

Legislation Details (With Text)

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| File #: | 15-13706 | Version: | 1 | Name: | |
| Type: | Business Item | Status: | | Agenda Ready | |
| File created: | 7/2/2020 | In control: | | City Council Business Meeting | |
| On agenda: | 8/10/2020 | Final action: | | | |
| Title: | Sale of City-Owned Property on Starwood Avenue | | | | |
| Attachments: | 1. Map Starwood Avenue, 2. Resolution | | | | |

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------------------|---------|--------|
| 8/10/2020 | 1 | City Council Business Meeting | Approve | Pass |

Sale of City-Owned Property on Starwood Avenue

Action:

- A. Adopt a resolution approving the sale of 0.6 acres of city-owned property on Starwood Avenue (parcel identification numbers 105-271-74 and 105-271-75) to A-Plus Realty Inc., for \$20,000, and**
- B. Authorize the City Manager to negotiate and execute all documents necessary to complete the sale of the property.**

Staff Resource(s):

Phil Reiger, General Services
Tony Korolos, General Services
Ron Hargrove, Charlotte Water
Pamela Wideman, Housing and Neighborhood Services

Explanation

- On August 27, 2018, City Council adopted the Housing Charlotte Framework, which recommends leveraging city-owned land and expanding the supply of high-quality affordable housing by building new affordable housing and preserving existing affordable housing.
- These city-owned properties along Starwood Avenue are approximately 0.6 acres, located in Council District 4, and zoned R-3 (residential). The parcels are no longer needed by the city and were part of the Willow Creek Wastewater Treatment Plant.
- A-Plus Realty Inc., a private builder, proposes to purchase the properties to construct two single family residential homes. One of the homes will be sold to a House Charlotte eligible household with a long-term (15-year) affordability deed restriction. A-Plus Realty Inc. agrees that the affordable unit shall be developed within three years of the date of the deed conveying the property to the buyer.
- The Planning Commission reviewed the property for surplus sale in March 2017 and supported the sale of the vacant lot with no additional comments.
- The property was appraised January 17, 2020, for \$26,000.
- The offer from A-Plus Realty Inc. includes the following terms:
 - Price of \$20,000,
 - Due diligence period of 60 days, and
 - Closing to occur within 30 days after the expiration of the due diligence period.

- This transaction is consistent with the Council-adopted City-Owned Real Estate and Facilities Policy and Guidelines for Evaluation and Disposition of City Owned Land for Affordable Housing.

Fiscal Note

Funding: Proceeds from the sale will be deposited in Charlotte Water's revenue funds

Attachment(s)

Map
Resolution