

**MANDATORY REFERRAL REPORT NO. 01-51
SALE OF PROPERTY BY NEIGHBORHOOD DEVELOPMENT
REID PARK NEIGHBORHOOD**

PROJECT PROPOSAL AND LOCATION: This is a proposal by The City of Charlotte's Neighborhood Development Key Business Unit to sell four parcels (145-182-29, 145-173-22, 145-173-05, and 145-171-05). These parcels are located on Amay James Avenue in the Reid Park Community, and are improved with newly-rehabilitated homes.

PROJECT JUSTIFICATION: These properties were originally purchased by the Reid Park Community Development Corporation (CDC) to be rehabilitated and sold. When the CDC became insolvent, the City acquired these units and paid off the original HUD insured Section 203(k) loan. The rehabilitated units are will provide affordable housing opportunities for low to moderate income families.

PROJECT IMPACT: These units have been rehabilitated and the intent is to sell them to low to moderate income home buyers. This will provide additional affordable homeownership opportunities in the Reid Park community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: The Reid Park Neighborhood Action Plan (1995) recommends increasing homeownership opportunities in the neighborhood. The City's Quality of Life Study (2000) classifies the Reid Park community as threatened. This report also indicates that the community is 43.8% homeowner occupied. The sale of these units to individual homeowners would contribute to the City's efforts to increase the number of homeowners in the community.

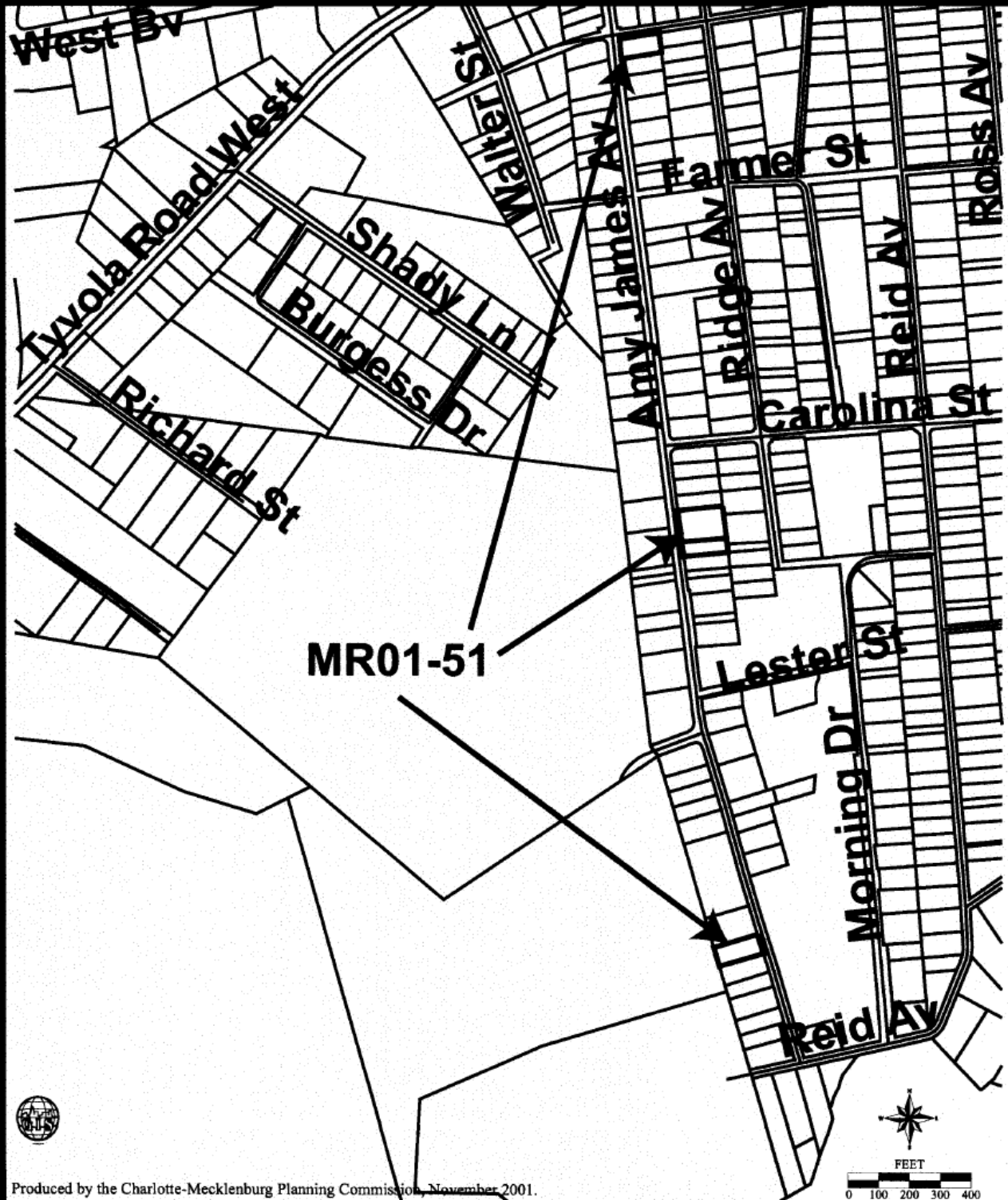
PROJECT COST: An appraisal will be done to determine the market value of these properties.

STAFF RECOMMENDATION: Staff supports the sale of these properties to provide homeownership opportunities for low to moderate income residents in the Reid Park community and to maintain the supply of affordable single family homes in the neighborhood.

The Joint Use Task Force had no significant joint use comments on this application.

PLANNING COMMITTEE RECOMMENDATION:
Approved, 7-0.

Mandatory Referral: MR01-51



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

MANDATORY REFERRAL:

SALE OF PROPERTY IN REID PARK

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 presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. Initiating Department: Neighborhood Development Key Business

Date: November 19, 2001

Submitted By: Stanley Watkins, KBE

Department Representative: Stanley Wilson, Housing Manager

II. Project Name: Sale of Properties associated with Reid Park 203K project

III. Location and Description of Project: The subject properties include all of Tax Parcels 145-182-29, 145-173-22, 145-173-05 and 145-171-05, a total area of .0852 acres. The assembled sites are located on Amay James Avenue in the Reid Park Community.

IV. Project Justification/Need: The City acquired units from Reid Park Community Development Corporation and paid off the HUD insured Section 203(k) loan used to originally finance the acquisition and rehabilitation of the units, in order to complete and sell the units. The cost to payoff existing mortgages was \$670,000. An additional \$300,000 was required for rehabilitation, development, project management, sales and marketing of the units and any unforeseen liabilities. The rehabilitated units are targeted to provide affordable housing opportunities for low to moderate-income residents in Reid Park.

V. Project Status (check all that apply):

Nothing done but this report	X	Land not yet acquired	
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	X
No land acquisition involved		Project under contract	

VI. Proposed Development Schedule:

Task	Begin	Completed
Planning		
Land	Land to be sold for private use	Upon Closing
Construction		

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) **N/A**

VII. 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?) The sale of these properties will provide much needed housing for low to moderate-income families, which in turn will improve the stability and strengthen the Reid Park Community today and for the future.

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) A market appraisal to establish/verify value and the upset bid process will be utilized for the sale of this property.

IX. Assistance Funds: (If state or federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance.) **N/A**