

Initiated and Submitted by: Richard Woodcock, Neighborhood Development

**MANDATORY REFERRAL-REPORT NO. MR04-01
Acquisition and Re-sell of Parcel at 621 Bradford Drive**

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood Development Department wishes to acquire a .14 acre vacant parcel (tax no. 063-037-06) located at 621 Bradford Drive in the Thomasboro community. Once acquired, Neighborhood Development intends to re-sell the property to be redeveloped with affordable housing. The U.S. Department of Housing and Urban Development (HUD) currently owns this property, and is willing to convey the parcel to the City for \$1.00 so that it can be redeveloped. This Mandatory Referral is for both the acquisition and the re-sale of the property.

PROJECT JUSTIFICATION:

This parcel is an appropriate location to provide assistance for a low to moderate-income family in achieving homeownership. The house that previously occupied this site was demolished under code enforcement. HUD is seeking to dispose of the property which includes a lien of \$16,000 for demolition costs. HUD is willing to sell the City the parcel for one dollar to facilitate its redevelopment. This proposal is consistent with Neighborhood Development's Neighborhood Revitalization and housing programs.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This proposal is consistent with the Council's Affordable Housing policies and the City's Relocation program for persons displaced by governmental actions.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Thomasboro-Hoskins Area Plan, the adopted land use plan for this area, recommends that this parcel be developed with a single family home. This property is zoned R-3. The current zoning allows for single family residential development. This proposal is consistent with the adopted plan to develop this portion of Bradford Drive with single family housing.

PROJECT IMPACT:

This proposal will allow for the redevelopment of a vacant lot and provide a homeownership opportunity in the Thomasboro neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Thomasboro-Hoskins Area Plan encourages infill housing on vacant lots throughout the community. The plan includes a number of recommendations to stabilize the housing and improve the infrastructure in the community. Redevelopment of this vacant lot with a single family house will complement the suggested streetscape improvements for Bradford Drive.

ESTIMATED PROJECT COMPLETION DATE:

This project is funded by the City's Innovative Housing Fund. The lot will be made available to persons using Neighborhood Development's Replacement Housing program.

JOINT USE TASK FORCE REVIEW COMMENTS:

This matter was discussed at the January 7 Joint Use Task Force, and no joint use opportunities were identified.

CMPC STAFF RECOMMENDATION: Planning staff supports both the acquisition of this property and the re-sale of this site to be developed with a single family home.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a 5-0 vote at their January 20, 2004 meeting.

