

# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: Conveyance of Properties to Habitat for Humanity – 615 & 617 Cable Street**

**From:** Michael E. McNair  
Director Community Development & Housing  
Department

**Meeting Date:** Monday, March 16, 2020

**Public Hearing:** Not Required

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Area Map  
Resolution 615 Cable Street  
Resolution 617 Cable Street

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#### **PURPOSE:**

In order to continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval of two actions:

1. Conveyance of the following lots to Habitat for Humanity:  
617 Cable Street (formerly 615 Cable Street)  
619 Cable Street (formerly 617 Cable Street)
2. Approval of a contract with Habitat in the amount of \$105,000 to build three houses, provide operating support and fund a construction apprenticeship. Habitat will build houses on two of the lots to be conveyed and one on an adjacent lot they already own.

The conveyances and the construction contract will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

#### **BACKGROUND:**

This will be the first properties conveyed to Habitat on Cable Street. They expect to get underway with construction on site by the end of the month.

#### **Budget Impact:**

There is no budget impact on the conveyance but a new contract with Habitat to construct affordable housing on Cable Street will be required for the construction activity in the amount of \$105,000. Funding will be sourced from the HUD HOME program.

#### **Recommendation:**

The Community Development and Housing Department recommends approval of the resolution conveying the properties to Habitat, a contract with Habitat in the amount \$105,000 of to construct the houses and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Area Map – 615 & 617 Cable Street



**RESOLUTION of the HIGH POINT CITY COUNCIL  
APPROVING CONVEYANCE  
OF REAL PROPERTY  
TO A NONPROFIT CORPORATION**

**WHEREAS**, the City of High Point owns the property located at 615 Cable Street (formerly 617 Cable Street) in the City of High Point and more particularly described in Deed Book 7961, Page 478 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 615 Cable Street (formerly 617 Cable Street) in the City of High Point, and is more particularly described in Deed Book 7961, Page 478 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.

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 16th day of March, 2020.

CITY OF HIGH POINT

By

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

Attested to:

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Lisa Vierling, City Clerk

**RESOLUTION of the HIGH POINT CITY COUNCIL  
APPROVING CONVEYANCE  
OF REAL PROPERTY  
TO A NONPROFIT CORPORATION**

**WHEREAS**, the City of High Point owns the property located at 617 Cable Street (formerly 619 Cable Street) in the City of High Point and more particularly described in Deed Book 8217, Page 2121 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

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