

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project

From: Thanena S. Wilson, CD & Housing Director

Meeting Date: 5/15/2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Area Map
Resolution of Conveyance

PURPOSE:

To continue development of affordable single-family housing for homeownership, Community Development & Housing seeks Council approval of conveyance of 506 Rolling Green Drive as part of the Cedrow Affordable Housing Project:

Community Housing Solutions of Guilford, Inc. (CHS) will build one unit on the lot to be sold to an income eligible homebuyer. The conveyance and home construction will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

BACKGROUND:

CHS has completed and sold four (4) units in the Cedrow Project. Three (3) units are currently under contract and are expected to close by the end of June. They expect to get underway with construction on the next three (3) lots, which includes 506 Rolling Green, this month.

BUDGET IMPACT:

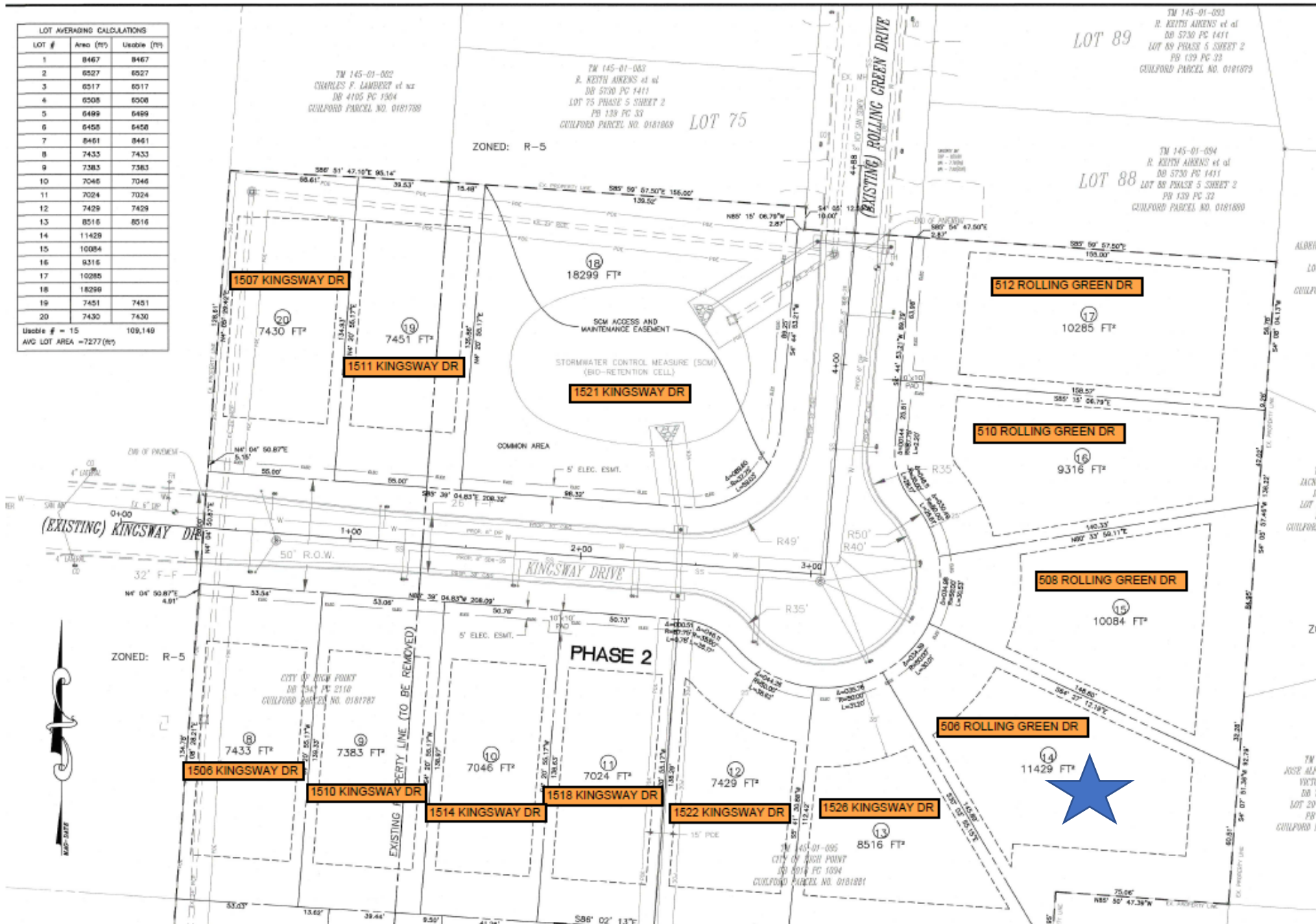
There is no budget impact for conveyance of the properties. Council previously approved an amendment to the CHDO Agreement to add 506 Rolling Green Drive for total construction of seven (7) units with the use of HOME funds.

RECOMMENDATION/ACTION REQUEST:

The Community Development & Housing Department recommends approval of the resolution conveying the properties to CHS to construct affordable housing, 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 145-01-093
R. KEITH ARENS et al
DB 5730 PG 1431
LOT 89 PHASE 5 SHEET 2
PG 139 PG 33
GUILFORD PARCEL NO. 0181809

LOT 89

TM 145-01-093
R. KEITH ARENS et al
DB 5730 PG 1431
LOT 75 PHASE 5 SHEET 2
PG 139 PG 33
GUILFORD PARCEL NO. 0181808

LOT 75

ZONED: R-5

LOT 88

TM 145-01-094
R. KEITH ARENS et al
DB 5730 PG 1431
LOT 88 PHASE 5 SHEET 2
PG 139 PG 32
GUILFORD PARCEL NO. 0181880

1507 KINGSWAY DR

1511 KINGSWAY DR

1521 KINGSWAY DR

512 ROLLING GREEN DR

510 ROLLING GREEN DR

508 ROLLING GREEN DR

506 ROLLING GREEN DR

1506 KINGSWAY DR

1510 KINGSWAY DR

1514 KINGSWAY DR

1518 KINGSWAY DR

1522 KINGSWAY DR

1526 KINGSWAY DR



ZONED: R-5



TM 145-01-095
CITY OF HIGH POINT
DB 5814 PG 1004
GUILFORD PARCEL NO. 0181801

TM 145-01-094
R. KEITH ARENS et al
DB 5730 PG 1431
LOT 20
PG 139 PG 33
GUILFORD PARCEL NO. 0181809

**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 property: 506 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 executed 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 506 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 15th day of May 2023.

CITY OF HIGH POINT

By: _____
Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk