

CONSIDERATION OF TRANSFERRING OWNERSHIP OF
TOWN-OWNED LAND TO THE NORTHSIDE LAND BANK
FOR CREATION OF AFFORDABLE HOUSING



Council Business Meeting Presentation
October 10, 2018



Agenda

1. Council Consideration

2. Background

3. Northside Neighborhood Initiative Proposal and Site Analysis

4. Recommendation and Council Consideration

Council Consideration

- Consider transferring ownership of Town-owned land at 320 Lindsay Street and 506 Mitchell Lane to the Northside Land Bank for creation of three new permanently affordable homes
- Can approve transfer by passing Resolution R-9



Background of Town Commitment to Northside

- Infrastructure investments (1970s)
- Programming at Hargraves Center
- Neighborhood Conservation District established (2004)
- Good Neighbor Initiative (2004)
- Police Neighborhood Sub-Station (2006)
- Northside Development Moratorium (2011)
- Northside and Pine Knolls Community Plan (2012)
- Community Plan Implementation (2012-present)
- Town seed funding for Promise of Home Repair Program (2015)
- NNI Program Support (2015-present)



Background of Northside Neighborhood Initiative (NNI)

- Collaborative effort that aims to maintain and strengthen a vibrant, diverse, family-friendly neighborhood that honors the history of Northside and Pine Knolls



NNI Partners



Self-Help



MCJC
COMMUNITY : JUSTICE



Community Steering
**The Compass Group
(Northside Residents)**



Policy and Resources



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Development and Repair



NNI Proposal Background

- Identified opportunity to secure ownership of four cottages in the Historic District on a property planned for redevelopment
- One of forty interested parties in the cottages
- Chosen for extensive collaboration and history in the Northside Neighborhood
- Owner donated and is paying significant portion of cottages' relocation costs



NNI Proposal Background

- Self-Help and Jackson Center worked with Town staff to identify potential sites for relocation of cottages
- Analysis led to three vacant sites
- One existing Northside Land Bank site
 - 603 Craig Street
- Two Town-owned sites
 - 320 Lindsay Street
 - 506 Mitchell Lane



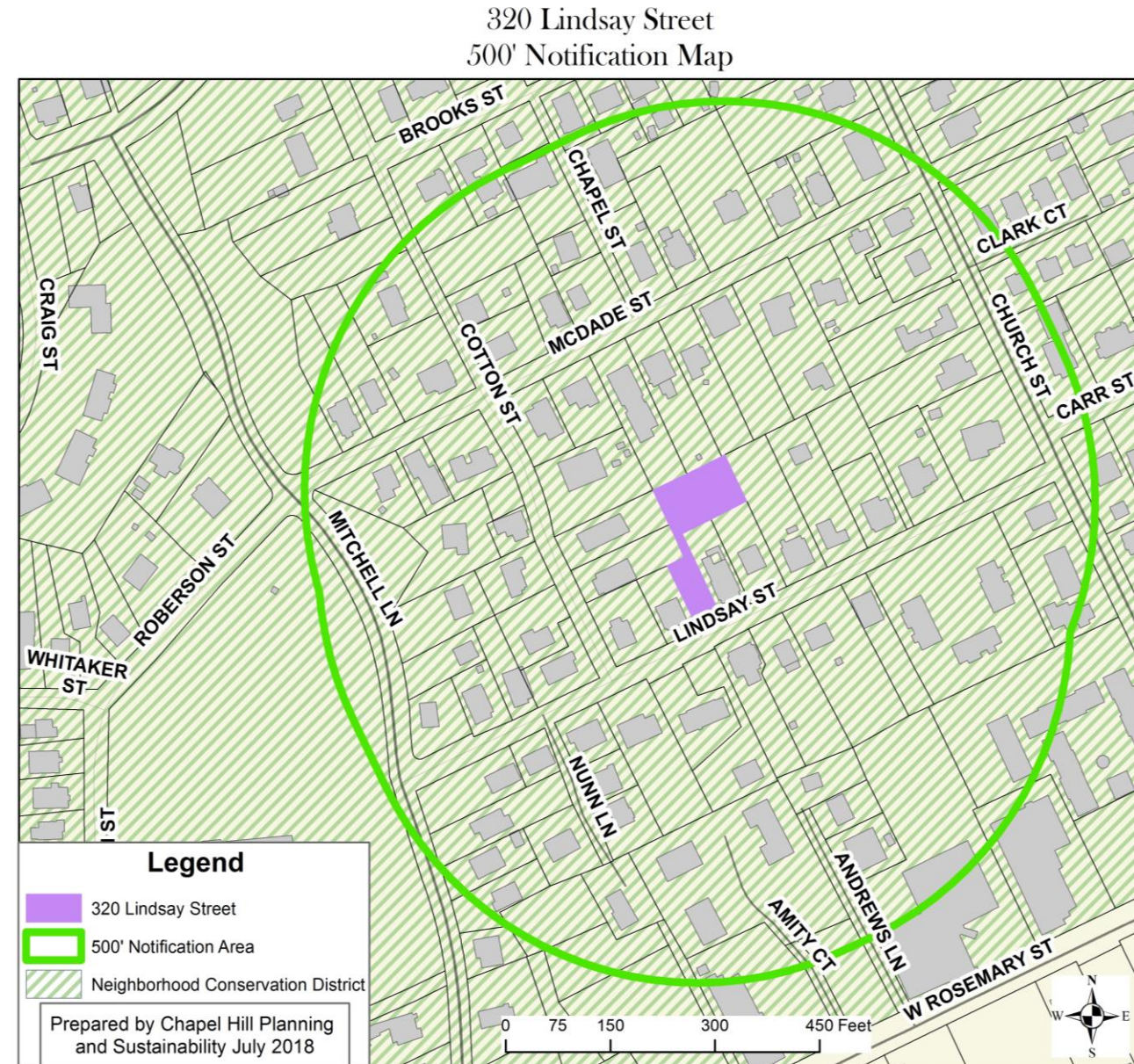
NNI Proposal

- Self-Help, as manager of the Northside Land Bank, has requested the Town donate the sites to Self-Help for incorporation in the Land Bank
 - Sites and cottages would be used for permanently affordable housing



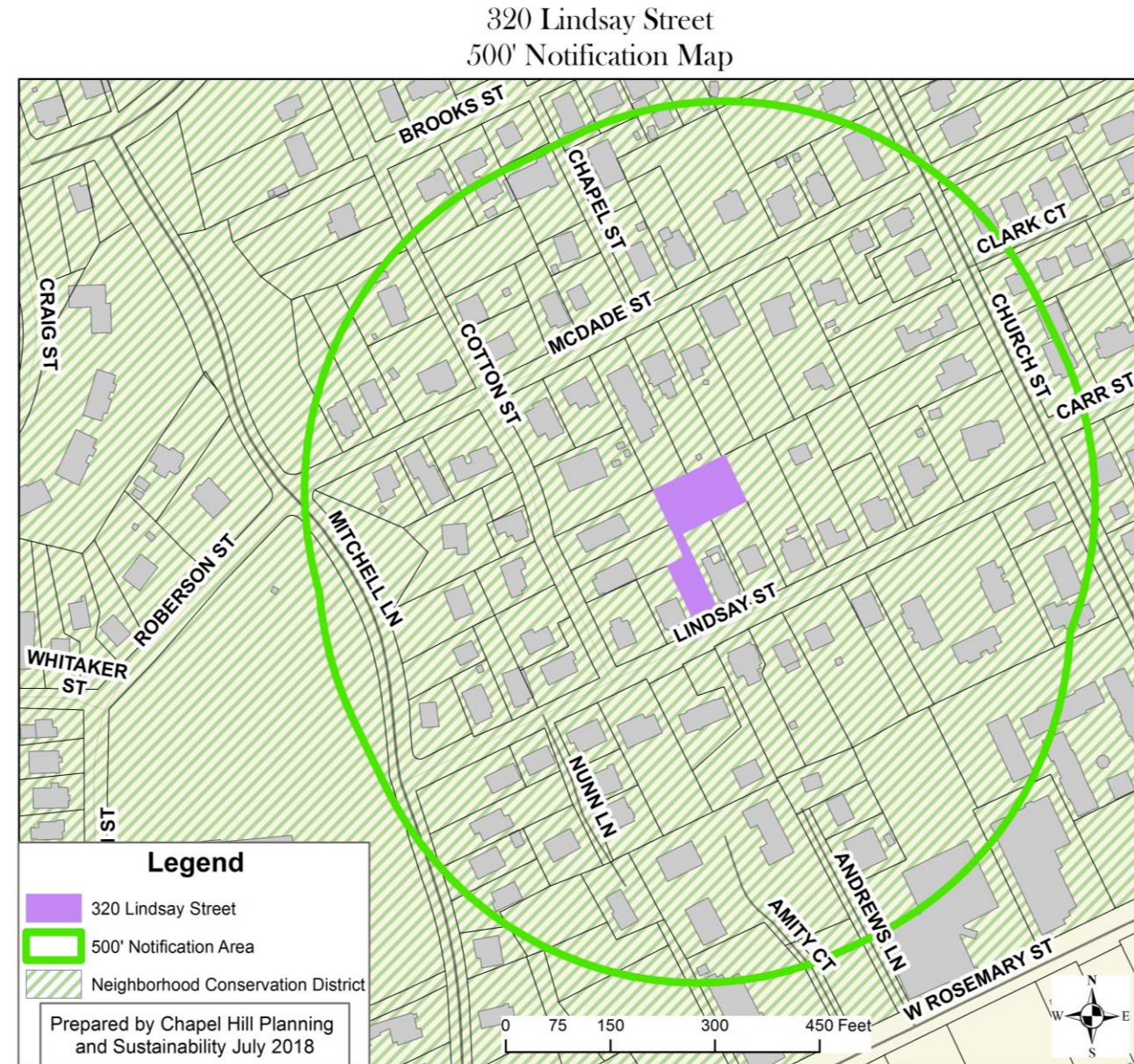
NNI Proposal - Sites

- 320 Lindsay Street Overview
 - Vacant lot
 - Authorized for use as affordable housing duplex for Habitat for Humanity in 2014 by Council
 - Unable to develop due to issues limiting access to the site



NNI Proposal - Sites

- 320 Lindsay Street Proposal
 - NNI created solution to previous access issues
 - Two of the cottages will be placed on the site as a duplex
 - Planning Commission approved the site plan in August



NNI Proposal - Sites

- 506 Mitchell Lane Overview
 - Vacant lot
 - Currently inactive open space
 - Significant site constraints

500' Notification Map
506 Mitchell Lane, Chapel Hill



NNI Proposal - Sites

- 506 Mitchell Lane Proposal
 - One cottage to be located on site
 - Due to significant site constraints, Board of Adjustment scheduled to consider approving a variance for placement of the cottage
 - If variance not granted, back up plan to develop a tiny home designed to fit into the developable area of site

500' Notification Map
506 Mitchell Lane, Chapel Hill



NNI Proposal

- Historic District Commission has approved relocating the cottages
- Planning Commission has approved sites plans of the cottages on three sites in the Northside Neighborhood



Staff Analysis

- Suitable sites for affordable housing development
- Consistent with Town Plans and Goals

Plan	Goal	Consistent with Goals
Town Council Goals	Adopt and Support Affordable Housing Programs and Projects	✓
Northside and Pine Knolls Community Plan	Development of Affordable Ownership and Rental Housing Opportunities	✓
Affordable Housing Targets	Create 400 new permanently affordable housing units over next 5 years	✓

Staff Recommendation for Council Consideration

- Approve transferring ownership of Town-owned land at 320 Lindsay Street and 506 Mitchell Lane to the Northside Land Bank for creation of three new permanently affordable homes.
- Can approve transfer by passing Resolution R-9



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