

City of Northampton

MASSACHUSETTS

In City Council, July 15, 2021

Upon the recommendation of Mayor David J. Narkewicz and Planning & Sustainability

21.303 An Order to Surplus City Land for Affordable and Attainable Housing at Chapel Street, Oak Street, and Evergreen Road

WHEREAS, Consistent with the city's *Sustainable Northampton Comprehensive Plan, Open Space, Recreation, and Multi-Use Trail Plan, Housing Needs Assessment and Strategic Housing Plan*, and *Unlocking Opportunity: An Assessment of Barriers to Fair Housing*, the city has a comprehensive limited development, funding and regulatory program to create and fund affordable and attainable housing, including surplus unneeded city-owned land;

WHEREAS, In the last year, for example, city efforts include 1) transferring land from a limited development project on Burts Pit Road for nine affordable units, 2) authority to transfer land at the former state hospital on Burts Pit Road for two or three affordable units, 3) authority to transfer land on Laurel Street for multiple rental affordable units, and 4) authority to transfer land at Woodland Drive from a back tax transaction for an affordable unit;

WHEREAS, An inventory of potential city land includes the opportunity to create affordable units (available to those earning at or less than 80% of area median income) and attainable units (the "missing middle" to those who can't afford market rate units but are not eligible for affordable housing) at three sites:

- o Chapel Street (Map ID 38A-149) for a 99-year lease
- o Oak Street (Map ID 17C-001) for sale, with a portion of the property being retained by the city for future conservation or recreation uses
- o Evergreen Road (Assessors Map ID 11A-002) for sale

WHEREAS, As with the other recent projects, once City Council approval is received the city will do due diligence and further neighborhood engagement to determine the final parameters and conditions, with authority needed to allow the expenditure of those resources, apply for any needed grants or funding, and ensure legislative affordable housing support for these projects.

Ordered, that

The City Council declares these parcels surplus to City needs;

Further that the Mayor is authorized to transfer deeds and/or leases for the land subject to restrictions and conditions that the Mayor imposes to accomplish these needs.