



Legislation Details (With Text)

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Title: Resolution Authorizing the Sale of 213-219 South English Street by the Redevelopment Commission of Greensboro
CONTINGENT ON RCG ACTION ON 4/7.

Sponsors:

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Attachments: 1. Site Rendering 02-16, 2. RCG Special mtg 3-3-16 draft, 3. SOS_Partnership Homes, 4. 16-0178 Resolution RCG_Sale

Date	Ver.	Action By	Action	Result
3/8/2016	1	Infrastructure Committee	postponed	

Resolution Authorizing the Sale of 213-219 South English Street by the Redevelopment Commission of Greensboro
CONTINGENT ON RCG ACTION ON 4/7.

Department: Planning
Council District: 1

Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

City Council is asked to consider approval of the sale of property at 213, 215, 217 and 219 South English Street, a total of +/- 1.73 acres currently owned by the Redevelopment Commission of Greensboro (RCG) to Partnership Homes, Inc.

BACKGROUND:

Partnership Homes, Inc, a non-profit housing development and management company, proposes to purchase four parcels on South English Road from the Redevelopment Commission for the purpose of redeveloping the site with 11 detached, single-family houses for low and moderate income households. The development will be built with shared parking and housing units facing onto a common green space as shown on the attached site development illustration. Currently vacant, the site is zoned RM-18, which allows single family homes. In conformity with to the requirements of GS 160A-514, a committee of three appraisers valued the property at \$54,000.

The property is located in the Morningside/Lincoln Grove Redevelopment Area, which is subject to the Morningside/Lincoln Grove Redevelopment Plan adopted in 2000. The Redevelopment Plan set a goal of improvement of housing conditions in the planning area. This location was identified to be redeveloped for residential uses. The proposal as presented meets the intent of the Redevelopment Plan.

On February 29, 2016 a public meeting was conducted to allow neighborhood stakeholders to receive information about the project from Partnership Homes and comment on the proposed project. Comments from this meeting were transcribed and provided to the Redevelopment Commission prior to the public hearing.

On March 3, 2016 the Redevelopment Commission conducted a public hearing on the item, receiving public comment on the proposed project. Draft minutes of the public hearing are attached.

On April 7, 2016 the Commission recommended the sale of the property to Partnership Homes at the appraised price, with the following terms and conditions as outlined in a development agreement:

1. Site Design
 - a. Site plan subject to approval by RCG
 - b. Building elevations subject to approval by RCG
 - c. Conformance with the terms and conditions as outlined in the adopted Redevelopment Plan
2. Time Period
 - a. The development agreement will expire March 1, 2018
 - b. Financing plan must be approved by RCG prior to closing
 - c. Construction must commence within 6 months of closing and transfer of property
 - d. Construction must be completed within 20 months
3. Purpose
 - a. Transfer of property contingent on use of property for the provision of low and moderate income housing in accordance with NCGS 160A-514. This provision will be enforced through restrictive covenants as required under the statute.

BUDGET IMPACT:

Income from the sale of the property will be accounted for as federal program income.

RECOMMENDATION / ACTION REQUESTED:

Consider the sale of property at 213, 215, 217 and 219 South English currently owned by the Redevelopment Commission of Greensboro to Partnership Homes for the appraised price of \$54,000. Based on the alignment of the proposed project with the adopted Morningside Homes/Lincoln Grove Redevelopment Plan, staff recommends approval.