

MANDATORY REFERRAL REPORT NO. 13-18
Proposal to Transfer 5 City-Owned Residential Properties for Rehabilitation and Re-occupancy

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (NBS)) proposes to transfer scattered City-owned residential properties to allow them to be rehabilitated and re-occupied. These properties are vacant residential structures that came to the City as a result of non-payment of mortgages that were generated from NBS and are generally in need of rehabilitation.

NBS maintains a list of City-approved, experienced nonprofit development organizations and Community Development Corporations (CDC) with whom they partner in developing affordable housing. It is proposed that these organizations be provided a list of these potentially-available properties in order to solicit their interest in acquiring the properties in order to rehabilitate them and make them available for sale as affordable housing. In the event that any of the properties receive no interest from the nonprofits or CDC's, they will then be offered to the public for purchase (the public offering would have no condition to subsequently sell as affordable housing).

Parcel Summary						
	PARCEL #	PROPERTY ADDRESS	NEIGHBORHOOD	ZONING	EXISTING LAND USE	LOT SIZE (AC.)
1	08114512	1604 Harrill Street	Belmont	R-5	Single Family Residential	.14
2	08305913	2233 Pinckney Avenue	Villa Heights	R-5	Single Family Residential	.18
3	06902519	158 S. Gregg Street	Smallwood	R-5	Single Family Residential	.18
4	15701207	305 Skyland Avenue	Grier Heights	R-5	Single Family Residential	.34
5	14518124	2934 Amay James Avenue	Reid Park	R-5	Single Family Residential	.17

PROJECT JUSTIFICATION:

These properties were acquired by Substitute Trustee's Deeds as a result of mortgage 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 on the properties. NBS has been working with neighborhood organizations and other nonprofits in efforts toward revitalizing some of the neighborhoods in which these properties are located.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels with an emphasis upon providing first rights to 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 applicable Area / District Plans are specified in the third column of the table below. The land uses prescribed by those plans are detailed in the table as well. All the properties have an adopted future land use for residential, with a recommended density ranging from between 4 DUA to 8 DUA.

	ADDRESS	AREA PLAN	ADOPTED FUTURE LAND USE	PLAN CONSISTENCY?
1	1604 Harrill Street	Belmont Area Revitalization Plan (2003)	Single Family ≤ 5DUA	Yes
2	2233 Pinckney Avenue	BLE - 25 th Street Transit Station Area Plan (2013)	Residential ≤ 5 DUA	Yes
3	158 S. Gregg Street	Central District Plan (1993)	Single Family ≤ 4 DUA	Yes
4	305 Skyland Avenue	Central District Plan (1993)	Single Family / Multi-Family ≤ 8 DUA	Yes
5	2934 Amay James Avenue	Central District Plan (1993)	Single Family ≤ 5 DUA	Yes

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 intent is to transfer these parcels to their new owners by the end of 2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

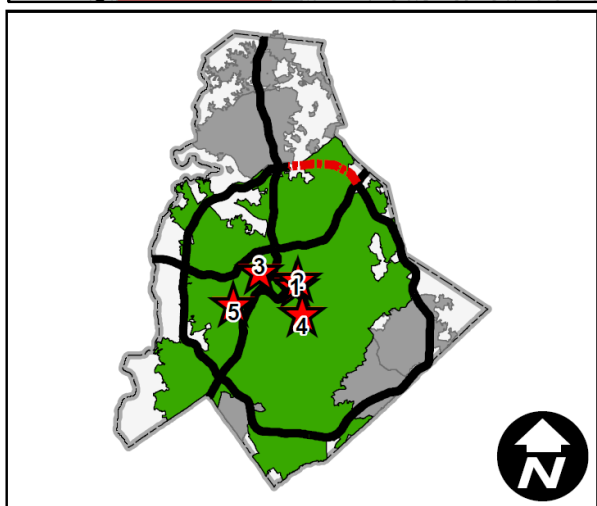
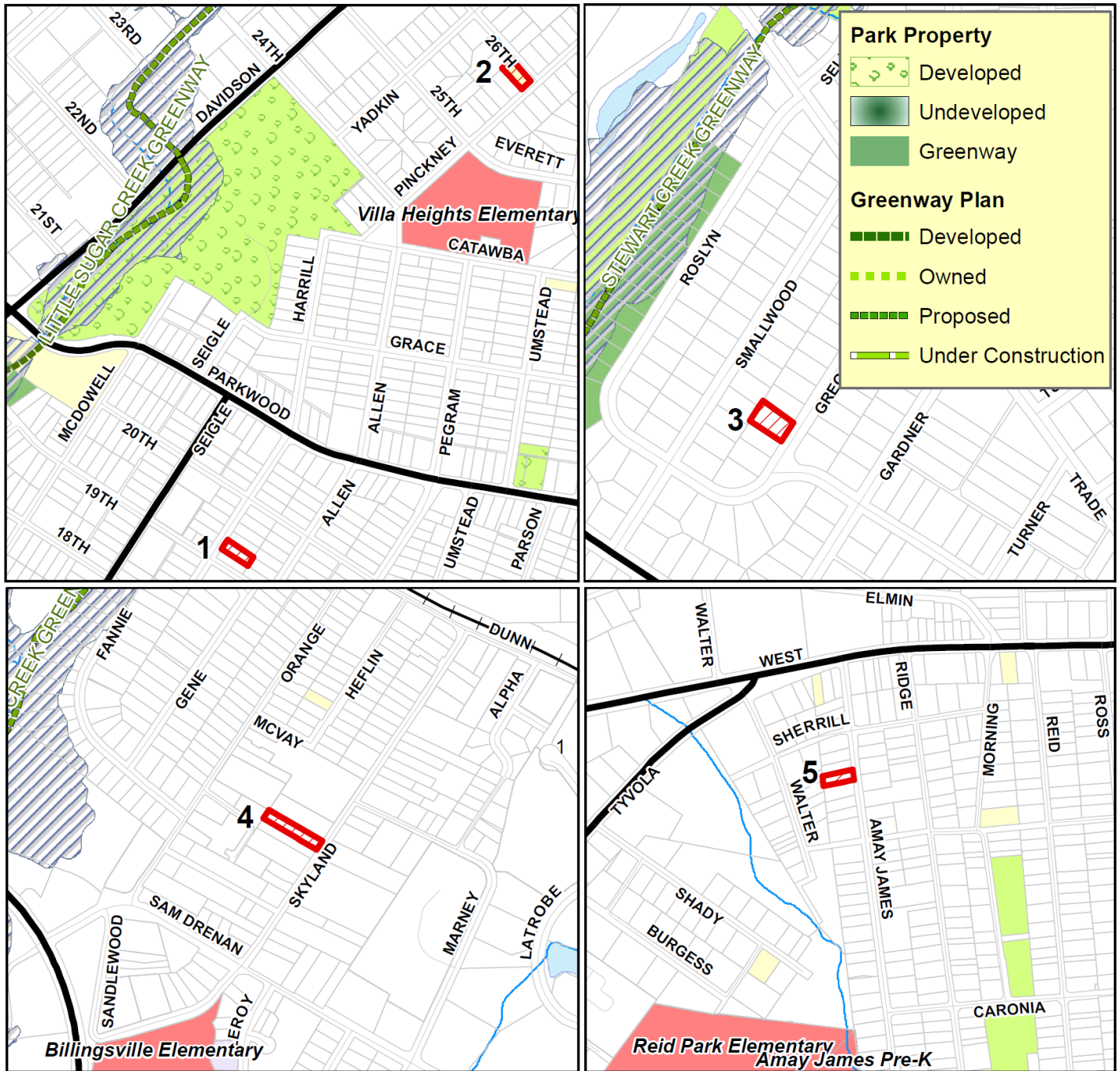
The Joint Use Task Force discussed the matter at their October 2, 2013 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfers.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 15, 2013 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 13-18

Initiated by: N&BS
Submitted by: City Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- City Property

Produced by the Charlotte-Mecklenburg Planning Department

