



AGENDA MEMO

To: Davidson Board of Commissioners

From: Doug Wright, Project Manager

Date: May 12, 2020

Re: 335 Sloan Street House Agreement with Habitat for Humanity of the Charlotte Region

OVERVIEW

A planned roundabout at the intersection of Griffith Street / Beatty Street / Sloan Street will have an adverse impact on a historic house located at 335 Sloan Street. The roundabout project receives state funding, subject to approval by the State Historic Preservation Office (SHPO).

The SHPO has approved a plan to move the house at 335 Sloan Street to a town-owned property at 215 Crane Street, and renovate the house as an affordable property. The renovations are more extensive than typical town residential projects, and the town has engaged staff from Habitat for Humanity of the Charlotte Region to manage the renovations

The agreement states that the town is responsible for moving the house. When it is moved, the town would convey it to Habitat for Humanity of the Charlotte Region. Habitat would renovate the house according to SHPO guidelines, and find a buyer to occupy the house.

REQUESTED ACTION

This item is for discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

Land Use: (Goal 1) The Town of Davidson will align land use policies including revision of development processes, zoning, and regulations to preserve our architectural history, manage residential growth, reduce the scale of future development, and enhance downtown (i.e., connect North and South Main Streets).

Historic Preservation: (Goal 3) The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.

Affordable Housing: (Goal 5) The Town of Davidson will preserve existing affordable housing,* and other indicia of inclusion, and work with a variety of partners to create new available, affordable workforce and elderly housing.

*Affordable housing for the Town of Davidson is defined as incomes between 50% and 120% AMI

Mobility/Transportation: (Goal 7) The Town of Davidson will enable citizens to move freely throughout town via transit, car, bicycle, and on foot.

Partnerships: (Goal 9) The Town of Davidson will build on existing relationships to strengthen partnerships with strategic organizations and institutions.

Core Values

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

OPTIONS/PROS & CONS

Options:

1. Approve agreement with Habitat for Humanity of the Charlotte Region
 - a. Pros:
 - i. Other party responsible for renovations
 - ii. Provides affordable residence in perpetuity
 - iii. Maintains historic property within district
 - b. Cons:
 - i. Expense of moving house
 - ii. Town is not owner (could be pro)
2. Town retain ownership of house
 - a. Pros: not aware of any
 - b. Cons:
 - i. Town responsible for renovations
 - ii. Town responsible for maintenance

NEXT STEPS

The board of commissioners will consider approval of the agreement at a future meeting.