

CITY OF HIGH POINT

AGENDA ITEM



Title: Sale Of Neighborhood Stabilization Property – 821 Putnam Street

From: Michael E. McNair, Director

Meeting Date: 3/2/2015

Public Hearing: N/A

Advertising Date N/A

Advertised By:

Attachments: Resolution Authorizing The Sale Of Neighborhood Stabilization Properties

PURPOSE:

An offer of \$60,000.00 has been received from an eligible party for the purchase of a Neighborhood Stabilization Program (NSP) property located at 821 Putnam Street. Council previously approved sale of the property at a price of \$65,000. However, the property only appraised for \$60,000.

BACKGROUND:

At its June 20, 2011 meeting, council authorized the City Attorney's office to prepare the necessary documents to accomplish the sale of nine (9) NSP properties. In accordance with NSP regulations, the maximum sales price must be the lesser of all total development costs or the appraised value; home purchasers must be income eligible under NSP guidelines. The addresses and approved sales prices of the properties are listed below:

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| • 2143 Cliffvale Drive - \$110,000 (sold) | • 902 E. Dayton - \$67,500 (currently vacant) |
| • 2715 Westgate Drive - \$85,000 (sold) | • 1009 Montlieu Avenue - \$62,500 (leased) |
| • 3910 Kim Drive - \$84,000 (leased) | • 821 Putnam Street - \$65,000 (under contract) |
| • 131 1d James Road - \$70,000 (under contract) | • 1402 Hampstead Drive- \$117,500 (sold) |
| • 233 Windley Drive - \$55,000 (sold) | |

Council previously approved a reduction in price on the Windley Drive property from \$60,000 to \$55,000 due to a reduction in the appraised value.

BUDGET IMPACT:

Program income will be utilized in NSP activities.

RECOMMENDATION / ACTION REQUESTED:

Staff requests Council's favorable consideration to adopt a resolution approving the sale of the NSP property located at 821 Putnam Street at a price of \$60,000 as required by NSP regulations and authorize the City Attorney to take necessary actions to convey the fore-mentioned as needed.

**RESOLUTION AUTHORIZING THE SALE
OF NEIGHBORHOOD STABILIZATION PROPERTIES**

WHEREAS, on May 3, 2010 the High Point City Council approved a contract between the City of High Point and S.H.A.R.E. Inc. to repair foreclosed properties under the Neighborhood Stabilization Program in zipcodes 27260, 27262, and 27265 for the purpose of turning dilapidated houses into desirable and livable homes, stabilize and enhance the neighborhoods, improve property values, preserve affordable housing, and provide homeownership opportunities; and

WHEREAS, the City has secured ownership and renovated the following property located at 821 Putnam Street, High Point, North Carolina; and

WHEREAS, Neighborhood Stabilization Properties regulations limit the sales price that the city can set for each property according to Section 2301(d)(2) of Housing and Economic Recovery Act of 2008 (HERA), directing if an abandoned or foreclosed-upon home or residential property is purchased, redeveloped, or otherwise sold to an individual as a primary residence, then such sale shall be in an amount equal to or less than the cost to acquire and redevelop or rehabilitate such home or property up to a decent, safe, and habitable condition; and

WHEREAS, home purchasers must be income eligible under the NSP guidelines; and

WHEREAS, an offer of \$60,000.00 has been received from an eligible party for the purchase of the property located at 821 Putnam Street, High Point, North Carolina.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The above recitals are all true and correct and are incorporated herein by reference.

2. In order to effectuate the above-described transaction, the City Council hereby authorizes and directs the Mayor and the City Clerk of the City of High Point to execute all documents necessary to convey title to the property located at 821 Putnam Street, High Point, North Carolina for \$60,000.

ADOPTED this the 2nd day of March, 2015.

CITY OF HIGH POINT

By

William S. Bencini, Mayor

Attested to:

Lisa Vierling, City Clerk