



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Text

File #: [18-0813], Version: 2

Consider Authorizing the Transfer of Ownership of Town-Owned Land at 320 Lindsay Street and 506 Mitchell Lane in Support of the Northside Neighborhood Initiative and for the Creation of New Permanently Affordable Housing.

Staff:

Loryn Clark, Executive Director
Judy Johnson, Operations Manager
Nate Broman-Fulks, Affordable Housing Manager

Department:

Housing and Community
Planning Department
Housing and Community

Overview: As a partner in the [Northside Neighborhood Initiative <https://www.townofchapelhill.org/town-hall/departments-services/housing-and-community/northside-neighborhood/northside-neighborhood-initiative>](https://www.townofchapelhill.org/town-hall/departments-services/housing-and-community/northside-neighborhood/northside-neighborhood-initiative) (NNI), and manager of the Northside Land Bank, Self-Help formally requested that the Town donate vacant parcels of Town-owned land on Lindsay Street and Mitchell Lane to Self-Help Ventures Fund to create permanently affordable housing opportunities.

Background

Northside Neighborhood Initiative partners Self-Help and the Marian Cheek Jackson Center have identified an opportunity to secure ownership of four cottages currently located at 109 Park Place, also known as the Grisham Cottages. The current owner of the cottages has offered to donate the four cottages to the Northside Land Bank and pay for much of the removal and relocation costs before the end of October.

Self-Help, the Marian Cheek Jackson Center, and Town staff have worked together to identify potential sites in the Northside Neighborhood for relocation of these cottages. After a thorough analysis of potential sites over the last several months, outlined in the attached Staff Memorandum, the vacant Town-owned sites on Lindsay Street and Mitchell Lane and a Self-Help-owned site on Craig Street were the sites identified as candidates for the cottages to be moved to.

Self-Help, as manager of the Northside Land Bank, has formally requested that the Town of Chapel Hill donate to Self-Help the vacant parcels of Town-owned land located at 320 Lindsay Street and 506 Mitchell Lane to relocate three of the cottages for the creation of permanently affordable housing. Self-Help's long-term plan for the lots, as has been implemented with other land bank properties, would be to partner with a local affordable housing provider to take over ownership and management of the cottages to ensure permanent affordability.



Recommendation(s):

That the Council adopt the resolution authorizing the transfer of ownership of Town-owned lots on Lindsay Street and Mitchell Lane to Self-Help for the placement of cottages to be used for permanently affordable housing.

Key Issues:







- Council authorized the Lindsay Street site for affordable housing development in 2014.
- There are no current Town plans for the use of the Mitchell lot.
- Both parcels are currently vacant.
- Northside Neighborhood Initiative partners, working in collaboration with Town staff, have

identified these two sites as relocation options for three of the four cottages. The fourth cottage is planned to be moved to a Self-Help owned site on Craig Street.

- The current owner of the cottages has asked that they be moved by the end of October.
- Staff has analyzed this proposal and believes it does support the Town Council's goal of Adopting and Supporting Affordable Housing Programs and the Northside and Pine Knolls Community Plan.

Fiscal Impact/Resources: The Lindsay Street parcel has an assessed tax valuation of \$175,000 and the Mitchell Lane parcel also has an assessed tax valuation of \$175,000. Self-Help is not anticipating making any requests for financial subsidy from the Town for this project.

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Resolution
- Staff Memorandum
- Town Property Request Letter - 320 Lindsay Street
- Town Property Request Letter - 506 Mitchell Lane
- Proposed Cottages - 320 Lindsay Street
- Proposed Cottage - 506 Mitchell Lane
- Parcel Map - 320 Lindsay
- Parcel Map - 506 Mitchell
- Planning Commission Memorandum and Approved Resolution - 320 Lindsay
- Planning Commission Memorandum and Approved Resolution - 506 Mitchell
- Northside Neighborhood Initiative 2018 Update

A RESOLUTION STATING THE COUNCIL'S INTENT TO TRANSFER TOWN-OWNED LOTS AT 320 LINDSAY STREET AND 506 MITCHELL LANE TO SELF-HELP VENTURES FUND (2018-10-10/R-9)

WHEREAS, Self-Help Ventures Fund has expressed interest in developing affordable housing on Town-owned lots on Lindsay Street and Mitchell Lane; and

WHEREAS, the transfer of ownership of these properties is consistent with the Northside and Pine Knolls Community Plan and the Town's Affordable Housing Work Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to follow procedures established in N.C. General Statutes 160A-279 and 160A-267 to transfer ownership of these properties to Self-Help Ventures Fund for the creation of affordable housing.

This the 10th day of October, 2018.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager
Judy Johnson, Operations Manager

RECOMMENDATION: That the Council adopt the resolution authorizing the transfer of ownership of Town-owned lots on Lindsay Street and Mitchell Lane to Self-Help for the placement of cottages to be used for permanently affordable housing.