

Legislation Text

File #: 15-8214, Version: 1

Transfer of City-Owned Property on Morris Field Drive

Action:

- A. Adopt a resolution approving the transfer of two parcels on Morris Field Drive (parcel identification numbers 117-111-22 and -65) consisting of 8.965 acres of vacant land to Habitat for Humanity of Charlotte for the development of for-sale, affordable housing units, and**
- B. Authorize the City Manager to negotiate and approve a contract with Habitat for Humanity of Charlotte for up to \$1,200,000 in Community Development Block Grant funding for infrastructure improvements related to the development.**

Staff Resource(s):

Mike Davis, Engineering and Property Management
Tony Korolos, Engineering and Property Management
Pamela Wideman, Housing and Neighborhood Services

Explanation

- One of City Council's priorities is to build and preserve vibrant and diverse neighborhoods by expanding the supply of affordable housing through new construction and preservation of the existing housing stock.
- The transfer of the City property on Morris Field Drive for use as affordable housing, coupled with Community Development Block Grant (CDBG) funding of the necessary public infrastructure, furthers this goal by creating an affordable homeownership opportunity.
- The use of publicly owned land to achieve affordable homeownership for households earning 80 percent and below of the area median income is consistent with both the Housing Charlotte Framework and national best practices.
- This transaction is also consistent with the Council-adopted City-Owned Real Estate and Facilities Policy.
- This City-owned property consists of two vacant parcels that total 8.965-acres, and are currently zoned R-8 (single family residential) in Council District 3.
- An appraisal of the property in March 2017 established a fair market value of \$205,300.
- Habitat for Humanity of Charlotte is a licensed general contractor and will act as both the subdivision developer and builder.
- This project consists of the development of a new single-family, residential subdivision and construction of 47 single-family, for-sale housing units. The homes will be affordable to a range of households between 30 and 80 percent of the area median income.

Background

- The property was acquired by the City on August 9, 1983, from the Charlotte-Mecklenburg School Board as a settlement for a lawsuit. It has not been used since the former school building was demolished several years after the property was acquired. A Charlotte Water pipe extends across the property and any disposition of the land would involve retention of a utility easement.
- Planning, Design and Development staff recommended approval of the proposed land transfer, conditioned upon the identification and commitment of \$1.2 million in CDBG funding to finance the infrastructure improvements needed for the success of the proposed project.

- As part of the mandatory referral process, the Planning Commission reviewed the transaction on July 19, 2011, and voted to recommend the transaction with no additional comments.

Fiscal Note

Funding: Community Development Block Grant (HUD Funding)

Attachment(s)

Map
Resolution