

MANDATORY REFERRAL | REPORT NO. 2019-18
Proposal to dispose of City-owned property for affordable housing

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to transfer a vacant City-owned parcel (parcel identification number 080-104-02) located at 705 East 7th Street in Council District I. The parcel is currently zoned TOD-CC (transit oriented development community center) with 0.826 total acres. The parcel currently accommodates two historic shotgun houses owned by the Harvey B. Gantt Center which will be relocated and the City-owned parcel will be used for the construction of affordable housing with deed restrictions to ensure long-term affordability.

Housing and Neighborhood Services (H&NS) works with experienced non-profit organizations and Community Development Corporations (CDC) to partner to create and preserve affordable housing in neighborhoods throughout the City. The subject property will be used to develop an affordable mixed-income community that will provide its low to moderate income households access to noteworthy amenities.

PROJECT JUSTIFICATION:

The property has been in the City's inventory since 1980 and is not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. H&NS works with non-profit organizations and CDCs in order to transfer properties for development of affordable housing. Additionally, transferring would place the property back on the tax roll.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed transfer of this parcel supports City Council's commitment to develop affordable housing, stated in *A Letter to the Community*, dated October 3, 2016, and aligns with the following City Council adopted policies and guidelines:

- *City-Owned Real Estate and Facilities Policy* on June 12, 2017, repealing the *Guidelines for Asset Management* established by the Privatization/Competition Advisory Committee (PCAC) adopted by City Council on July 25, 1994,
- *Housing Charlotte Framework* on August 27, 2018, which recommends expanding the supply of high-quality rental housing by building new affordable housing, preserving existing naturally occurring affordable housing and leveraging City-owned land, and
- *Guidelines for the Evaluation and Disposition of City-Owned Land for Affordable Housing* on February 25, 2019.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *First Ward Master Plan* (1997) recommends a mixture of housing types, including townhomes and multi-family buildings for this parcel.

The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site. The plan includes a goal of providing "housing and amenities for people and families of all cultures, ages, and incomes." To accomplish this goal, the plan recommends a number of actions including the following:

- Provide a mix of housing options to residents in Center City;
- Stimulate redevelopment of surface parking; and
- Encourage active uses at the ground floor of buildings.

PROJECT IMPACT:

The project provides support for affordable housing opportunities and neighborhood revitalization.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Cross Charlotte Trail Project will close the gap in the Little Sugar Creek Greenway at the interchange of US-74 and I-277, by connecting from the current trail terminus at 7th Street near Kings Drive to existing trail at Greenway Crescent Green near 12th Street.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the property for use by a non-profit organization or community development corporation and the availability of funds for these organizations to undertake development will dictate the completion of the transfer.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- Insert...

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed and has the following comments:

Conclusions:

The proposed development is consistent with the intent of the Transit Oriented Development – Community Center (TOD-CC) district, and will add affordable housing in uptown. This is consistent with the Charlotte Center City 2020 Vision Plan goal of providing housing and amenities for people and families of all cultures, ages, and incomes by providing a mix of housing options, redeveloping surface parking lots, and providing active ground floor uses. This is also consistent with Mecklenburg County's Affordable Housing Policy.

Adopted Goals and Policies:

- The First Ward Master Plan recommends moderate to high density residential land uses along East 7th Street.
- The Charlotte Center City 2020 Vision Plan has a goal of providing housing and amenities for people and families of all cultures, ages, and incomes by providing a mix of housing options, redeveloping surface parking lots, and providing active ground floor uses.
- Both the City and Mecklenburg County have Affordable Housing Policies.

CMPC PLANNING COMMITTEE REVIEW:

Insert...

LOCATION MAP



