

Legislation Text

File #: 15-20431, Version: 1

Sale of City-Owned Property for Affordable Housing

Action:

- A. Adopt a resolution approving the sale of the following city-owned properties to West Side CLT for \$1 for the development of four affordable, for-sale housing units:**
- **0.4 acres on 801 Ambassador Street (parcel identification number 071-121-21)**
 - **0.19 acres on Ambassador Street (parcel identification number 071-121-22)**
 - **0.21 acres on 2619 Columbus Circle (parcel identification number 067-041-38)**
 - **0.27 acres on 2632 Columbus Circle (parcel identification number 067-073-26)**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sale of these properties.**

Staff Resource(s):

Shawn Heath, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services
Phil Reiger, General Services
Greg Crawford, General Services

Explanation

- The West Side CLT, a North Carolina non-profit corporation (WSCLT), also known as the West Side Community Land Trust, desires to obtain vacant city-owned property in the Camp Greene and Enderly Park communities for a purchase price of \$1.00 to develop approximately four for-sale affordable housing units for low-to-moderate income households.
- The WSCLT is a 501(c)3 non-profit organization created by residents to empower the West Charlotte community to preserve and develop their neighborhoods to the benefit of low-income residents as well as the neighborhoods as a whole in the face of rapid reinvestment and subsequent displacement of long-time residents.
- After review of development proposals submitted by the WSCLT, it was determined that it is uniquely qualified to assist in meeting the city's affordable housing needs in these communities.
- Approval of this action will create approximately four newly constructed affordable homeownership opportunities near the Freedom Drive / Wilkinson Boulevard corridor, one of the city's Corridors of Opportunity.

Ambassador Street Parcels

- The city currently owns two vacant parcels in the Enderly Park community consisting of approximately 0.59 total acres and located at 801 Ambassador Street (parcel identification number 071-121-21, zoned R-5) and Ambassador Street (parcel identification number 071-121-22, zoned R-5) in Council District 2.
- An appraisal of the parcels completed in October 2022 established a fair market value of \$205,000 (801 Ambassador Street) and \$175,000 (Ambassador Street) respectively.
- The WSCLT will develop approximately two for-sale affordable housing units on the property for low- and moderate-income homebuyers eligible to participate in the HouseCharlotte down payment assistance program.
- Additionally, any Accessory Dwelling Units (ADUs) constructed on the parcels as part of the city's Accessory Dwelling Unit pilot program (pilot program) shall comply with the terms and restrictions of the pilot program.

- A deed restriction will ensure that the primary residential and accessory dwelling units remain affordable in perpetuity, as per the premise of the land trust model, to households earning 80 percent of the area median income (AMI) or below.

Columbus Circle Parcels

- The city currently owns two parcels in the Camp Greene community consisting of approximately 0.48 total acres and located at 2619 Columbus Circle (parcel identification number 067-041-38, zoned R-5) and 2632 Columbus Circle (parcel identification number 067-073-26, zoned R-8) in Council District 2.
- An appraisal of the parcels completed in October 2022 established a fair market value of \$175,000 (2619 Columbus Circle) and \$195,000 (2632 Columbus Circle) respectively.
- The WSCLT will develop approximately two for-sale affordable housing units on the properties for low- and moderate-income homebuyers eligible to participate in the HouseCharlotte down payment assistance program.
- Additionally, any Accessory Dwelling Units (ADUs) constructed on the parcels as part of the city's Accessory Dwelling Unit pilot program shall comply with the terms and restrictions of the pilot program.
- A deed restriction will ensure that the primary residential and accessory dwelling units remain affordable in perpetuity, as per the premise of the land trust model, to households earning 80 percent AMI or below.

Background

- On August 27, 2018, City Council adopted the Housing Charlotte Framework (Framework), which includes expanding the supply of high-quality homeownership opportunities.
- On September 20, 2022, the Planning Commission reviewed and supported conveyance of the properties for the purpose of creating affordable housing.
- The use of city-owned land allows for additional leveraging of both local and federal housing funds. This strategy is recognized as a best practice used across the country to assist in expanding the supply of affordable housing and is consistent with the city's Framework, City-Owned Real Estate and Facilities Policy, as well as the Guidelines for Evaluation and Disposition of City-Owned Land for Affordable Housing.
- Additionally, approval of this action supports the city's Corridors of Opportunity work in the Freedom Drive / Wilkinson Boulevard corridor including assisting with mitigating gentrification by providing new homeownership opportunities for low- and moderate-income homebuyers.

Charlotte Business INclusion

This is a contract with a waiver of solicitation for services and is exempt (Part A: Appendix 1.27 of the Charlotte Business INclusion Policy).

Attachments

Map

Resolution