



Agenda Action Form Overview

The County Manager recommends that pursuant to the Revised Durham County Policy for Conveying County-owned Surplus Property and the Interlocal Agreement Between Durham County and the City of Durham, the Board authorize the conveyance of 1510 Angier Ave., 711 Belgreen Rd., 2604 E Main St., 1300 Fleetwood St., and 1413 Sedgfield St. to the City of Durham.

Background/Justification

The Board has clearly stated its commitment to supporting the development of affordable housing to address the growing need for housing among those earning below 80% AMI. In 2018 the Board directed the Administration to develop a policy for disposing of surplus County-owned real property to advance this priority. Staff initially presented the draft policy and received feedback from the Board in May 2018. The final policy was approved in November 2018.

The policy set forth a process for determining whether a parcel should be retained by the County for a public purpose, and a process for making parcels not retained by the County available for conveyance to the City so that they could be included in the Request for Proposals from non-profit housing developers. For parcels not accepted by the City, the County would itself seek non-profit developers to make every effort to use the property for affordable housing.

In March 2019, the Board adopted the Interlocal Agreement between the County and City of Durham to implement this policy. Staff then forwarded the full list of available parcels to the City's Director of Housing and Community Development. They have now concluded their due diligence and of the 25 parcels available, they have identified five (5) parcels that they wish to accept.

PIN	Street Address	Zip Code	Tax Value	Acres
112056	1510 ANGIER AVE	27703	\$ 15,687	0.255
155670	711 BELGREEN RD	27713	\$ 103,387	3.535
114277	2604 E MAIN ST	27703	\$ 16,012	0.281
118012	1300 FLEETWOOD ST	27701	\$ 14,025	0.122
100980	1413 SEDGFIELD ST	27705	\$ 42,112	0.123

In addition to these five parcels, there are three (3) lots that the City has requested more time to conduct further due diligence before accepting. These are lots that have one or more challenges that will require significant creativity to overcome. The City does not want to take ownership of these lots before identifying a developer who has the creativity and desire to make a project work. These lots are:

1. **1204 Berkeley** – This lot has a very small building envelope and will require Board of Adjustment (BOA) approval before any structure could be built.
2. **901 Fargo** – This is a narrow, triangular shaped lot with a very small building envelope. May also need BOA approval.



3. **1200 Scout Drive** – This lot has a very small building envelope, with the need for a potentially cost prohibitive sewer extension

The remaining 17 parcels that the City is not interested in fall into three general categories:

Infrastructure Unavailable/ or No Street Access	Unbuildable Lots	Outside City Limits
<ul style="list-style-type: none">• 306 Linwood• 1007 Kendall• 1009 Kendall• 2023 NC 55 Hwy• 3491 Carr• 3551 Carr	<ul style="list-style-type: none">• 313 E Knox• 625 E Lavender• 832 Underwood• 1406 Broad• 2100 NC 55 Hwy• 2131 S Roxboro• 2135 S Roxboro• 2211 Elmwood• 3813 Alameda• 4772 Langdon	<ul style="list-style-type: none">• 350 Asbury Ct.

Policy Impact

The conveyance of the five properties to the City for affordable housing direct implements the Boards recently adopted Revised Durham County Policy for Conveying County-owned Surplus Property.

Procurement Background

N/A

Fiscal Impact

Per the referenced Board Policy, these five parcels are to be conveyed to the City of Durham for \$10.00 each.

Recommendation

The County Manager recommends that pursuant to the Revised Durham County Policy for Conveying County-owned Surplus Property and the Interlocal Agreement Between Durham County and the City of Durham, the Board authorize the conveyance of the following parcels to the City of Durham:

1. 1510 Angier Ave – PIN No. 112056
2. 711 Belgreen Rd. – PIN No. 155670
3. 2604 E Main St. – PIN No. 114277
4. 1300 Fleetwood St. – PIN No. 118012
5. 1413 Sedgefield St. – PIN No. 100980