

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Authorization to convey, list and sell NSP/HOME Properties

**Meeting Date:** June 17, 2019

**From:** Michael E. McNair, Director

**Advertising Date:** N/A

**Public Hearing:** N/A

**Advertised By:** N/A

**Attachments:** Resolutions, Flyers

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### PURPOSE:

Through the Neighborhood Stabilization Program (NSP), the City was able to acquire and rehabilitate homes making them available for sale to income eligible households. Currently the City has one (1) such property that is unoccupied. There are also two (2) unoccupied City owned units available that were newly constructed using HOME Investments Partnership Act (HOME) funds. Staff proposes to convey these properties to Housing Consultants Group (HCG) to market and sell these properties to provide homeownership opportunities for income eligible households. Conveyance of the properties to HCG for the sale affordable housing to income eligible homebuyers will constitute a public purpose.

### BACKGROUND:

HCG is a multi-faceted non-profit that CD&H has contracted with to provide real estate services, housing counseling, homebuyer education training and the development of single-family affordable housing. The properties to be conveyed to and sold by HCG include: 3910 Kim Drive, 815 Mobile Street, and 818 Mobile Street. Recent appraisals were for each of the properties with values as follows:

- 3910 Kim Drive - \$96,000
- 818 Mobile Street - \$100,000
- 815 Mobile Street - \$102,500

### BUDGET IMPACT:

Net proceeds from the sales will be received by the City as program income which has been projected in the Annual Action Plan.

### RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department requests Council authorize conveyance of the properties listed above to HCG for the purposes of selling those properties at a negotiated price to income eligible buyers; 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 the real property located at 3910 Kim Drive in the City of High Point and more particularly described in Deed Book 6477, Page 1664 of the Guilford County Registry ("Property"); 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 negotiated with Housing Consultants Group ("HCG") and the parties agree that the consideration of the conveyance of the above property will be for the public purpose of furthering the mission of providing low to moderate, owner-occupied housing in the City of High Point.

**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 3910 Kim Drive in the City of High Point, and is more particularly described in Deed Book 6477, Page 1664 of the Guilford County Registry.

2. The consideration of the conveyance is HCG's agreement to use this property only for the public purpose of furthering the mission of providing low to moderate, 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 17th day of June, 2019.

CITY OF HIGH POINT

By

\_\_\_\_\_  
Mayor Jay W. Wagner

Attested to:

\_\_\_\_\_  
Lisa Vierling, City Clerk

**RESOLUTION of the HIGH POINT CITY COUNCIL  
APPROVING CONVEYANCE  
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**WHEREAS**, the City of High Point owns the real property located at 818 Mobile Street in the City of High Point and more particularly described in Deed Book 7726, Page 294 of the Guilford County Registry ("Property"); 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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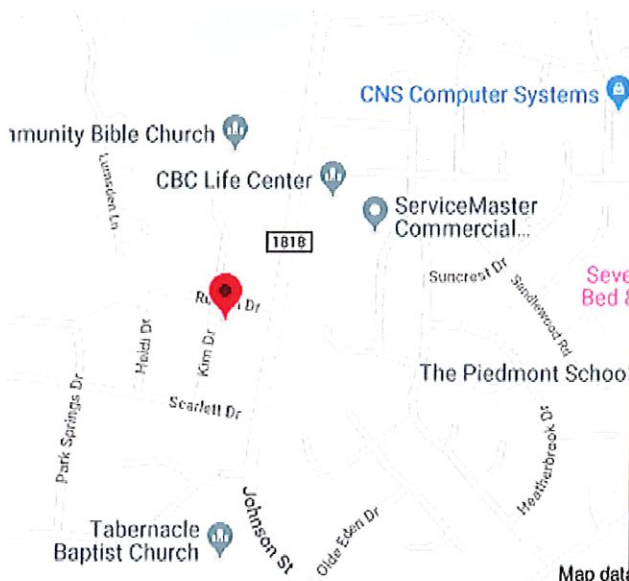
CITY OF HIGH POINT

By

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Mayor Jay W. Wagner

Attested to:

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Lisa Vierling, City Clerk



**3910 Kim Drive**

**\$96,000**

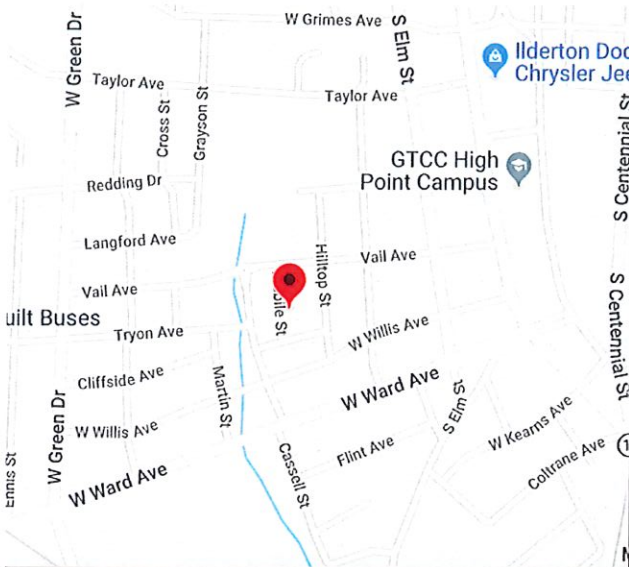


2 BR 1.1 BA  
 1100 Sq. Ft.  
 New energy efficient appliances  
 New carpet and flooring  
 Large lot  
 Large Deck  
 CALL COMMUNITY DEVELOPMENT & HOUSING FOR MORE DETAILS 336-883-3347



NORTH CAROLINA'S INTERNATIONAL CITY™





**818 Mobile Street**



**\$100,000**

Built in 2015

3 BR

2 BA

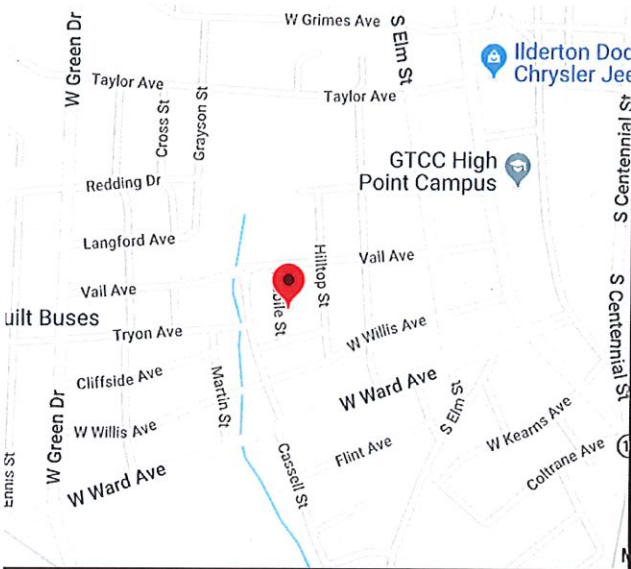
1253 Sq. Ft.

Energy efficient appliances, new countertops and floors, fresh paint

CALL COMMUNITY DEVELOPMENT & HOUSING FOR MORE DETAILS 336-883-3349



**NORTH CAROLINA'S INTERNATIONAL CITY™**



**815 Mobile Street**



NORTH CAROLINA'S INTERNATIONAL CITY™

**\$102,500**

Built in 2015

3 BR

2 BA

1342 Sq. Ft.

Energy efficient appliances, new countertops and new floors, fresh paint

CALL COMMUNITY DEVELOPMENT & HOUSING FOR MORE DETAILS 336-883-3349