

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

Council Meeting Presentation
November 10, 2021



Agenda

1. Council Consideration

2. EmPOWERment Proposal

3. Staff Analysis

4. Recommendation and Council Consideration



Council Consideration

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



EmPOWERment Proposal



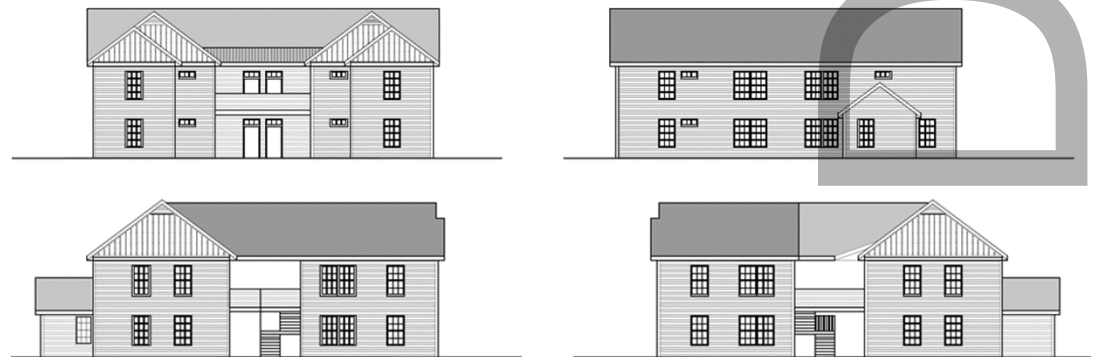
- EmPOWERment requested the Town convey Town-owned land at 107 Johnson Street in Pine Knolls
- Combine their adjacent sites with Town site
- Develop 10 affordable rental apartments on the sites
 - AMI Served: 0-60%
 - \$501,000 received in Town subsidy



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



EmPOWERment Proposal - Site

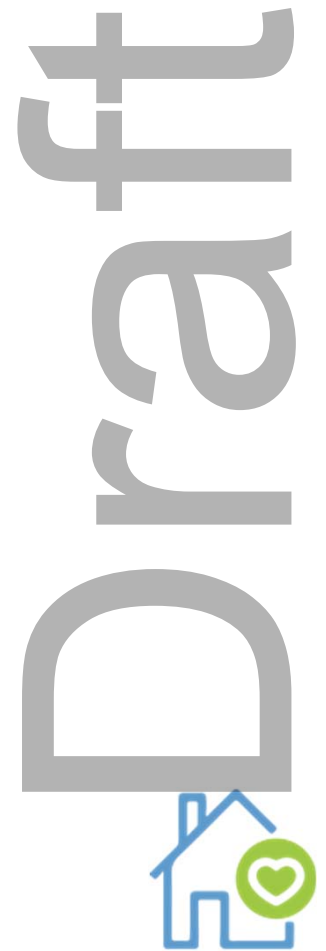
107 Johnson Street

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



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

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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:
 - Project is no longer meeting public purpose
 - Project does not move forward in a reasonable time period
 - EmPOWERment is dissolved
 3. Additional conditions to be agreed to with Conditional Zoning Approval

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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-



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