

**MANDATORY REFERRAL REPORT NO. 07-09**  
**Proposal to transfer 4 parcels in Belmont Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood Development KBU proposes to transfer four parcels of land located in the Belmont neighborhood to the Belmont Community Development Corporation (CDC) as a part of the Belmont Neighborhood Revitalization efforts. 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 properties are as follows:

Parcel Summary				
Parcel No.	Address	Zoning	Current Use	Lot Size (SF)
081-141-10	1708 Seigle Ave.	R-5	Vacant	13,613
081-107-08	1517 Seigle Ave.	R-5	Single family	7,500
081-164-40	1636 Parson St.	R-5	Vacant	8,000
081-124-09	1021 Harrill St.	R-5	Vacant	7,500

**PROJECT JUSTIFICATION:**

These properties were acquired by the City via Sherriff's Deeds or Trustee's Deeds and are often subject to code enforcement violations, resulting in the City incurring clean-up costs several times per year, in addition to regular maintenance costs. Neighborhood Development is working in conjunction 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 these four lots will allow the CDC to expand its current building effort.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

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

The Charlotte Housing Authority is investing \$20 million in Hope VI funds to revitalize the Belmont community and the former Piedmont Courts housing development. Neighborhood Development is investing an additional \$8.8 million dollars in infrastructure improvements. The sale and redevelopment of these 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 sale of this property to the Belmont CDC to provide additional affordable housing opportunities in the Belmont Neighborhood is consistent with recommendations in the *Belmont Area Revitalization Plan* (adopted 2003). A part of the plan's vision is to have affordable housing and one of the plan goals is to increase and facilitate homeownership while stabilizing existing housing stock.

**PROJECT IMPACT:**

The project provides for additional homeownership 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 recommendations in the *Belmont Area Revitalization Plan*.

**ESTIMATED PROJECT COMPLETION DATE:**

Properties will be transferred to the Belmont Community Development Corporation in late summer/early fall, 2007.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

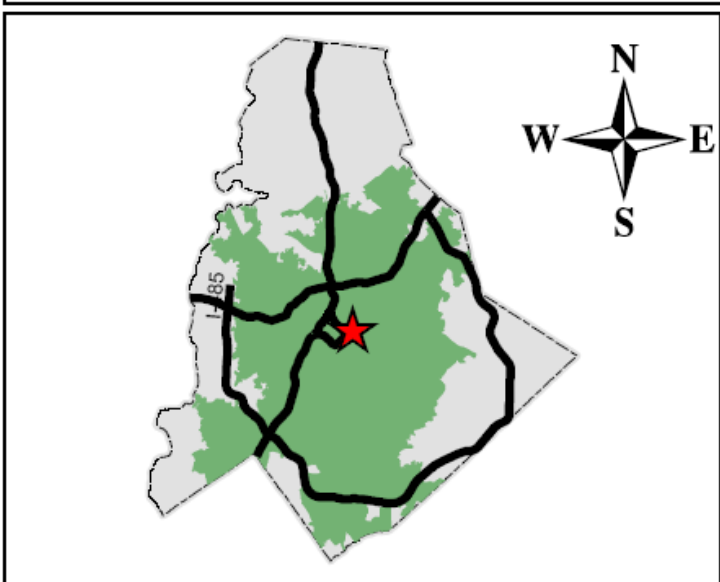
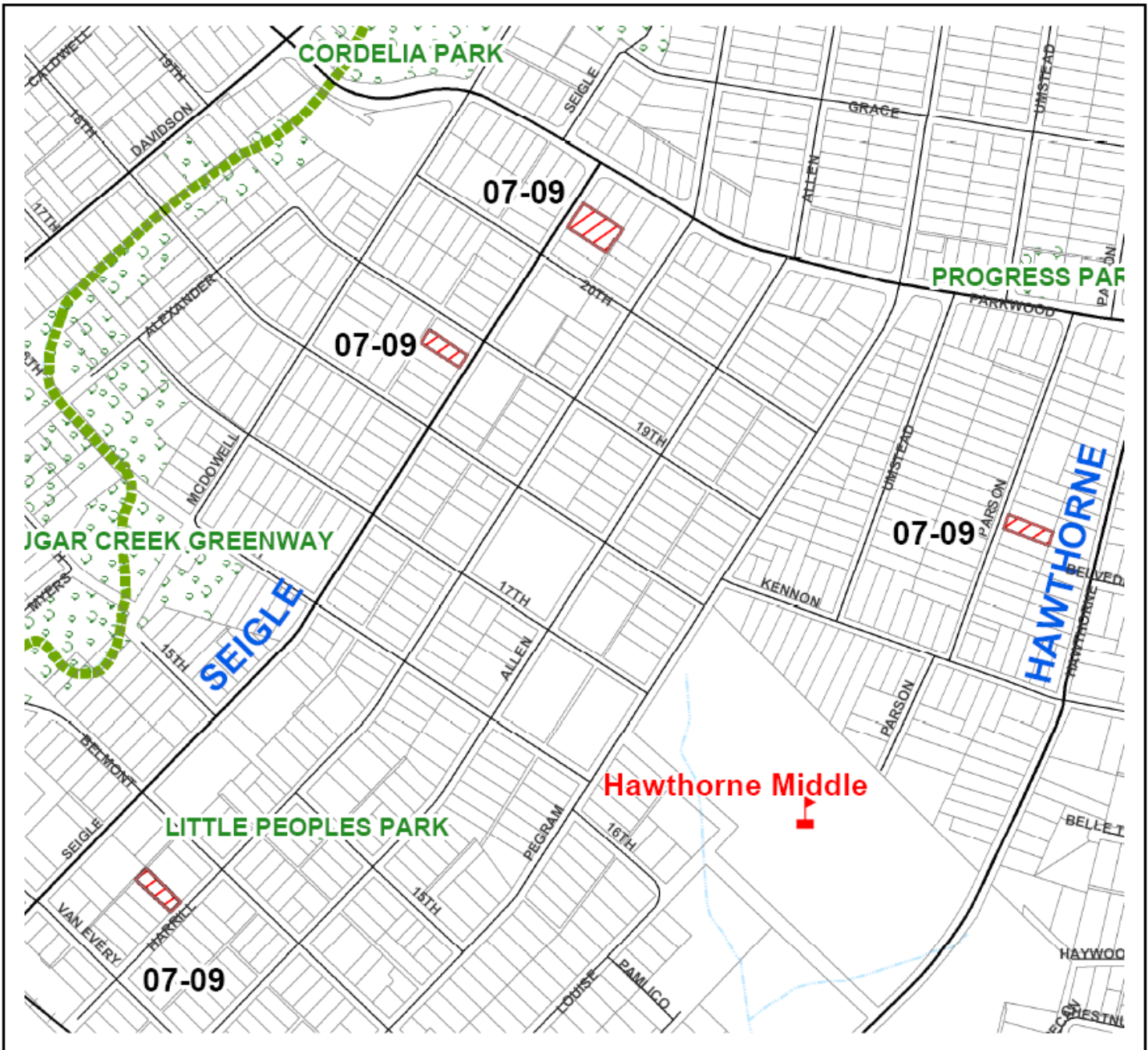
The Joint Use Task Force discussed this matter at their May 2, 2007 meeting and offered no joint use comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of this Mandatory Referral to sell property to the Belmont CDC for future housing development.




**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their May 29, 2007 meeting the Planning Committee recommended approval by a vote of 5-0, on condition that design guidelines be developed and imposed on new residential construction..



# Mandatory Referral 07-09

*Charlotte Real Estate Services  
for Neighborhood Development*

-  Mandatory Referral
-  Park Property
-  Greenway

Map Produced by the Charlotte-Mecklenburg Planning Department for illustrative purposes only.