



Agenda Action Form Overview

The attached Interlocal Agreement (attachment1) establishes uniform procedures and standards for the conveyance of real property to the City pursuant to a recently adopted Board policy that prioritizes the conveyance of County surplus property to the City for affordable housing. The Board adopted the Durham County Policy for Conveying County Owned Real Property in November 2018 (Attachment 2). This policy lays out the procedures and guidelines for conveying parcels to the City of Durham, and requirements upon both organizations to ensure the intent of the conveyance is met. Under the adopted policy, properties that are not retained by the County for other public purposes are routed first to the City of Durham Department of Community Development for affordable housing

Background/Justification

The Board has long expressed its commitment to support the provision of affordable housing. As part of that commitment, the Board asked staff to develop a policy that prioritizes the conveyance of County surplus property to the City for affordable housing. The Board adopted the Durham County Policy for Conveying County Owned Real Property at its regular meeting on November 13, 2018. This policy was developed with input from the City of Durham and lays out the procedures and guidelines for conveying parcels to the City of Durham, and requirements upon both organizations to ensure the intent of the conveyance is met. Under the adopted policy, properties that are not retained by the County for other public purposes are routed first to the City of Durham Department of Community Development for affordable housing.

This attached Interlocal Agreement establishes uniform procedures and standards for the conveyance of real property to the City for creation or preservation of affordable housing under this revised policy. The property may have been acquired by the County through tax foreclosure, deed-in-lieu, donation, or gift. The interlocal Agreement is necessary because many of the provisions in the County policy are requirements of the conveyance that apply to the City, and the Interlocal Agreement is the mechanism to get the city's formal concurrence with these terms. For instance, the agreement establishes the timelines and reporting requirements that the City must agree to as a condition of conveyance. The City Community Development Department presented this Interlocal Agreement to City Council at their work session on February 7, 2019 and received final Council approval of the document on February 18, 2019.

The County currently has approximately 25 properties that may be appropriate for conveyance under this policy. Real estate staff has shared this list with the City's Housing and Community Development staff so that they could begin their due diligence to determine which parcels they are interested in acquiring. Thus far, they have expressed interest in 7 of the parcels, rejected 6 more, and are still evaluating the remaining 12. Once this policy has been approved by the Board, and the City has completed their assessment and determined which parcels they are interested in acquiring, staff will bring an agenda item to the Board to approve each of the recommended conveyances.

Policy Impact



The attached Interlocal Agreement supports Strategic Goal 1 “Community Empowerment and Enrichment, Strategy 1.3.D on affordable housing, as well as Goal 5 “Accountable, Efficient and Visionary Government”

Procurement (Acquisition) Background

N/A

Fiscal Impact

N/A

Recommendation

The County Manager recommends that the Board approve the attached Interlocal Agreement between Durham County and the City of Durham for conveyance of Surplus Property in accordance with the County policy adopted by the Board in December 2018.