

MANDATORY REFERRAL REPORT NO. 11-06
Proposal to Transfer Six City-Owned Properties to Various Nonprofit Corporations

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer six parcels to various nonprofit organizations. All six parcels are vacant residentially-zoned lots and came to the City as a result of non-payment of mortgages that were generated from N&BS.

The intent of this Mandatory Referral proposal is to have these parcels ready for City Council approval for their transfer, individually or in groups, to a Community Development Corporation (CDC) or Habitat for Humanity as soon as the selection process has concluded. The vacant lots will be transferred to these nonprofit(s) so that they can construct affordable houses for purchase by owner-occupants. The properties are as follows:

PARCEL SUMMARY					
	PARCEL NO.	ADDRESS	ZONING	CURRENT USE	LOT SIZE (AC.)
1	157-052-13	3528 Jonquil St.	R-5	Residential Vacant Lot	0.16
2	119-034-27	2559 Brentwood Pl.	R-4	Residential Vacant Lot	0.27
3	069-013-14	201 Solomon St.	R-22MF	Residential Vacant Lot	0.16
4	069-013-15	209 Solomon St.	R-22MF	Residential Vacant Lot	0.12
5	069-013-16	215 Solomon St.	R-22MF	Residential Vacant Lot	0.14
6	055-041-09	336 Kirby Dr.	R-5	Residential Vacant Lot	0.44

PROJECT JUSTIFICATION:

These properties were acquired by Substitute Trustee's Deeds as a result of foreclosures.

Because they are properties that are not needed for City operations, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping. N&BS is working in conjunction with several CDC's and Habitat for Humanity to provide affordable housing opportunities in Charlotte as well as to help revitalize some of the neighborhoods in which these houses are located.

N&BS maintains a list of City-approved, experienced nonprofit development organizations and CDC's with which they partner in developing affordable housing. These organizations are provided lists of potentially-available properties to solicit their interest. Once interest in the properties is expressed, the properties are reserved for the interested organization. Once the City approval process is complete, the properties are transferred for development and subsequent sale as affordable housing.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels to the nonprofit 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:

The intended use of the subject parcels are consistent with adopted district land use plans.

New infill housing should adhere to the following design recommendations:

1. Front doors should be visible from the street and connected to existing sidewalk
3. Front porches, if provided, should be at least 8 feet in depth but no less than 6 feet.
4. Above ground utilities should be located behind the principal structure or screened with landscaping
5. Preserve healthy, maturing trees when feasible
6. Attached front loading garages should not extend beyond the front wall plane of the principal structure
7. The setback should be consistent with the established setback on the same block
8. Development on a corner lot should have architectural details on sides facing the street

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 vacant lots invite dumping. Therefore, the intent is to transfer these parcels by the end of 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their May 4, 2011 meeting and a representative from the Charlotte Department of Transportation expressed interest in having a portion of parcel 15705213 (parcel #1, above) reserved (either via right-of-way or easement) for a bicycle/pedestrian connection. CDOT staff offered to work with the buyer of the property in developing the dimensions of the easement, which would not likely prevent the remainder of the parcel from being developed for affordable housing.

PLANNING STAFF RECOMMENDATION:

Staff supports the transfer of the subject parcels to approved affordable housing providers.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its May 17, 2011 meeting the Planning Committee voted 6-0 to recommend approval of the proposed transactions.

