

**MANDATORY REFERRAL REPORT NO. 06-15**  
**Proposal to Sell Seven City-owned Parcels in Belmont Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

As a part of the Belmont Neighborhood Revitalization efforts, the Charlotte of Charlotte's Neighborhood Development Key Business Unit proposes to sell seven parcels of land located in the Belmont Neighborhood to the Belmont Community Development Corporation (CDC). The goal of the Belmont CDC is to construct affordable houses on each of these lots and sell them to qualified buyers (deed restrictions will be placed on the properties to ensure affordability for a designated number of years). The table below provides summary information on the seven parcels.

Summary of Parcels				
Parcel No.	Address	Zoning	Current use	Lot Size (s.f.)
081-137-07	1421 Pegram Street	R-5	Vacant	8,200
081-084-13	1015 McAden Street	I-2	Vacant	17,000
081-139-13	1242 Allen Street	R-5	Vacant	8,200
081-133-04	1205 Harrill Street	R-5	Vacant	7,500
081-165-40	1628 Umstead Street	R-5	Vacant	7,500
081-166-32	1724 Pegram Street	R-17MF	Vacant	3,550
083-043-21	1921 Harrill Street	R-5	Single Family	7,500

**PROJECT JUSTIFICATION:**

These properties were originally acquired via Sherriff's Deeds or Trustee's Deeds, which are often subject to code enforcement violations; therefore, the City incurs clean-up costs several times per year as well as maintenance costs. In addition, Neighborhood Development is working with the Belmont CDC to build affordable houses in the Belmont Community. Through a revolving loan program, Neighborhood Development provides construction loans to the Belmont CDC. The transfer of the seven lots will allow the CDC to expand its current building effort. There are six qualified buyers waiting for the construction of houses.

*(Note: Subsequent to the receipt of this Mandatory Referral, Neighborhood Development staff notified Planning staff that the McAden Street property was being excluded from this proposed transaction.)*

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale of these parcels to the Belmont Community Development Corporation supports recommendations in the *Belmont Area Revitalization Plan* to provide additional housing in the Belmont Community adopted by Charlotte City Council on May 12, 2003.

The Charlotte Housing Authority is investing \$20 million in Hope VI funds in revitalizing the Belmont Community and former Piedmont Court housing development. Neighborhood Development is investing an additional \$ 8.8 million in infrastructure improvements. Sale and redevelopment of these seven properties to provide affordable housing opportunities is consistent with the implementation of the terms and conditions contained within the Hope VI grant.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Belmont Area Revitalization Plan* land use recommendations for the subject parcels are summarized in the table below:

Summary of Belmont Area Revitalization Plan Land Use Recommendations	
Address	Land Use Recommendation
1421 Pegram Street	Residential to 5 du
1015 McAden Street	Multi-family & greenway/open space
1242 Allen Street	Residential to 5 du
1205 Harrill Street	Residential to 5 du
1628 Umstead Street	Residential to 5 du
1724 Pegram Street	Residential to 22 du
1921 Harrill Street	Residential to 5 du

**PROJECT IMPACT:**

This project provides for additional home ownership opportunities and supports revitalization efforts in the Belmont Community.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The project is supportive of the Hope VI grant and recommendation in the *Belmont Area Revitalization Plan*.

**ESTIMATED PROJECT COMPLETION DATE:**

Properties will be sold via private sale to the Belmont Community Development Corporation in early summer, 2006.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The matter was discussed at the May 3, 2006 Joint Use Task Force meeting, and no comments were offered.

**CMPC STAFF RECOMMENDATION:**

Planning staff recommends the sale of these parcels to the Belmont CDC to provide additional home ownership opportunities in the community.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At its May 16, 2006 meeting, the Planning Committee recommended approval of the sale of these properties (with the exception of the McAden Street parcel that was withdrawn) for the stated purpose of construction of affordable housing, by a vote of 6-0.

# MR 06-15



## Legend

 MR 06-15





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This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



Mecklenburg County, North Carolina

# POLARIS

Property Ownership Land Records Information System

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## 1015 McAden St./081-084-13



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**1242 Allen St./081-139-13**



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1921 Harrill St./083-043-21



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