

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Community Housing Solutions CHDO Agreement and Property Conveyance	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: February 5, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: 1) Resolution of Conveyance of Real Property 2) Map and House Plans	

PURPOSE:

The Community Development and Housing Department proposes to execute a contract with Community Housing Solutions (CHS) in the amount of \$419,184 to construct six affordable homes in the Cedrow Affordable Housing Project. Construction is expected to begin in February. Construction of these six units will complete the Cedrow Project.

Properties located at 1506, 1507 and 1511 Kingsway Drive, along with 1465, 1469 and 1473 Cedrow Drive are to be conveyed to CHS for construction and continued development of this affordable housing community. This contract will also include needed grading for 3 of the lots.

BACKGROUND:

CHS has been a Community Housing Development Organization (CHDO) with the City of High Point since 2015. 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 contract is federal HOME funds. There are sufficient funds in the FY2023-24 budget.

RECOMMENDATION / ACTION REQUESTED:

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



**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: 1506, 1507 and 1511 Kingsway Drive, and 1465, 1469 and 1473 Cedrow 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 Properties located at 1506, 1507 and 1511 Kingsway Drive, and 1465, 1469 and 1473 Cedrow 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 5th day of February 2024.

CITY OF HIGH POINT

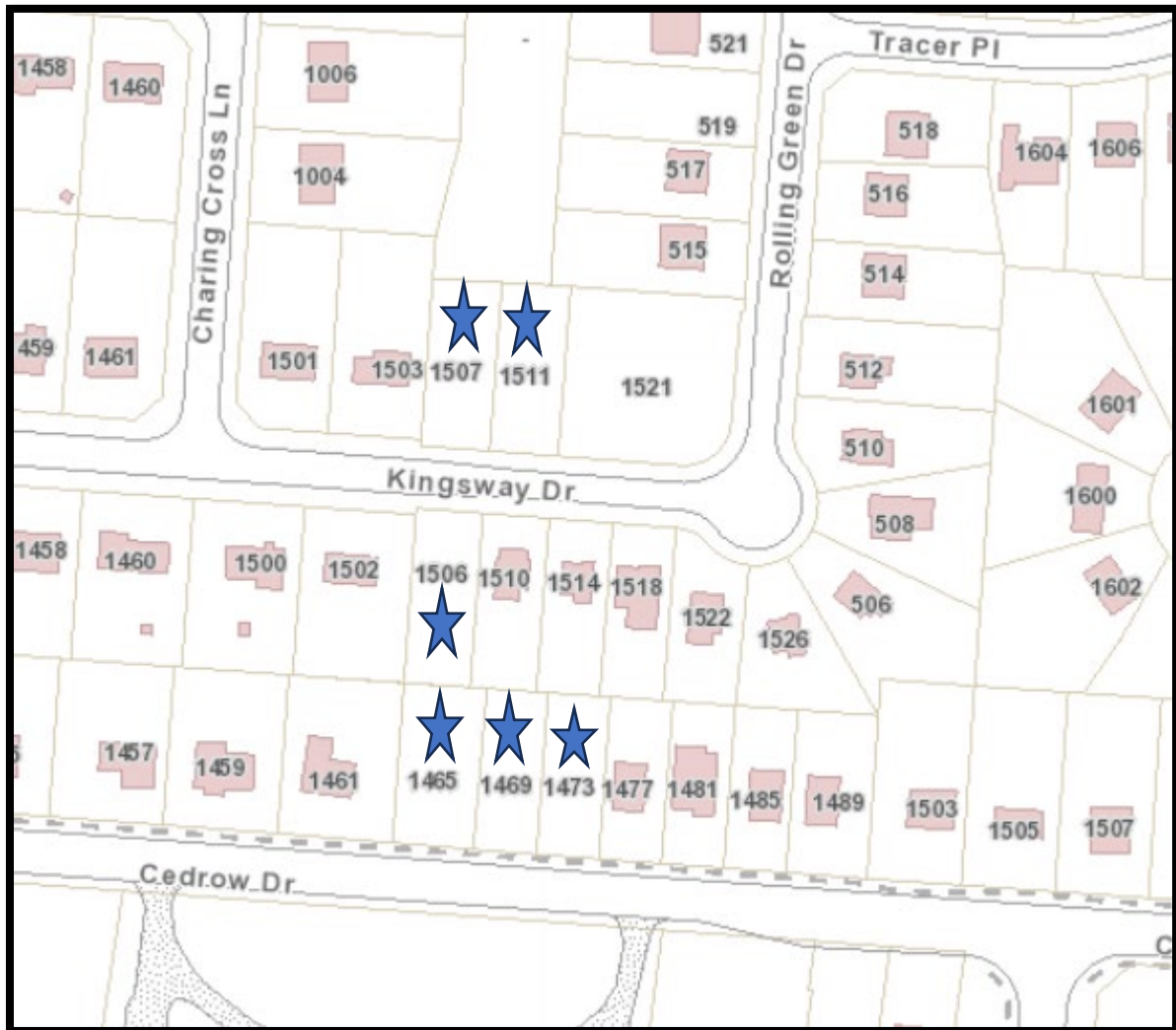
By: _____

Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

CITY OF HIGH POINT
AGENDA ITEM



TightLines Designs

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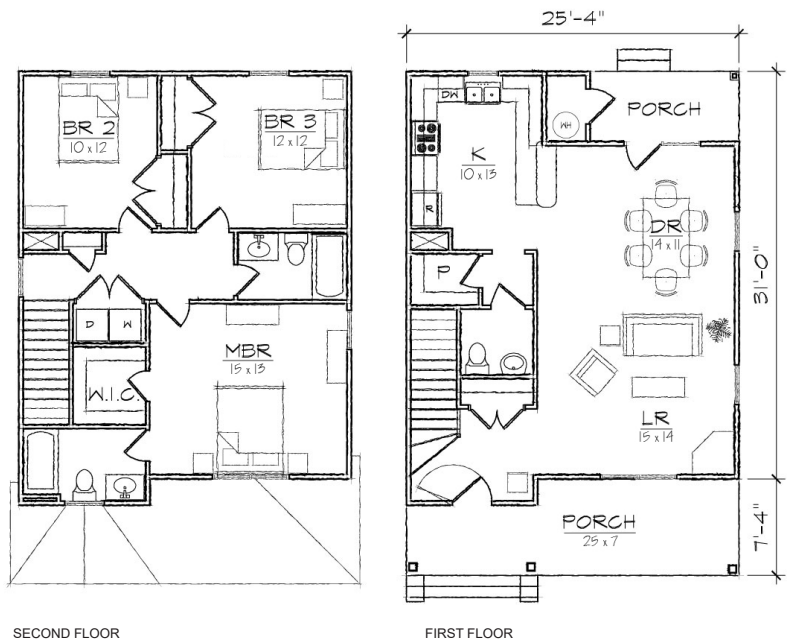
Fisher III

This two story turn of the century style house of 1483 square feet features a large open living and dining area, spacious kitchen, and a private master bedroom suite.

The plan includes a total of three bedrooms, two full bathrooms, a powder room, a laundry room, and a U-shaped kitchen with a breakfast bar that opens to the dining room.

The Queen Anne inspired exterior offers a hip roof, a full front porch with a hip roof and gabled entry, covered rear porch, and exterior storage room. At 25'4" in width, it is ideally suited for a narrow lot.

*Also available: Fisher I, Fisher II.
Modifications available upon request.*



Specifications

bedrooms: **3** square footage: **1483** roof pitch: **8/12**
bathrooms: **2.5** 1st floor ceiling: **9'** width: **25' 4"**
stories: **2** 2nd floor ceiling: **8'** depth: **38' 4"**

1511 Kingsway Drive
1465 Cedrow Drive
1473 Cedrow Drive

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Carlisle III

This single story bungalow style house of 1492 square feet features a dramatic large open vaulted living and dining room area and a private master bedroom suite located in the rear.

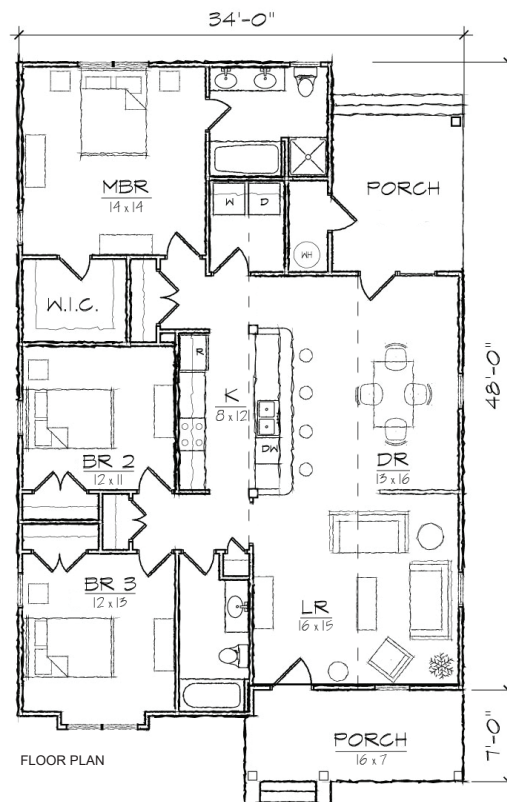
The plan includes a total of three bedrooms, two full bathrooms, a laundry area, and a centralized galley kitchen that opens to the dining and living areas.

The Arts and Crafts inspired exterior offers a double gabled roof, projecting front bay, covered front and rear porches, and exterior storage room.

*Also available: Carlisle 2BR, Carlisle I, Carlisle II.
Modifications available upon request.*

Specifications

bedrooms: 3	square footage: 1492	roof pitch: 8/12
bathrooms: 2	1st floor ceiling: 9'	width: 34'
stories: 1		depth: 55'



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Austin III

This one and one half story bungalow style home of 1489 square feet features a large open living and dining area and a first floor master bedroom suite. The plan includes a total of four bedrooms, two full bathrooms, a powder room, a laundry/mud room and an L-shaped kitchen with a breakfast bar that opens to the dining room. In addition to three bedrooms and a full bathroom, the second floor contains abundant, easily accessible storage.

The Arts and Crafts inspired exterior offers a front gabled roof and covered front and rear porches. At 26 ft in width, it is ideally suited for a narrow lot.

Modifications available upon request.

Specifications

bedrooms: **4** square footage: **1489** roof pitch: **12/12**
 bathrooms: **2.5** 1st floor ceiling: **9'** width: **26'**
 stories: **2** 2nd floor ceiling: **8'** depth: **47'**

