

MANDATORY REFERRAL | REPORT NO. 19-19

Proposal to dispose of City-owned properties for affordable housing

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes lease, transfer or sale of the following City-owned parcels located in Council District 2 for the construction of affordable housing with deed restrictions to ensure long-term affordability.

PARCEL SUMMARY				
Parcel No.	Address	Zoning	Current Use	Lot Size (AC)
075-036-69	2131 Lasalle Street	UR-2 (urban residential)	Unimproved	0.5
075-036-75	2205 Lasalle Street	UR-2 (urban residential)	Unimproved	0.2
075-036-74	2063 Custer Street	UR-2 (urban residential)	Unimproved	0.3
075-036-73	2023 Custer Street	UR-2 (urban residential)	Unimproved	0.28
075-036-72	2005 Custer Street	UR-2 (urban residential)	Unimproved	0.26
075-036-71	2015 Custer Street	UR-2 (urban residential)	Unimproved	0.42
075-036-70	2046 Custer Street	UR-2 (urban residential)	Unimproved	0.49
075-037-35	2037 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-36	2033 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-37	2029 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-38	2025 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-39	2021 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-40	2017 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-15	2121 Madrid Street	UR-2 (urban residential)	Unimproved	0.033
075-037-16	2119 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-17	2117 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-18	2115 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-19	2113 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-20	2111 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
077-061-13	1654 Newland Road	R-12MF (multi-family residential)	Unimproved	1.338

Housing and Neighborhood Services (H&NS) works with experienced non-profit organizations, Community Development Corporations (CDC), and private developers to create and preserve affordable housing in neighborhoods throughout the City. The subject property was part of a Request for Qualifications (RFQ) that resulted in several affordable housing developers expressing an interest in acquiring the property to develop affordable housing.

PROJECT JUSTIFICATION:

These properties were acquired by foreclosure or in rem liens and are 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, CDCs and private developers in order to transfer or sale properties for development of affordable housing. Additionally, transferring would place the properties back on the tax roll.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed transfer of these parcels 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 adopted land use policies for these parcels are located within the *Central District Plan* (1993). The plan recommends multi-family development for parcel 077-061-13. The approval of rezoning petition 2000-124 revised the adopted future land use for the remaining parcels as specified by the *Central District Plan* (1993) to multi-family residential uses up to 25 dwelling units per acre. All parcels in questions are currently zoned and recommended for multi-family residential uses. Area plans do not typically identify sites

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for future affordable housing, as affordable housing falls under the broader residential land use categories. Residential uses are considered compatible with the surrounding neighborhood.

PROJECT IMPACT:

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Lincoln Heights Drainage Improvements Project is located within the Lincoln Heights Neighborhood. It is a Storm Water Minor Capital Improvements Project. Project limits are bounded by Gilbert Street to the North, Interstate 77 to the East, St. Luke to the South, and Beatties Ford Road to the West. Improvements to the existing infrastructure are needed to prevent flooding and spread issues.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the property for use by a non-profit organization, community development corporation or private developer 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... (if applicable)

PLANNING STAFF REVIEW:

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

Conclusions:

- All parcels in questions are currently zoned and recommended for multi-family residential uses
- The project's proposed land use is consistent with the adopted future land use.
- The project's proposed land use is compatible with the surrounding neighborhood.

Adopted Goals and Policies:

- The adopted land use policies for these parcels are located within the *Central District Plan* (1993).
- The plan recommends multi-family development for parcel 077-061-13.
- The approval of rezoning petition 2000-124 revised the adopted future land use for the remaining parcels as specified by the *Central District Plan* (1993) to multi-family residential uses up to 25 dwelling units per acre.

CMPC PLANNING COMMITTEE REVIEW:

At their September 17, 2019 meeting, the Planning Committee reviewed the proposed acquisition

LOCATION MAP

