

**A RESOLUTION APPROVING THE CONVEYANCE OF TOWN-OWNED
LAND TO PEE WEE HOMES TO BUILD AFFORDABLE HOUSING
CONTINGENT UPON THE REZONING AND THE USE OF THE PROPERTY
SOLELY FOR AFFORDABLE HOUSING**

June 22, 2021

WHEREAS, North Carolina state law (N.C. Gen. Stat. § 160A-279 and N.C. Gen. Stat. § 160A-267) grants government entities the authority to dispose of public property for the provision of affordable housing and can use “private sale” procedures to convey public property to the buyer of its choice, without undergoing a public bidding process; and

WHEREAS, the use of existing town-owned property, is another way in which the Town Council can advance its goal of increasing the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Town Council, on June 19, 2018, supported the use of three land parcels owned by the Town and identified for the development of affordable housing; and

WHEREAS, a local, nonprofit, affordable housing developer, Pee Wee Homes, proposes to build small homes on one of these identified parcels, 106 Hill Street; and

WHEREAS, the Affordable Housing Advisory Commission (AHAC), is charged with offering recommendations to the Town Council for new or specific actions the Town may pursue to increase the availability of diverse, affordable housing in Carrboro; and

WHEREAS, the AHAC, on February 17, 2021, received a presentation from Pee Wee Homes about their proposed plan to build affordable rental units on 106 Hill Street; and

WHEREAS, the AHAC discussed the opportunities presented by utilizing this parcel of Town-owned land and partnering with Pee Wee Homes; and

WHEREAS, the AHAC made the following recommendation:

- Town of Carrboro conveys 106 Hill Street to Pee Wee Homes to support the construction of affordable rental housing, specifically for households with income 30% AMI or below;
- The Town conveys the property at 106 Hill Street to Pee Wee Homes with a deed restriction that the property remains as affordable housing for 99 years.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

Section 1. Authorizes the Town Manager sign the application for rezoning.

Section 2. Authorizes the Town Manager to execute agreements necessary to convey the property to Pee Wee Homes contingent upon the rezoning and the use of the property solely for affordable housing as restricted in the deed of conveyance of the property by the Town to Pee wee Homes.

Section 2. This resolution shall become effective upon adoption.

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