

MANDATORY REFERRAL REPORT NO. MR04-04
Request to purchase Certain Privately owned Properties in Belmont Community

PROJECT PROPOSAL AND LOCATION:

The Charlotte Housing Authority proposes to purchase a number of privately-owned properties in the Belmont neighborhood as part of the Piedmont Courts HOPE VI application for federal funding in order to redevelop the Piedmont Courts public housing complex. The application was submitted to the U.S. Department of Housing and Urban Development on January 20, 2004. The plan for the area proposes to demolish existing on-site structures and redevelop the sites with a well designed mixed-income residential community. In concert with the redevelopment of Piedmont Courts, the HOPE VI application contemplates a wider community revitalization including the redevelopment of the parcels discussed herein.

The properties proposed for purchase (and their current ownership, acreages, current zoning, and proposed uses) are:

Parcel	Owner	Acreage	Zoning	Location	Proposed Use
08113903	McDowell	0.221	R5	Pegram Street	1 SF Sec. 8 homeownership unit
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08304324	Crenshaw	0.11	R5	McDowell Street	1 SF Sec. 8 homeownership unit
08116322	Rink	0.344	R5	Parson Street	1 SF Sec. 8 homeownership unit
08109706	Trakas	0.826	UR-2	Siegel Av. (CLT Landowners)	40 MF units (rental)
08103201	Bilbro	0.376	UR-3	Brevard/Caldwell/Calvine Streets	214 MF units (mix of for sale, Section 8 & public housing)
08103203	Bilbro	0.093	UR-3		
08103204	Bilbro	0.083	UR-3		
08103205	Bilbro	0.082	UR-3		
08103206	Bilbro	0.053	UR-3		
08103101	Bilbro	0.100	UR-3		
08103103	Bilbro	0.095	UR-3		
08103104	Bilbro	0.095	UR-3		
08103105	Bilbro	0.092	UR-3		
08103106	Bilbro	0.096	UR-3		
08103107	Bilbro	0.097	UR-3		
08103108	Bilbro	0.097	UR-3		
08103109	Bilbro	0.117	UR-3		
08103118	Bilbro	0.63	UR-3		
08103119	Bilbro	0.086	UR-3		
08103120	Bilbro	0.089	UR-3		
08103121	Bilbro	0.089	UR-3		
08103122	Bilbro	0.092	UR-3		
08103123	Bilbro	0.085	UR-3		
08103124	Bilbro	0.043	UR-3		
08109409	Crater Bros.	0.23	UR-2	N. Myers Street	1 SF Sec. 8 homeownership unit
08113302	Salv. Army	0.587	UR-2	E. 15 th St. (Salvation Army)	40 MF units (rental)
08113313	Salv. Army	0.162	UR-2	Siegel Avenue	
08113314	Salv. Army	0.172	UR-2	Siegel Avenue	
08113315	Salv. Army	0.172	UR-2	Siegel Avenue	
08313413	Altenburg	0.172	R5	Parson Street	2 SF Sec. 8 homeownership units
08314707	Altenburg	0.321	R5	Grace Street	1 SF Sec. 8 homeownership unit
08314711	Altenburg	0.172	R5	Lola Avenue	1 SF Sec. 8 homeownership unit
08112701	Witness Jesus Church	0.161	R5	Belmont Avenue	1 SF Sec. 8 homeownership unit

Total acreage of all properties is 6.7024 acres. Currently, McDowell, Crenshaw, Rink, Crater Bros., Salvation Army, Altenburg and Witness Jesus Church parcels are vacant. The remaining parcels contain deteriorated structures that will be removed and replaced.

Proposed uses are a total of ten single-family Section 8 homeownership units and 294 multi-family units (including for-sale and rental units).

PROJECT JUSTIFICATION:

As the Charlotte Housing Authority's oldest apartment complex, Piedmont Courts is badly in need of replacement. The HOPE VI planning effort has been rigorous and thorough. The Charlotte Housing Authority and its development team have met with Congressional members, County staff, City staff, local stakeholders and the residents on numerous occasions. It has been determined that the parcels listed above are integral to the overall success of Piedmont Courts' revitalization.

Numerous locations were considered for revitalization as part of the Piedmont Courts HOPE VI submission. The parcels listed above were chosen because they will help realize an important HOPE VI objective. Specifically, with control of these properties (a requirement by HUD), the Charlotte Housing Authority will be able to demonstrate that the Piedmont Courts HOPE VI will mean more than on-site replacement housing; instead, it will show a larger community revitalization that will improve all of the Belmont neighborhood, not just Piedmont Courts. These parcels were chosen because they specifically address HUD's wish that the plan's impact on the neighborhood be maximized. Without CHA control of these parcels, it will be impossible to show HUD that a HOPE VI award will have a significant impact on the community.

The Charlotte Housing Authority is currently in negotiations to option the properties listed above.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Completion of this initiative is in keeping with overall goals of neighborhood revitalization and provision of affordable housing.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The HOPE VI redevelopment proposal is consistent with adopted land use plans for the area. The proposed land conveyances fall within the *Belmont Area Revitalization Area Plan* (adopted May 2003) and the *Optimist Park Neighborhood Plan* (adopted March 2002).

The *Optimist Park Neighborhood Plan* recommends mixed residential development of up to 12 dwelling units per acre at the subject sites on Brevard/Caldwell/Calvine streets. The *Belmont Area Revitalization Plan* recommends multifamily development on the parcel at 16th Street and Seigle Avenue and single-family development up to five dwelling units per acre on the remainder of the subject parcels. The plans were amended through a CHA-initiated rezoning of the 16th & Seigle (Trakas property) and the Salvation Army parcels to allow the proposed multifamily densities.

One of the stated goals of the *Belmont Area Revitalization Plan* is to "increase and facilitate homeownership, while stabilizing existing housing stock." The plan recommends the redevelopment of Piedmont Courts as one of the most significant initiatives for influencing the development of new housing for the Belmont area. Specifically:

"The redevelopment of aging Piedmont Courts would mean better housing conditions for its residents and have significant impact on the future of the larger Belmont Community. It would help stabilize the neighborhood and create an environment attractive to new investment. Without redevelopment [of Piedmont Courts], housing construction and rehabilitation would lag and probably occur on a spot basis."

PROJECT IMPACT:

The HOPE VI program will bring tremendous resources and investment to the Belmont Community (a fragile neighborhood) and the Piedmont Courts site in particular. The plan contemplates the creation and preservation of greenspace, significant infrastructure improvements, and the construction of a new community center, sorely needed retail and new, well-designed residential units.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The HOPE VI grant will bring needed infrastructure improvements to the Belmont area. The City of Charlotte is proposing to provide capital investment funds for infrastructure improvements recommended in the *Belmont Area Revitalization Plan*, -- specifically for streetscapes, intersections, gateways, thoroughfares, lighting, sidewalks, and utilities -- as part of the City's matching funding for the HOPE VI application.

The HOPE VI plan also proposes the creation of new green space, and the conservation of existing greenspace specifically around Little Sugar Creek. The Piedmont Open Middle School across Siegel Avenue from Piedmont Courts is currently being renovated. Discussions are underway regarding joint use opportunities, including use of greenspace and ball fields.

ESTIMATED PROJECT COMPLETION DATE:

The HOPE VI funding award announcements will most likely occur in June 2004. Construction of the HOPE VI project will occur beginning approximately one year following award of the grant -- summer 2005. Estimated completion for the entire

HOPE VI will be 2009. However, the specific construction start date is dependant on the date of HUD's HOPE VI award and subsequent required HUD approvals.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 4, 2004 meeting, and the following observations were made:

- Multiple public entities are approaching private property owners (City, County, CHA, CMS) in this area, adding to frustration and potentially increasing prices....there could have been better coordination among various entities.
- Preliminary discussions between CHA and CMS on human service needs of this community could lead to eventual collaboration.
- Since Ray Kroc's widow donated money to Salvation Army for construction of "Kroc centers" across the U.S., and since the Salvation Army is already in Belmont, they could be a future joint use player in the Salvation Army for services in Belmont.

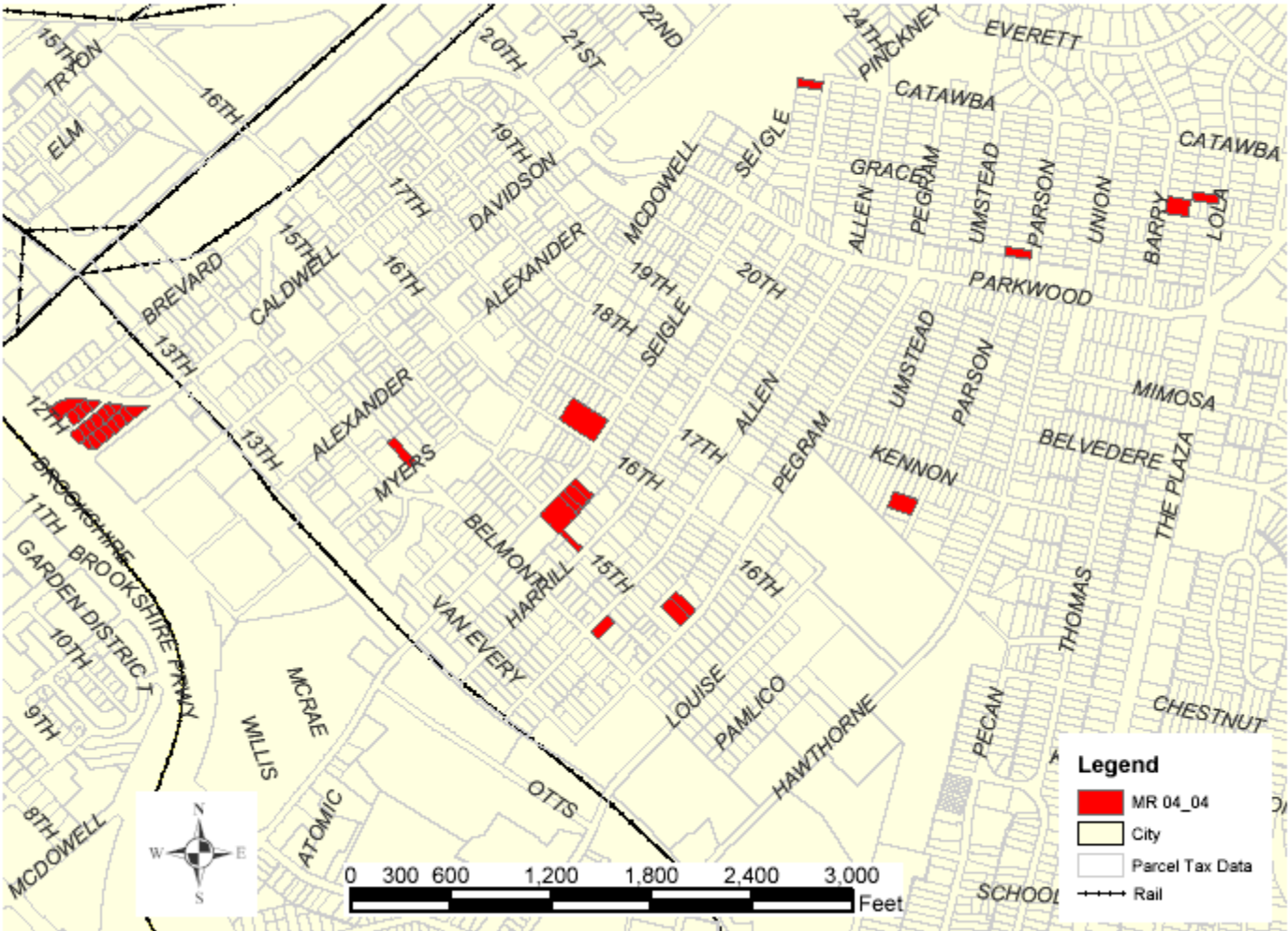
CMPC STAFF RECOMMENDATION:

Staff recommends approval of this Mandatory Referral contingent upon the following: That development of these parcels should conform to the design guidelines in the *Belmont Area Revitalization Plan*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a 5-0 vote at their February 17, 2004 meeting.

MR 04-04



MR 04-04

