

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Property to CHS & Habitat

From: Michael E. McNair, Director

Public Hearing: N/A

Attachments: Maps
Resolutions

Meeting Date: June 20, 2013

Advertising Date /

Advertised By:

PURPOSE:

In order to continue infill housing development efforts in the Core-City, CD&H seeks Council approval to convey the following lots:

Community Housing Solutions:

- 805 George Place
- 807 George Place
- 809 George Place
- 811 George Place

Habitat for Humanity:

- 1505 Davis
- 203 N. Hoskins
- 208 N. Hoskins

BACKGROUND:

Council has previously approved a contract with Community Housing solutions and Habitat for Humanity to construct affordable housing in Southside and the Washington Terrace areas respectively.

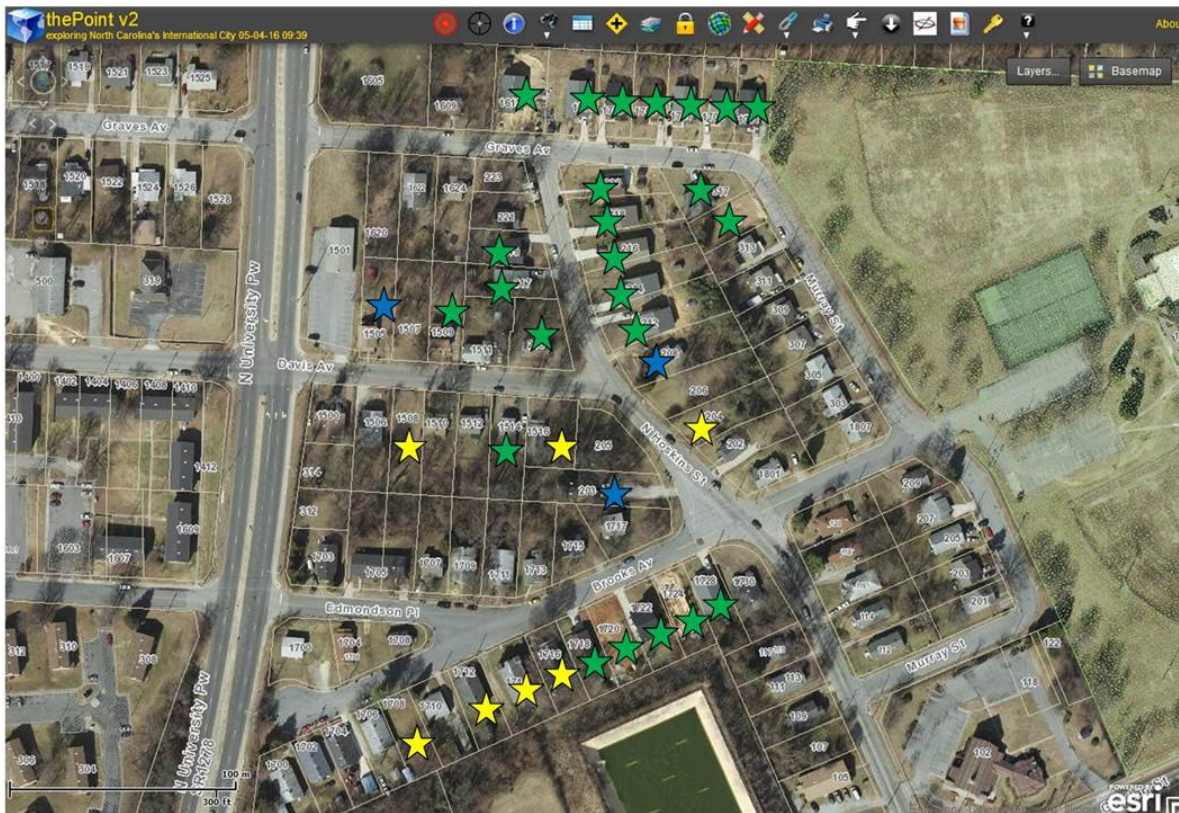
BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

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

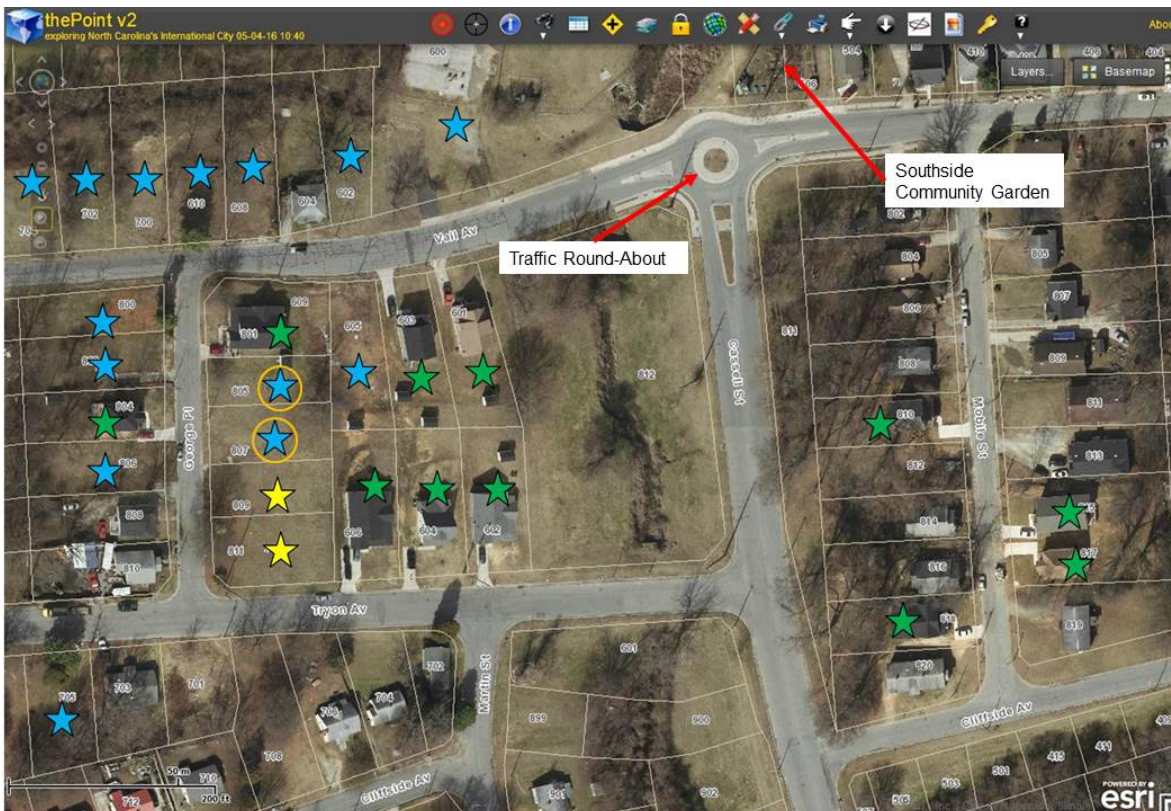
Habitat Construction in Washington Terrace Area



Legend

- ★ = Completed and sold
- ★ = Under Construction before 6/30/16
- ★ = Part of proposed contract

Southside – Homes Constructed/Other Investments



Legend

- ★ = Homes completed by Unity
- ★ = Homes completed by CHS
- ★ = Properties owned by the City

**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 located at 805 George Place in the City of High Point and more particularly described in Deed Book 7011, Page 1272 and Deed Book 6951, Page 516 of the Guilford County Registry (“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 a contract with Community Housing Solutions of Guilford, Inc. to construct affordable housing in Southside and the Washington Terrace areas respectively to convey 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 805 George Place in the City of High Point, and is more particularly described in Deed Book 7011, Page 1272 and Deed Book 6251, Page 516 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 back 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 20th day of June, 2016.

CITY OF HIGH POINT

By

William S. Bencini, Jr., Mayor

Attested to:

Lisa Vierling, City Clerk

**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 807 George Place in the City of High Point and more particularly described in Deed Book 7011, Page 1272 and Deed Book 6932, Page 2263 of the Guilford County Registry (“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 a contract with Community Housing Solutions of Guilford, Inc. to construct affordable housing in Southside and the Washington Terrace areas respectively to convey 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 805 George Place in the City of High Point, and is more particularly described in Deed Book 7011, Page 1272 and Deed Book 6932, Page 2263 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 back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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Lisa Vierling, City Clerk

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WHEREAS, the City of High Point owns a tract of land located at 809 George Place in the City of High Point and more particularly described in Deed Book 7056, Page 2562-2563 of the Guilford County Registry (“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 a contract with Community Housing Solutions of Guilford, Inc. to construct affordable housing in Southside and the Washington Terrace areas respectively to convey the above-described Property to Community Housing Solutions of Guilford, Inc.;

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

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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 back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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WHEREAS, the City of High Point owns a tract of land located at 811 George Place in the City of High Point and more particularly described in Deed Book 7056, Page 2562-2563 and Deed Book 6293, Page 1418 of the Guilford County Registry (“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

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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 811 George Place in the City of High Point, and is more particularly described in Deed Book 7056, Page 2562-2563 and Deed Book 6293, Page 1418 of the Guilford County Registry.
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**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 1505 Davis Avenue in the City of High Point and more particularly described in Deed Book 7797, Page 1085-1086 of the Guilford County Registry (“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 a contract with Habitat for Humanity of High Point, Archdale & Trinity, Inc. to construct affordable housing in Southside and the Washington Terrace areas respectively to convey the above-described Property to Habitat for Humanity of High Point, Archdale & Trinity, 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 1505 Davis Avenue in the City of High Point, and is more particularly described in Deed Book 7797, Page 1085-1086 of the Guilford County Registry.

2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity, 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 back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

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**RESOLUTION of the HIGH POINT CITY COUNCIL
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WHEREAS, the City of High Point owns a tract of land located at 203 North Hoskins Street in the City of High Point and more particularly described in Deed Book 7740, Page 1802-1804 of the Guilford County Registry (“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

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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 203 North Hoskins Street in the City of High Point, and is more particularly described in Deed Book 7740, Page 1802-1804 of the Guilford County Registry.
2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale and Trinity, 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 back to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.
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WHEREAS, the City of High Point owns a tract of land located at 208 North Hoskins Street in the City of High Point and more particularly described in Deed Book 7754, Page 1730-1731 of the Guilford County Registry (“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

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