

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Conveyance of Property for Affordable Housing Development	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: September 16, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Map Resolution Approving Conveyance	

PURPOSE: To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Black Lamb Development Corporation (“Black Lamb”) in the Southside community.

- 608 Cross Street
- 611 Cross Street

The conveyance will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

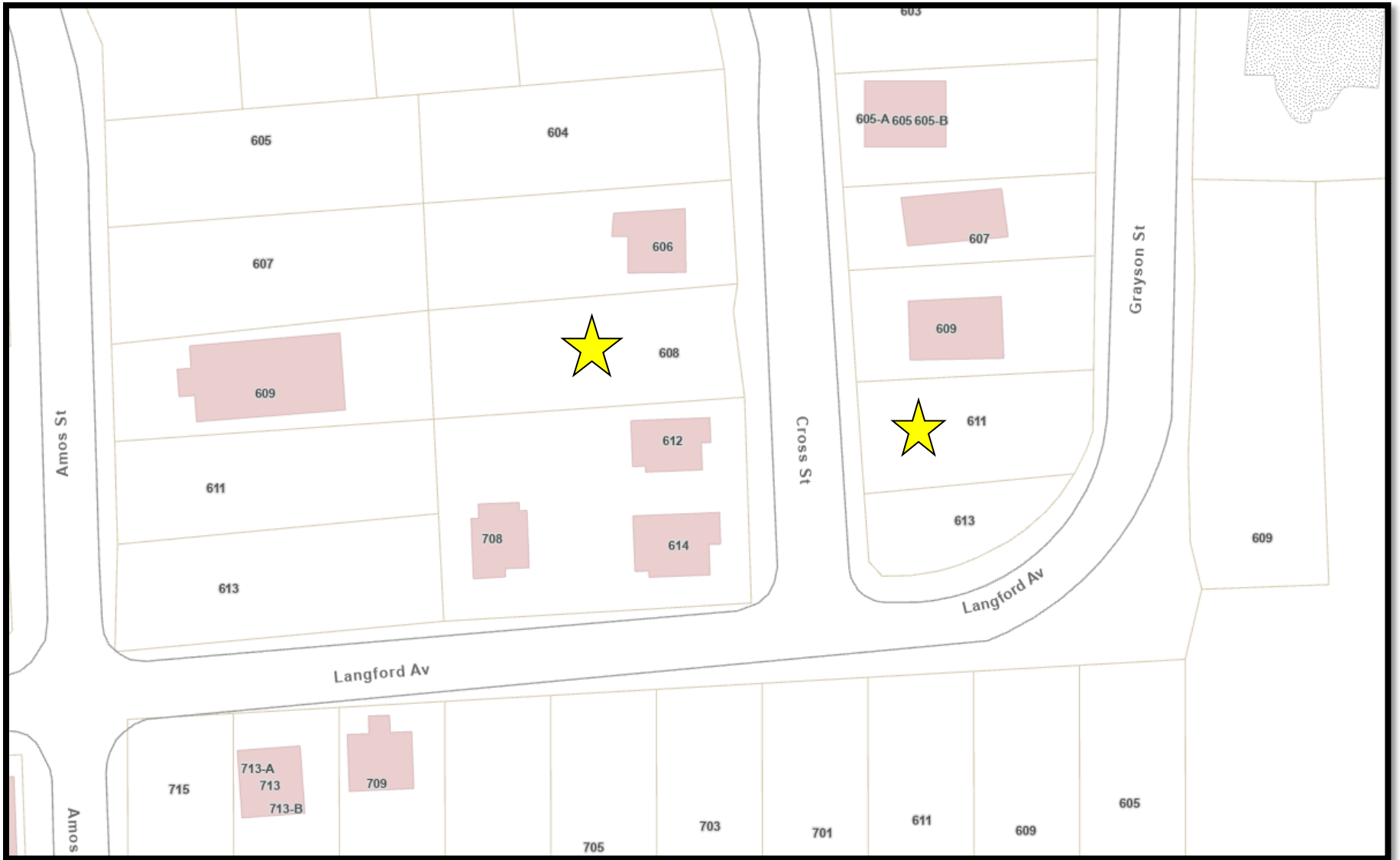
BACKGROUND: Since being designated a Community Housing Development Organization with the City of High Point, this will be Black Lamb’s first project. Construction is anticipated to begin in the fall.

BUDGET IMPACT: None

RECOMENDATION/ACTION REQUESTED: The Community Development & Housing Department recommends approval of the resolution conveying the property to Black Lamb and that the appropriate City official and/or employee be authorized to execute all necessary documents.



608 and 611 Cross Street



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns tracts of land recorded in Plat Book 2, Page 90 Lots 7 and 14 recorded in the Guilford County Register of deeds, which contains the following properties: 611 Cross Street and 608 Cross Street, High Point, NC (“Property”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has executed a contract with Black Lamb Development Corporation to construct affordable housing in the City of High Point by conveying the above-described Property to Community Housing Solutions of Guilford, Inc.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 611 Cross Street and 608 Cross Street in the City of High Point, and more particularly described in Plat Book 2, Page 90 of the Guilford County Registry.

2. The consideration of the conveyance is Black Lamb Development Corporation’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the ____ day of _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk