

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract with Habitat for Humanity for Affordable Housing Development

From: Thanena Wilson, Community Development and Housing Director

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments: Area Map
Resolution Approving Conveyance

PURPOSE:

To continue infill housing development efforts in the Core-City, the Community Development and Housing Department proposes to execute a contract with Habitat for Humanity of High Point, Archdale & Trinity (Habitat) in the amount of \$91,000 to construct two affordable homes in the Southside Community, 705 and 707 Tryon Avenue. These funds represent the City's contribution for the construction and occupational training component for these units. Construction is expected to begin late summer.

BACKGROUND:

Habitat has already begun construction activities in the Southside community with 4 units, and this conveyance will provide 2 additional lots to continue their development in this area.

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, resolution of conveyance, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

705 and 707 Tryon Avenue



**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 16, Page 73, recorded in the Guilford County Register of deeds, which contains the following properties: 705 Tryon Avenue and 707 Tryon 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, the City of High Point has approved execution of a contract with Habitat for Humanity of High Point, Archdale & Trinity 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 705 Tryon Avenue and 707 Tryon Avenue in the City of High Point, and more particularly described in Plat Book 16, Page 73 of the Guilford County Registry.

2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity’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