

COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Council Member Johnson
Committee Members: Johnson, Andrew, Cook, McKiver
September 10, 2024 – 4:00 P.M.
Council Chambers – Municipal Building
211 S. Hamilton Steet

Community Development Committee - Council Member Johnson, Chair

CALL TO ORDER

Chairman Johnson called the Community Development Committee meeting to order at 4:00 p.m. and stated all Committee Members were present.

Present: Chair Tyrone Johnson, Council Member Tim Andrew, Council Member Amanda Cook, and Council Member Vickie McKiver

PRESENTATION OF ITEMS

2024-357 **Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation**
City Council is requested to consider a Resolution conveying 702, 704, 708 and 712 Vail Avenue properties and authorize the appropriate City Official(s) to execute all necessary documents.

Nena Wilson, Community Development Director, provided the staff report for this item. She explained this item is for conveyances of property for an affordable housing development to continue infill housing development efforts in the core city. Staff is asking to convey the following lots to Community Housing Solutions of Guilford (CHS) in the Southside community. She noted the lots are 702, 704, 708, and 712 Vail Avenue and stated the conveyance would facilitate affordable housing in accordance with HUD regulations and serve a public purpose. CHS has completed the Cedrow affordable housing project, and the four units proposed for these properties to be conveyed will be funded with proceeds from home sales in the Cedrow Community.

In response to Committee Member Andrew, Ms. Wilson confirmed the city owns the property and would be transferring the property to CHS to allow affordable housing to be built.

A motion was made by Committee Member Cook, seconded by Committee Member Andrew, to pass a resolution conveying 702, 704, 708, and 712 Vail Avenue properties and authorize the appropriate City Official(s) to execute all necessary documents.

Motion carried with the following vote:

Aye: Chair Johnson, Committee Members: Andrew, Cook, and McKiver

2024-362 **Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation**
City Council is requested to consider a Resolution conveying the properties located at 608 and 611 Cross Street and authorize the appropriate City Official(s) to execute all necessary documents.

Nena Wilson, Community Development Director, provided the staff report for this item. She stated to continue housing development efforts in the Southside Community the following lots are requested to be conveyed to Black Lamb Development Corporation - 608 and 611 Cross Street. The conveyance will facilitate housing in accordance with HUD regulations and serve a public purpose. She noted that since being designated a Community Housing Development Organization with the City of High Point, this will be Black Lamb's first project.

In response to Chair Johnson, Ms. Wilson noted the project is set to begin late October.

In response to Committee Member Andrew, Ms. Wilson provided information regarding funding for the units.

A motion was made by Committee Member Andrew, seconded by Committee Member Cook, to adopt agenda item 2024-362 conveying property at 608 and 611 Cross Street and authorizing the City Official(s) to execute all necessary documents.

Motion carried with the following vote:

Aye: Chair Johnson, Committee Members: Andrew, Cook, and McKiver

2024-363 **Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation**
City Council is requested to consider a Resolution conveying the property located at 810 Mobile Street and authorize the appropriate City Official(s) to execute all necessary documents.

Nena Wilson, Community Development Director, provided the staff report. She stated using the HOME Investment Partnerships Program (HOME) funds, the City can build newly constructed homes for sale to income eligible homebuyers. There is one unoccupied unit that was originally occupied under a lease purchase agreement. However, the tenant ultimately was unable to purchase the home. Staff proposes to convey the property located at 810 Mobile Street to Housing Consultants Group (HCG) to market and sell the unit providing a homeownership opportunity for an income eligible household. Conveyance of the property to HCG for sale as affordable housing to income eligible homebuyers constitutes a public purpose.

Ms. Wilson stated HCG is a multi-faceted non-profit that Community Development and Housing has contracted with to provide real estate services, housing counseling, homebuyer education and development of single family affordable housing. Upon the sale of the property, the City will allow HCG to retain the sales proceeds to be used for additional affordable housing development in the Southside Community. Based on comparative market analysis performed by HCG, the sales price range will be \$172,500-\$239,900.

In response to Committee Member Andrew, Ms. Wilson confirmed that the City does own the building, provided a history of the property, and noted the cost of repairs for the building was \$8,000.

A motion was made by Chair Johnson, seconded by Committee Member McKiver, to approve agenda item 2024-363.

Motion carried with the following vote:

Aye: Chair Johnson, Committee Members: Andrew, Cook, and McKiver

2024-364 Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation

City Council is requested to consider a Resolution conveying the properties located at 808 and 813 Tryon Avenue and authorize the appropriate City Official(s) to execute all necessary documents.

Nena Wilson, Community Development Director, provided the staff report for this item. She stated the conveyance of 808 and 813 Tryon Avenue to Habitat for Humanity of High Point, Archdale & Trinity (Habitat) would continue infill housing development efforts in the Southside Community. She noted Habitat currently has three units under construction in the Southside Community and three units that have been complete and occupied by new homeowners. This conveyance would provide two additional lots to continue development in this area.

A motion was made by Chair Johnson, seconded by Committee Member Cook, to approve agenda item 2024-364.

Motion carried with the following vote:

Aye: Chair Johnson, Committee Members: Andrew, Cook, and McKiver

ADJOURNMENT

Committee Member Andrew requested to made aware of when 810 Mobile Street sells.

There being no further business to come before the Community Development Committee, the meeting adjourned at 4:14 pm.

Respectfully Submitted,

Tyrone Johnson, Chairman
Community Development Committee

Attest:

Sandra Keeney, City Clerk