

CONSIDER AUTHORIZING CONVEYANCE OF
TOWN-OWNED LAND AT 107 JOHNSON STREET TO
DEVELOP AFFORDABLE HOUSING

Council Meeting Presentation
November 10, 2021



Council Consideration

- Consider authorizing conveyance of Town-owned land at 107 Johnson Street to EmPOWERment, Inc. to develop permanently affordable housing

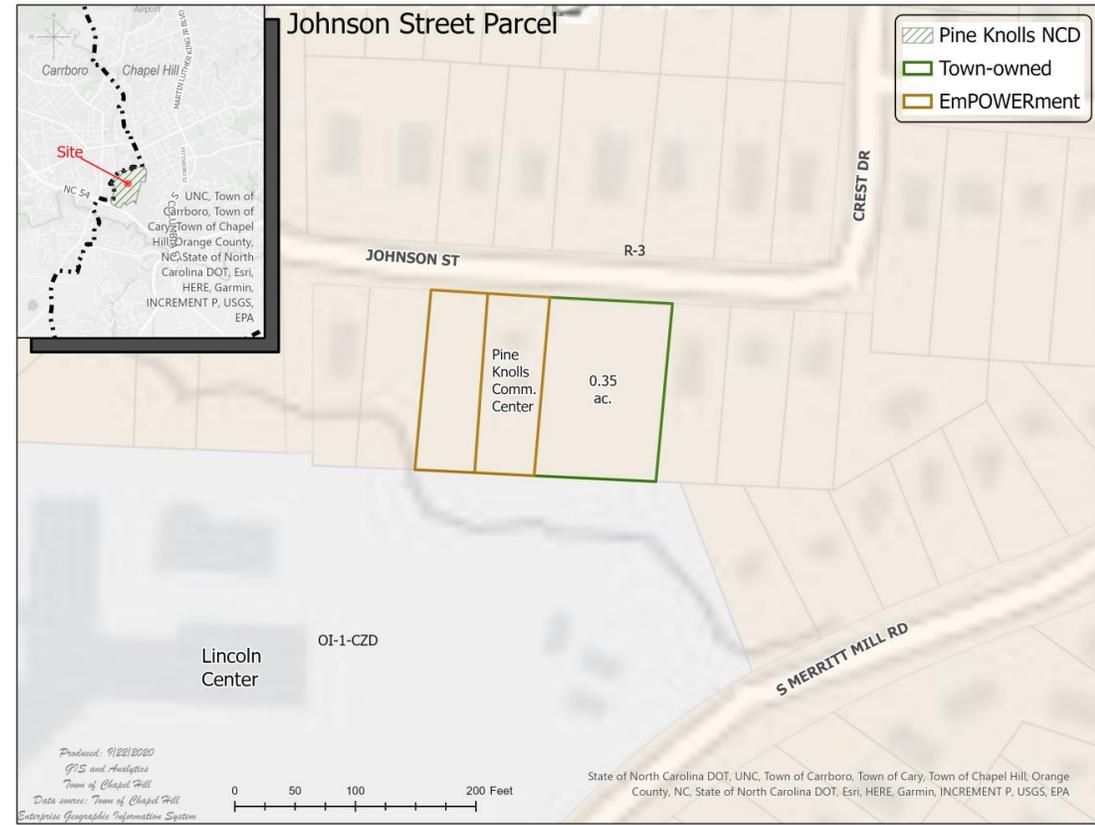


Agenda

1. EmPOWERment Proposal

2. Staff Analysis

3. Recommendation and Council Consideration



EmPOWERment Proposal



- EmPOWERment requested the Town convey Town-owned land at 107 Johnson Street in Pine Knolls
- Combine their adjacent sites with Town site
- Develop PEACH Apartments
 - 10 affordable rental apartments
 - AMI Served: 0-60%
 - \$501,000 received in Town subsidy



EAST ELEVATION

EmPOWERment Proposal



- Project has completed the Concept Plan review
- Conditional Zoning Application submitted in October
- Advisory Boards and Council review in winter/spring 2022



Staff Analysis - Site

107 Johnson Street

- .35-acre vacant lot in Pine Knolls
- No current Town plans for the site
- Appraised value: \$135,000
- Purchased by the Town in 1992 with Parks and Open Space Bond Funding



Staff Analysis

- To convey land, Town needs to determine:
 1. Land will be used for a public purpose
 2. There will be guarantees for meeting the public purpose
 3. Conveyance would be consistent with Town goals and community needs



Staff Analysis

- Public Purpose – Affordable Housing
 1. Value to the public will be met in ~3 years based on reduced rents to low-income households
 2. Request is similar to other affordable housing land conveyance requests



Staff Analysis

- Guarantee of Public Purpose
 1. Deed Restrictions limiting residents to incomes below 80% AMI
 2. Reversionary Clause to allow Town to take back land if:
 - EmPOWERment is dissolved
 - Project is no longer meeting public purpose
 - Project does not move forward in a reasonable time period
 3. Additional conditions to be agreed to with Conditional Zoning Approval

Staff Analysis

- Consistency with Town Goals and Needs

Plan	Goal	Consistent with Goals
Town Council Goals	Increase access to housing across a range of incomes, and to strive for more equitable outcomes and opportunities for historically underserved populations	✓
Affordable Housing Work Plan	Identify Properties for Affordable Housing Development	✓
Northside and Pine Knolls Community Plan	Development of Affordable Ownership and Rental Housing Opportunities	✓

Staff Recommendation for Council Consideration

- Authorize Town Manager to enter into an agreement to convey Town-owned land at 107 Johnson Street to EmPOWERment, Inc. to develop permanently affordable housing, with conditions:
 1. Deed Restrictions
 2. Reversionary Clause
 3. Written Agreement
- Can authorize by passing Resolution R-4



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