

# Morrison Road

RR22-1017

Safety, Housing, Education, & Homelessness Committee

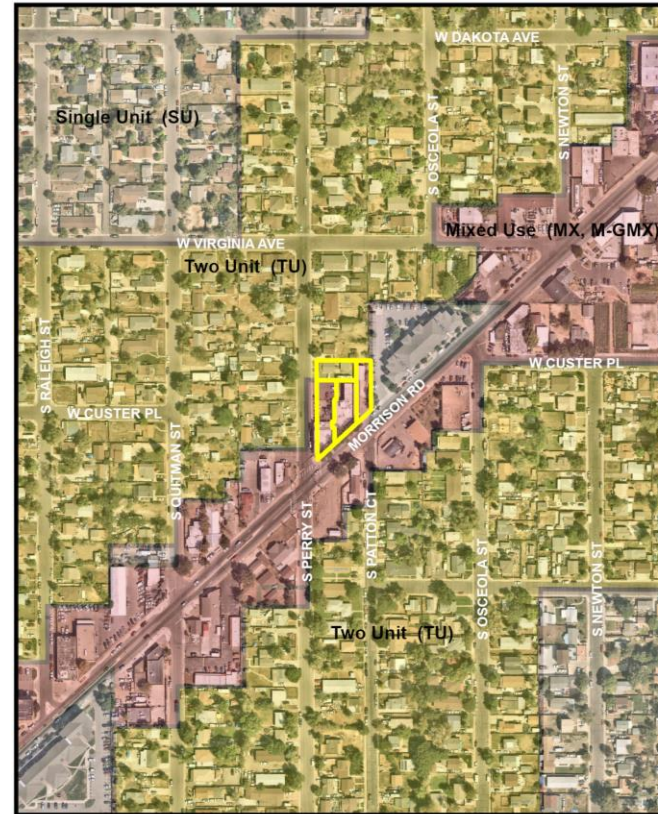
August 31, 2022

Jennifer Balkcom, Housing Development Director

Department of Housing Stability

# Morrison Road

- Elevation Community Land Trust (ECLT) requests \$1,800,000 for acquisition of four parcels on Morrison Road.
- Site is located on the corner of Morrison Road and S. Perry St.
- The site includes 5 residential spaces and 6 commercial units.
- HOST's covenant will require a minimum of 36 bedrooms in the final redevelopment of the property.
- The redevelopment will include for-sale condos and commercial spaces.
- ECLT will begin construction on the redevelopment by 2026; this is to give time for a community development plan.



Site Details (Parcels, Streets, Zoning, 2021 Aerial)



View from Perry



View from Morrison

3D View from Perry



Street View

# Purpose

- This funding is for acquisition of a site to be redeveloped into affordable homeownership.
- Affordability levels will be determined once the property is acquired, a public engagement process has been done, and a development plan completed.
- HOST will place a 60-year covenant on the land, requiring 36 bedrooms within to-be-determined unit sizes, adding affordable housing stock to an area vulnerable to gentrification.
- Will most likely convert to a 99-year covenant once the property is developed and land leases have been signed by buyers.
- This project will help meet HOST's Strategic Plan goal of increasing low- to moderate-income homeownership rates.
- HOST is requiring that none of the city-funded units be studios.

# Elevation Community Land Trust

## Scope of Work

<b>Contract Term</b>	<b>Before June 22, 2023</b>
Funding Source	Community Development Block Grant (CDBG)
Contract Amount	\$1,800,000

**Performance Loan:** Means no payments required, and the loan balance is forgiven at the end of the affordability period if the property has remained in compliance.

- Acquisition will complete before June 2023. Construction will begin by June 2026.
- A Minimum of 36 bedrooms of homeownership units will be created.
- This loan will additionally help the City meet its CDBG spend-down deadline with HUD.
- The loan will initially be structured as repaying and convert to a forgivable performance loan upon redevelopment of the property.

# Action Requested Today

Approval of the following:

- RR22-1017: Approves ECLT Morrison Condos LLC loan agreement in the amount of \$1,800,000 for acquisition of the site at Morrison Road and S. Perry Street.

Questions?