land for affordable housing, including land acquisition in areas of high opportunity

ANTI-DISPLACEMENT RESOURCES

To read the Neighborhood Equity and Stabilization Commission's Anti-Displacement Recommendations Report or Charlotte's Anti-Displacement Strategy in full please scan the QR code below or visit:
tinyurl.com/CLT-NEST



