

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Contract to Construct Homes for the Cedrow Affordable Housing Project

**From:** Thanena S. Wilson, Community Development and Housing Director

**Meeting Date:** August 7, 2023

**Public Hearing:** N/A

**Advertising Date:** N/A  
**Advertised By:**

**Attachments:** Site Plan  
Resolution Approving Conveyance

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### **PURPOSE:**

The Community Development and Housing Department proposes to execute a contract with Community Housing Solutions (CHS) in the amount of \$212,294 in gap financing to construct three affordable homes in the Cedrow Affordable Housing Project. Construction of 508, 510, and 512 Rolling Green Drive will begin upon contract execution and conveyance of the lots.

### **BACKGROUND:**

CHS has been a Community Housing Development Organization (CHDO) with the City of High Point since 2015. Since that time, they have constructed and sold 14 homes in the Southside and Cedrow communities.

A CHDO is a private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, safe, and affordable housing for the community it serves. CHS has met HUD requirements for designation as a CHDO based on their mission, housing development experience, and governing board composition, and has therefore been certified by the department. In addition to meeting CHDO requirements, CHS has demonstrated the organizational capacity and willingness to be a valued partner to the City of High Point as we work together to build much needed affordable housing in our community.

### **BUDGET IMPACT:**

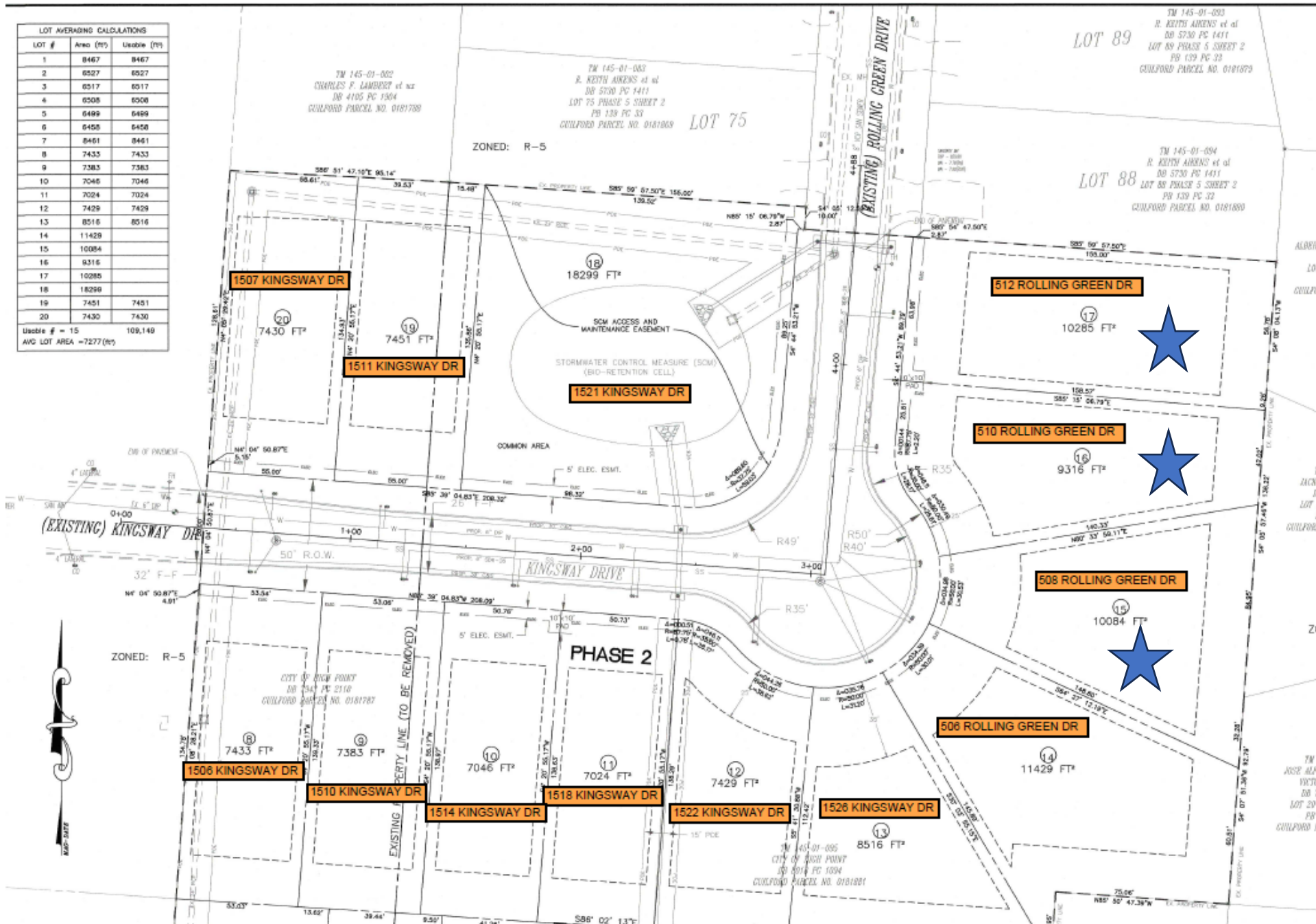
The funding source for this project will be federal HOME funds and there are sufficient funds in the FY2023-24 budget.

### **RECOMMENDATION / ACTION REQUESTED:**

The Community Development and Housing Department recommends approval of the contract, the resolution of conveyance, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

# CEDROW DRIVE PROJECT

LOT AVERAGING CALCULATIONS		
LOT #	Area (sq)	Usable (sq)
1	8467	8467
2	6527	6527
3	6517	6517
4	6508	6508
5	6499	6499
6	6458	6458
7	8461	8461
8	7433	7433
9	7383	7383
10	7046	7046
11	7024	7024
12	7429	7429
13	8516	8516
14	11429	
15	10084	
16	9316	
17	10285	
18	18299	
19	7451	7451
20	7430	7430
Usable # = 15		109,149
AVG LOT AREA =		7277 (sq)



TM 145-01-082  
CHARLES F. LAMBERT et al  
DB 4105 PG 1004  
GUILFORD PARCEL NO. 0181788

TM 145-01-083  
R. KEITH ARENS et al  
DB 5700 PG 1411  
LOT 75 PHASE 5 SHEET 2  
PB 139 PG 33  
GUILFORD PARCEL NO. 0181888

LOT 89  
TM 145-01-083  
R. KEITH ARENS et al  
DB 5730 PG 1431  
LOT 89 PHASE 5 SHEET 2  
PB 139 PG 33  
GUILFORD PARCEL NO. 0181879

LOT 88  
TM 145-01-084  
R. KEITH ARENS et al  
DB 5730 PG 1431  
LOT 88 PHASE 5 SHEET 2  
PB 139 PG 32  
GUILFORD PARCEL NO. 0181880

CITY OF HIGH POINT  
DB 3541 PG 2118  
GUILFORD PARCEL NO. 0181787

TM 145-01-085  
CITY OF HIGH POINT  
DB 6014 PG 1004  
GUILFORD PARCEL NO. 0181881

TM  
ASSE ALA  
VICT  
DB :  
LOT 20  
PB  
GUILFORD 1

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

**WHEREAS**, the City of High Point owns a tract of land recorded in Plat Book 202, Pages 148-149, recorded in the Guilford County Register of deeds, which contains the following properties: 508 Rolling Green Drive, 510 Rolling Green Drive, and 512 Rolling Green Drive, 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 approved execution of a contract with Community Housing Solutions of Guilford, Inc. 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 508 Rolling Green Drive, 510 Rolling Green Drive, and 512 Rolling Green Drive in the City of High Point, and more particularly described in Plat Book 202, Pages 148-149 of the Guilford County Registry.

2. The consideration of the conveyance is Community Housing Solutions of Guilford, Inc.’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 \_\_\_\_\_ 2023.

CITY OF HIGH POINT

By: \_\_\_\_\_

Jay W. Wagner, Mayor

Attested to:

\_\_\_\_\_  
Sandra R. Keeney, City Clerk