

Charlotte City Council – At-Large 2009 Candidate Questionnaire

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What is the number one issue facing our community and how do you plan to address it?

Charlotte's biggest challenge is the creation and retention of jobs. The actual and potential layoffs in the financial and other industries have our citizens worried, not only those in the threatened jobs, but the entire community as a whole. Whenever a city loses jobs, there is a ripple effect throughout the community and everyone could be impacted, from restaurants, shopping, charities, etc. As a city loses jobs, this contributes to an overall reduction in the quality of life. Looking back at history it isn't difficult to see how much a city struggles when the industry or industries it heavily relied upon, leaves the area, downsizes or closes its doors. As a member of Charlotte City Council I will continue to combat job loss by enticing new businesses to the area, and providing incentives to businesses to keep jobs here. Having more jobs can reduce crime and allows for the revitalization of our lower income neighborhoods. I will engage our business owners and our citizens to ensure that all lines of communication are open, and all options to have a strong workforce remain.

Do you support a transfer tax or impact fee on real estate? Please explain your answer.

I do not support the adoption and the use of transfer taxes or impact fees, because it leads to more inefficiency in government and no incentive to balance a budget. We need to be fiscally responsible and not treat our home owning citizens as an ATM.

How do you propose to keep housing affordable in our community?

I would support programs that provide homebuyers with financial needs the necessary assistance to purchase a home. As a member of City Council I would advocate that we enact policies that don't punish the developers or make it more difficult for affordable housing to be offered to our citizens.

Inclusionary housing policies, voluntary and mandatory, have been suggested for developing additional affordable housing in our community. Do you support any type of inclusionary housing policies? Please explain your answer.

One of the most important things I learned at UNCC as an ECON major was that most questions have an "It depends" as an answer. This question seems to have that same answer. In a perfect world inclusionary housing policies solve all of our problems, but unfortunately this as well as most things has its pros and cons. It can be viewed as a

good thing because it allows our residents with lower incomes to not be isolated to only certain parts of town. They are given access to better commercial centers, renovated/new parks and this allows their children to attend schools that are better equipped to prepare them for higher education. This provides our low and moderate income residents with the opportunity for a higher quality of life that is many times experienced in the areas of a newly developed neighborhood. Businesses would be less likely to abandon an area that serves multiple socioeconomic groups. This would sustain and continue the steady growth of a community. With the proper ordinances that should be found within inclusionary housing policies there would be a guarantee that affordable housing would be provided for the long run. Inclusionary housing policies is viewed as a con because it can be unfair to developers and developers would have to pass the higher costs to all buyers and the housing market as well as other development could grind to a halt. The restrictions on resale found in inclusionary policies give little incentive to current homeowners to maintain their home because they realize that a true profit is unattainable. Something needs to be done because we all share Charlotte, and this city should not be two or more cities in one, but rather one city united, where whether on the Eastside, Westside, University or South, its beauty should be found and embraced by everyone. This societal issue is one that must be tackled by all sides, not exclusively the developers.

Do you support a fee-based rental registration program for all rental units throughout the city of Charlotte? Please explain your answer.

No, I do not support any fee-based rental registration programs for all rental units. I am in agreement with Realtors® in that no addition fees or policies that burden potential renters should be enacted because there could be a negative impact on that segment of the market.

Paying for roads is a community responsibility. How do you plan to address prioritizing and funding the road construction and maintenance needs of Charlotte?

Our tax dollars need to be used for our roads, not mainly to fund state roads and projects. There is a perception that the state is hesitant in providing the funding for our roads which were promised many years ago. This frustrates our citizens who have to encounter roads in disarray and incomplete projects on a daily basis. I will work closely with our state representatives to ensure that Charlotte is receiving the funding that is necessary to complete our idle projects and provide our citizens with the quality roads that can be found in other parts of the state.