

MEMORANDUM

DATE: February 24, 2009  
TO: The Board of Supervisors  
FROM: Richard B. Hanson, Housing and Community Development Director  
SUBJECT: Conveyance of Real Property – 3328 Pinecrest Circle, Toano, Virginia

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In 1992 the Board of Supervisors approved development of surplus County-owned property behind Toano Middle School for the Toano Trace affordable cluster subdivision. This subdivision included 60 clustered residential lots, as well as a central recreation area and 16 acres of open space. Builders were selected, and all but one of the residential lots were developed and sold to homebuyers in accordance with the adopted Lot Sales and Development Plan. Lot No. 37, 3328 Pinecrest Circle, was not improved because the participating builders were concerned about the high cost to build on this lot. Wayne Harbin Builders, Inc. (“Harbin”) has submitted a proposal to the Office of Housing and Community Development (OHCD) to build a home on this lot for a client in the County’s Affordable Housing Incentive Program.

Harbin is experienced in building on difficult lots and has built affordable and EarthCraft certified houses in the Ironbound subdivision. Harbin proposes to build a 1,164-square-foot EarthCraft certified house to be sold for a base price \$184,365. The proposed house will be suitable for the lot and the neighborhood. A photo of the same house, built by Harbin in the Ironbound subdivision, is attached hereto as Exhibit A, and the Standard Features list is attached hereto as Exhibit B.


The assessed value of the unimproved lot is \$40,100. The County will receive \$30,100 in cash and a \$10,000 15-year forgivable note from the sale of the property. Harbin will receive the balance of the sales price.

Proceeds from the sale of this property are proposed to be used through the Capital Improvements Program for infrastructure improvements required to develop lots for affordable homes in the Ironbound Square Redevelopment Project area.

Staff recommends approval of the attached resolution authorizing the sale of 3328 Pinecrest Circle.

  
Richard B. Hanson

CONCUR:

  
Barbara E. Watson

RBH/nb  
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Attachment