

MANDATORY REFERRAL REPORT NO. 01- 35
SALE OF LAND BY THE CHARLOTTE HOUSING AUTHORITY

PROJECT PROPOSAL AND LOCATION: The Charlotte Housing Authority is proposing to sell approximately 1.12 acres of vacant land located on Sixth Street between Davidson and Caldwell Streets. This site is located next to Autumn Place, a Housing Authority complex for elderly residents. The Housing Authority plans to sell this land to Boulevard Centro for residential development.

PROJECT JUSTIFICATION: This is excess property located within the First Ward area. The Housing Authority plans to use the proceeds from the sale of this land to build affordable housing. In addition, the Authority anticipates that some of the units built on this site will be affordable to moderate income house holds.

PROJECT IMPACT: Sale of this land will help to complete implementation of the First Ward Master Plan, increase the amount of affordable housing in Uptown, and provide the Housing Authority with additional funds for construction of housing.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This property is located within the boundaries of both the First Ward Master Plan and the Center City 2010 Plan. The First Ward Master Plan calls for urban housing to be built on this site. The Center City 2010 Plan recommends the construction of workforce housing in Uptown. This proposal is consistent with both of those plans.

PROJECT COST: The Charlotte Housing Authority will sell this land for appraised value.

STAFF RECOMMENDATION: Planning Staff supports the proposed sale of First Ward land, contingent on the land sale being consistent with the design guidelines in the First Ward Master Plan.

PLANNING COMMITTEE RECOMMENDATION: Approved by a vote of 6-0.

Mandatory Referral: MR01-35



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.



M E M O R A N D U M

TO: Charlotte-Mecklenburg Planning Commission

FROM: Harrison Shannon, Jr.
President and CEO,
Housing Authority of the City of Charlotte

DATE: May 14, 2001

SUBJECT: Mandatory Referral for Disposition of approximately 1.112 acres (46,826 square feet) of vacant property in First Ward identified as a portion of tax code 080-056-01.

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact Robert W. Drayton at 336-5236 if additional information is required.

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department: Housing Authority of the City of Charlotte Date: May 14, 2001

Submitted By: Harrison Shannon, Jr. Prepared By: Robert W. Drayton.

II. Project Name: First Ward Location and Description of Project: The Housing Authority of the City of Charlotte proposing to sell approximately 1.120 acres (46,826 square feet) of vacant land identified as a portion of tax code 080-056-01 located at 6th and Davidson Streets next to the Autumn Place facility for development of a residential community.

III. Project Justification/Need: The Housing Authority of the City of Charlotte advertised for proposals for development of approximately 1.120 acres of vacant land in First Ward and selected Boulevard Centro as the purchaser/developer of the property. Boulevard Centro proposes construction of approximately 124 condominium units consistent with the First Ward Master Plan.

IV. Project Status (check those that apply):

Nothing done but this report	<input checked="" type="checkbox"/>	Land not yet acquired	<input type="checkbox"/>
Preliminary plans completed	<input type="checkbox"/>	Land acquisition	<input type="checkbox"/>
Detailed plans completed	<input type="checkbox"/>	underway	<input type="checkbox"/>
No land acquisition involved	<input type="checkbox"/>	Land acquired	<input type="checkbox"/>
Project under contract <input type="checkbox"/>			

V. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?)
No.

VI. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). NA.

VII. Assistance Funds – N/A