

**RESOLUTION AUTHORIZING THE CONVEYANCE
OF REAL PROPERTY TO
HABITAT FOR HUMANITY OF THE CHARLOTTE REGION, INC.**

WHEREAS, the City of Charlotte ("City") owns four (4) parcels of land located in Charlotte, Mecklenburg County, North Carolina, being described as follows, and hereinafter collectively referred to as the "Property":

i) That certain lot or parcel of land described as Lot 7, in Block 3, identified as Tax Parcel ID #071-105-50, and commonly known as 429 Coxe Avenue, Charlotte, North Carolina, which is more particularly described on a plat entitled "Map, W. W. Cox Property, Seversville Charlotte N.C., Revised", dated March 1913, and recorded in the Mecklenburg County Public Registry ("Public Registry") in Map Book 230, at Page 210 and 211;

ii) That certain lot or parcel of land described as Lot 9, in Block 26, identified as Tax Parcel ID #069-062-42, and commonly known as 2608 and 2610 Dundeen Street, Charlotte, North Carolina, which is more particularly described on a plat entitled "Washington Heights Addition, Property of Vreeland-Newell Co., Charlotte, N.C.", and recorded in the Public Registry in Map Book 3, at Page 391;

iii) That certain lot or parcel of land containing approximately 8,581 square feet (0.197 acre), identified as Tax Parcel ID #081-147-08, and commonly known as 1727 Pegram Street, Charlotte, North Carolina, which is more particularly described on a deed recorded in the Public Registry in Deed Book 37910, at Page 205; and

iv) Those two (2) certain lots or parcels of land described as Lots 3 and 4, in Block 4, identified with a singular Tax Parcel ID #069-125-66, and commonly known as 1809 Taylor Avenue, Charlotte, North Carolina, which are more particularly described on a plat entitled "Section #1, Property of Biddle Development Co.", recorded in the Public Registry in Map Book 332, at Page 410.

WHEREAS, the Property is not currently being used for any City purpose;

WHEREAS, on April 21, 2026, the Property was submitted to the Charlotte-Mecklenburg Planning Commission for its review in accordance with Mandatory Referral Legislation and a motion was passed without further comment;

WHEREAS, City Real Estate staff conducted an internal valuation review to inform Council of the property's potential market value. This review does not constitute a formal appraisal; rather, it provides general context for decision making. The

analysis indicates an estimated combined value for the four parcels in the range of \$789,000 to \$899,000;

WHEREAS, Habitat of Humanity of the Charlotte Region, Inc., a North Carolina non-profit corporation (“Habitat”), desires for the City to sell the Property for \$1.00 to develop and construct affordable housing units;

WHEREAS, the Property shall be restricted to development at least one (1) for-sale affordable housing unit per tax parcel, all of which shall be Affordable Housing Units (“Affordable Units”) serving families earning at or below eighty percent (80%) of the Charlotte, NC metropolitan Area Median Income (“AMI”) for a term of fifteen (15) years (the “Affordability Period”);

WHEREAS, the Affordable Units shall be required to be developed and available for occupancy within three (3) years of the date of the Deed conveying the Property to Habitat. Upon Habitat’s violation of the restriction to timely develop the Property in conformity herewith, City shall have the right to request that Habitat convey the Property to City upon City making payment to Habitat in the amount of the Purchase Price;

WHEREAS, City of Charlotte Charter §8.22 authorizes the city to convey real property by private sale when it determines that the sale will advance or further any Council adopted urban revitalization or land use plan or policy;

WHEREAS, the City Council of the City of Charlotte has determined that the sale of the Property to Habitat will advance the City’s policy goals to enhance neighborhood affordability, economic mobility, and residential stability as established in the 2024 Affordable Housing Funding Policy; is also consistent with the guiding principals of the City’s 2019 Guidelines for Evaluation and Disposition of City Owned Land for Affordable Housing; and

WHEREAS, notice of the proposed transaction was advertised at least ten (10) days prior to the adoption of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council for the City of Charlotte, pursuant to Section 8.22(d) of the City of Charlotte Charter, that it hereby authorizes the private sale of the above referenced Property as follows:

The City will convey fee simple title to Habitat for Humanity of the Charlotte Region, Inc. for One Dollar (\$1.00), subject to the restrictions set out hereinabove. The City Manager, or his Designee, is authorized to execute all documents necessary to complete the sale of the Property in accordance with the terms and conditions as advertised and recited herein.

THIS THE 27TH DAY OF APRIL 2026.