

MANDATORY REFERRAL REPORT NO. 11-03
Proposed Transfer of 13 City-Owned Properties to Various Non-profit Corporations

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer thirteen scattered City-owned parcels to various nonprofit organizations, for the purpose of creating affordable housing. Nine of the parcels have houses that are mostly in good shape but will need some remodeling and/or structural repairs. The other four parcels are vacant lots. All of the parcels came to the City as a result of non-payment of mortgages generated from N&BS.

It is proposed to have these parcels ready for City Council approval, individually or in groups, to a Community Development Corporation (CDC) or City Certified non-profit Development Corporations as soon as the selection process has concluded. The non-profit organizations will be responsible to make the renovations to the existing houses and to market them as affordable housing. The vacant lots will also be transferred to a non-profit(s) so that they can construct additional affordable houses. The properties are as follows:

PARCEL SUMMARY					
	PARCEL NO.	ADDRESS	ZONING	CURRENT USE	LOT SIZE (AC.)
1	07819513	415 N. Summit Ave.	R-5	Residential (house)	.15
2	06704138	2619 Columbus Cr.	R-5	Vacant	.21
3	06912566	1809 Taylor Ave.	R-5	Residential (house)	.26
4	07507424	1231 Boone St.	R-5	Vacant	.11
5	07906408	2500 Jefferson Davis St.	R-5	Residential (house)	.19
6	20510212	9829 Packard St.	R-4	Residential (house)	.21
7	14518337	2967 Morning Dr.	R-5	Residential (house)	.32
8	07844716	1417 Fontana Ave.	R-5	Residential (house)	.32
9	07109133	530 Ambassador St.	R-5	Residential (house)	.25
10	04303710	5729 Woodard St.	R-5	Residential (house)	.35
11	15703518	3024 Marney Ave.	R-5	Residential (house)	.16
12	08109905	829 Belmont Ave.	R-5	Vacant	.17
13	08108413	1015 McAden St.	I-2	Vacant	.39

N&BS has a number of city approved, experienced non-profit development organizations and Community Development Corporation with whom they partner in developing affordable housing. These organizations are sent the list of foreclosed properties to solicit their interest, and after interest in a property is expressed, the property is reserved for the interested party. Following the initial steps in the transaction process (including the Mandatory Referral) the properties are transferred to the interested party to be redeveloped and sold as affordable housing.

PROJECT JUSTIFICATION:

These properties were acquired by Substitute Trustee's Deeds as a result of foreclosures. Because they are properties not needed for City operations, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping on the properties. N&BS is working in conjunction with several non-profit development organizations to provide affordable housing opportunities in Charlotte as well as to help revitalize some of the neighborhoods in which these houses are located.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels to the non-profit organizations supports the recommendation to develop affordable housing as outlined in the *FY2006-2010 Consolidated Action Plan* (approved by City Council on June 23, 2005).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Parcels #12 and #13 are within the *Belmont Area Revitalization Plan* (2003) which recommends Greenway as the land use. The parcels have the following issues:

- It is zoned I-2 (Parcel 13 only)
- Primary access is via an unimproved ROW (Parcel 13 only)
- A majority of the property is within a SWIM buffer and within the flood plain (both parcels)

The remaining parcels are consistent with adopted area and district land use plans for single family residential use.

PROJECT IMPACT:

The project provides for additional home ownership opportunities and supports revitalization efforts within the associated neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other known projects are planned or underway in these areas.

ESTIMATED PROJECT COMPLETION DATE:

The parcels with houses are our highest priorities to deed to nonprofits. Leaving vacant homes unattended is a serious liability problem. The vacant lots invite dumping. Therefore, we intend to transfer these parcels by the end of 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 6, 2011 meeting and County Real Estate stated their interest in acquisition of Properties #12 and #13 for flood protection and greenway purposes.

PLANNING STAFF RECOMMENDATION:

Staff supports the transfer of the subject parcels to approved affordable housing providers, with the exception of parcels #12 and #13 which should be transferred to the County for greenway development. Furthermore, staff recommends that new construction undertaken on any of the remaining parcels should adhere to the following general design guidelines for new infill development:

- Front doors should be visible from the street and connected to existing sidewalk
- Front porches, if provided, should be at least 6 feet deep and 8 feet wide
- Utilities should be located behind the principal structure or screened with landscaping
- Preserve mature trees when feasible
- Attached front loading garages should not extend beyond the front wall plane of the principal structure
- The setback should be consistent with period structures on the same block

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 19 meeting, the Planning Committee recommended approval of the Planning staff's recommendations.

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