

MANDATORY REFERRAL REPORT NO. 99-36
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

SALE OF PROPERTY BY
THE CHARLOTTE HOUSING AUTHORITY
NOVEMBER 1999

PROJECT PROPOSAL AND LOCATION

The Charlotte Housing Authority proposes to dispose of approximately 105,000 square feet of land located on East Ninth Street, between North Caldwell and North Davidson Streets, in First Ward. This property is vacant.

PROJECT JUSTIFICATION

As part of the revitalization efforts in First Ward, the Housing Authority proposes to sell approximately 70,789 square feet of vacant land to the Eighth Street LLC, a limited liability company which has the Charlotte Housing Authority and the Bank of America CDC as its members. The property will be developed with 32 townhouse units, 9 of which will be reserved for low income families. The remaining property, approximately 33,750 square feet, will be transferred to the City of Charlotte for development of a linear open space on Ninth Street.

PROJECT IMPACT

The subject property is located within the boundaries of the First Ward Master Plan, adopted in July 1997. The primary goal of the plan is to create a mixed-income neighborhood in First Ward. The sale will allow additional mixed-income residential development in First Ward, as well as construction of a portion of the Ninth Street linear open space called for in the First Ward plan.

RELATIONSHIP TO OTHER PROJECTS

The adopted First Ward Plan calls for housing development on the exterior portions of this property and for construction of the Ninth Street linear open space through the middle of the site. Construction of the Ninth Street linear open space is underway and development of the townhomes is pending.

PROJECT COST

The portion of the site identified for housing will be sold to the Eighth Street LLC for \$352,000. The property identified for the linear open space will be transferred to the City at no cost, as negotiated in a previous land exchange agreement between the City and the Housing Authority.

STAFF RECOMMENDATION

Planning Staff supports the proposed disposition of the subject property.

PLANNING COMMISSION RECOMMENDATION

Approved, 4-1.