

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 Community Housing Solutions of Guilford (“CHS”) in the Southside community.

- 702 Vail Avenue
- 704 Vail Avenue
- 708 Vail Avenue
- 712 Vail Avenue

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

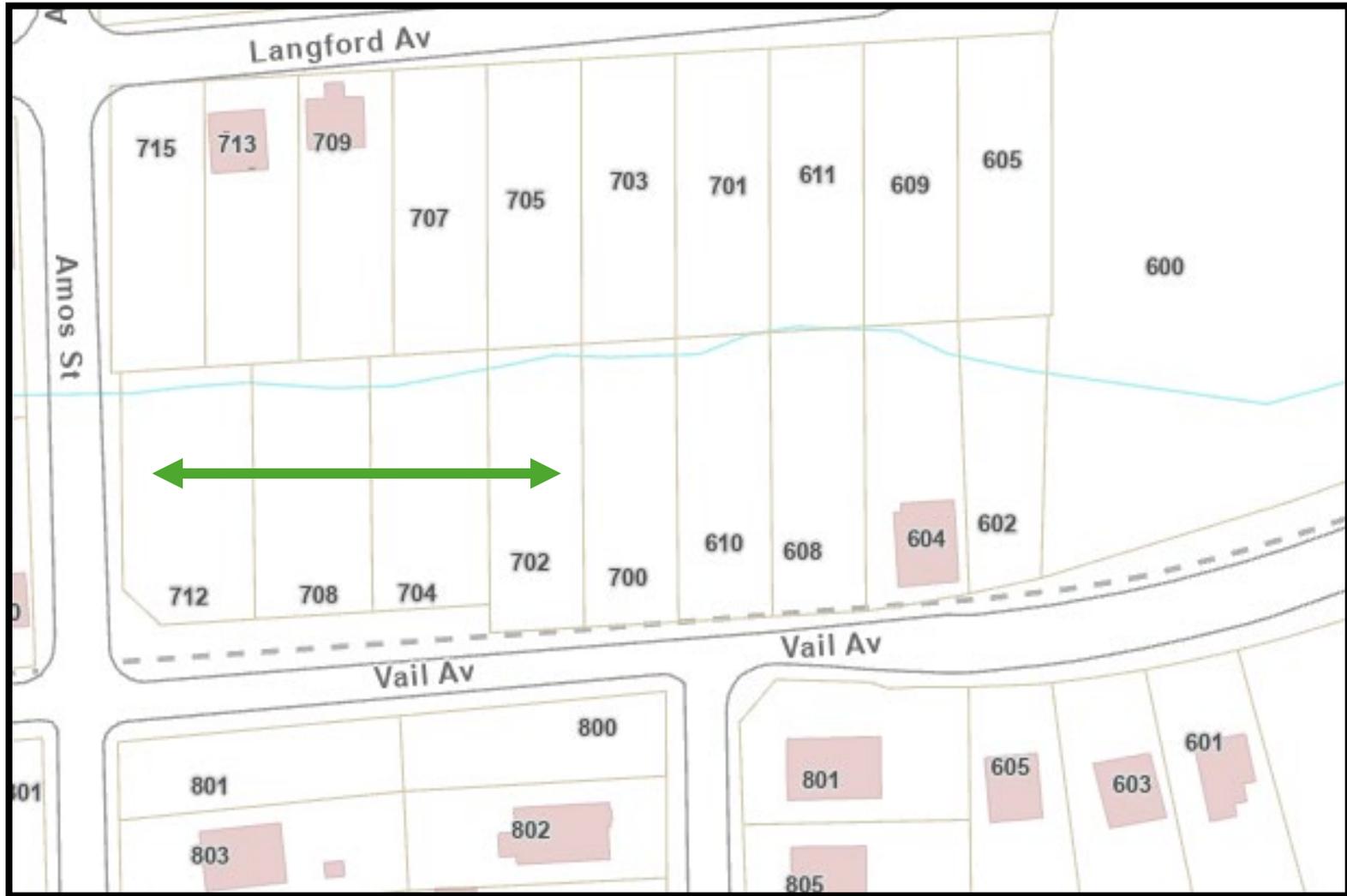
BACKGROUND: CHS has completed the Cedrow Affordable Housing Project and will return to continue building in the Southside community. The 4 units proposed for the properties to be conveyed will be funded with proceeds from home sales in Cedrow. No additional funding from the City will be needed for the construction of these units.

BUDGET IMPACT: None

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



702, 704, 708 and 712 Vail Avenue



**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, and Plat Book 122, Page 2 recorded in the Guilford County Register of deeds, which contain the following properties: 702, 704, 708, and 712 Vail Avenue, 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, conveyance of this Property to Community Housing Solutions of Guilford, Inc. is for the purpose of constructing affordable housing in the City of High Point.

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 702, 704, 708, and 712 Vail Avenue in the City of High Point, and more particularly described in Plat Book 2, Page 90, and Plat Book 122, Page 2 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 _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk