

Sale of City-Owned Properties for Affordable Housing – October 2020 Update

Purpose

To ascertain whether City-owned properties are suitable for affordable housing sites.

Process

Real Estate staff provided Planning staff a list of 670 City-owned properties to analyze each site’s suitability as affordable housing sites.

Planning staff mapped and researched each property’s physical and locational characteristics:

- Ability for the lot to be combined with adjacent City-owned lots
- Property information: acres, address, PIN, ownership, Growth Management Area, Ward
- Land Use: Adjoining land use and adopted proposed land use
- Zoning: existing zoning category and lot’s compliance with zoning requirements
- Distance to municipal sewer and water lines
- Included in any highway or Parks and Recreation plans
- Slope of site
- Transit within one-quarter (1/4) mile
- Vacancy status
- Within a floodplain or floodway or including a stream
- Within a National Register District or Eligible District
- Within a NRSA area
- Within a preliminary subdivision
- Within a redevelopment area
- Within a TURN program neighborhood
- Within in a Qualified Opportunity Zone

A site analysis was conducted for each property and sites were ranked “Recommended,” “Recommended Site with Conditions,” “Not Recommended,” or “On hold” for other City programs/projects.

An atlas of sites ranked “Recommended” or “Recommended Site with Conditions” was created, along with a database including each site’s physical and property attributes. Tax delinquent heirs’ properties, properties with five or more years of tax delinquency, and city-owned houses earmarked for affordable housing have been added to the atlas to better identify affordable housing opportunities around the recommended sites.

Summary

Of the 670 City-owned properties in the list of lots provided to Planning by Real Estate, 37.8 percent are considered suitable for affordable housing sites. The remaining 62.2 percent of the properties are considered unsuitable due to site limitations, their use for other purposes, being sold, or being on hold for existing City programs. Fifteen (15) sites are located outside City limits.

City-Owned Properties Suitability as Affordable Housing Sites	#	%
Total Sites	670	100.0
Recommended Site	130	19.4
Recommended Site with Conditions	123	18.4
On hold for other programs	61	9.1
Not Recommended (total)	356	53.1
• Unsuitable site	199	29.7
• Unopened/used right-of-way	9	1.3
• Parks/Greenways	109	16.3
• Utility	9	1.3
• Property already sold/under construction	30	4.5