

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Properties to CHS and Contract Approval

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

Meeting Date: Monday, April 6, 2020

Public Hearing: Not Required

Advertising Date: N/A

Advertised By: N/A

Attachments: Area Map
Resolution conveyance of 1477 Cedrow Drive, 1481 Cedrow Drive, 1485 Cedrow Drive & 1489 Cedrow Drive
Site map
Timeline
Approved designs

PURPOSE:

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

1. Conveyance of the following lots to Community Housing Solutions:
1477 Cedrow Drive; 1481 Cedrow Drive; 1485 Cedrow Drive & 1489 Cedrow Drive
2. Approval of a contract with Community Housing Solution in the amount of \$200,000.00 to provide gap financing needed to build four homes in phase one of the Cedrow Subdivision

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

BACKGROUND:

The City, in partnership with HPU, has completed site preparation for the Cedrow subdivision and is ready to begin construction in phase 1. When both phases are completed, the subdivision will feature 19 energy efficient affordable homes.

Budget Impact:

There is no budget impact on the conveyance but a new contract with Community Housing Solutions to construct affordable housing on the Cedrow Avenue properties will be required for the construction activity in the amount of \$200,000.00. 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 Community Housing Solutions, a contract with Community Housing Solutions in the amount of \$200,000.00 to construct the houses 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, Page 149, recorded in the Guilford County Register of deeds, which contains the following properties: 1477 Cedrow Drive, 1481 Cedrow Drive, 1485 Cedrow Drive, and 1489 Cedrow Drive (“Properties”); 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 the City of High Point to convey the above-described Properties 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 1477 Cedrow Drive, 1481 Cedrow Drive, 1485 Cedrow Drive, and 1489 Cedrow Drive in the City of High Point, and more particularly described in Plat Book 202, Page 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 affordable 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 6th day of April, 2020.

CITY OF HIGH POINT

By

Jay Wagner, Mayor

Attested to:

Lisa Vierling, City Clerk

EXHIBIT B

CHDO PROJECT TIMELINE FOR 2020-2021

ACTIVITY	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21
Cedrow Affordable Housing Project														
1477, 1481, 1485 & 1489 Cedrow Drive														
Execute contract with CHDO to construct 4 units	X													
2 housing construction starts		X												
2 housing construction starts						X								
Construction underway - 4 units			X	X	X	X	X	X	X	X	X			
Completion of 2units/CO obtained								X						
Completion of 2 units/CO obtained												X		
Sales Activities/Execute Purchase Contracts		X	X	X	X	X	X	X	X	X	X	X		
Closings/Units occupied										X	X	X	X	X

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roof pitch..... 8/12



*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

1481 Cedrow Drive

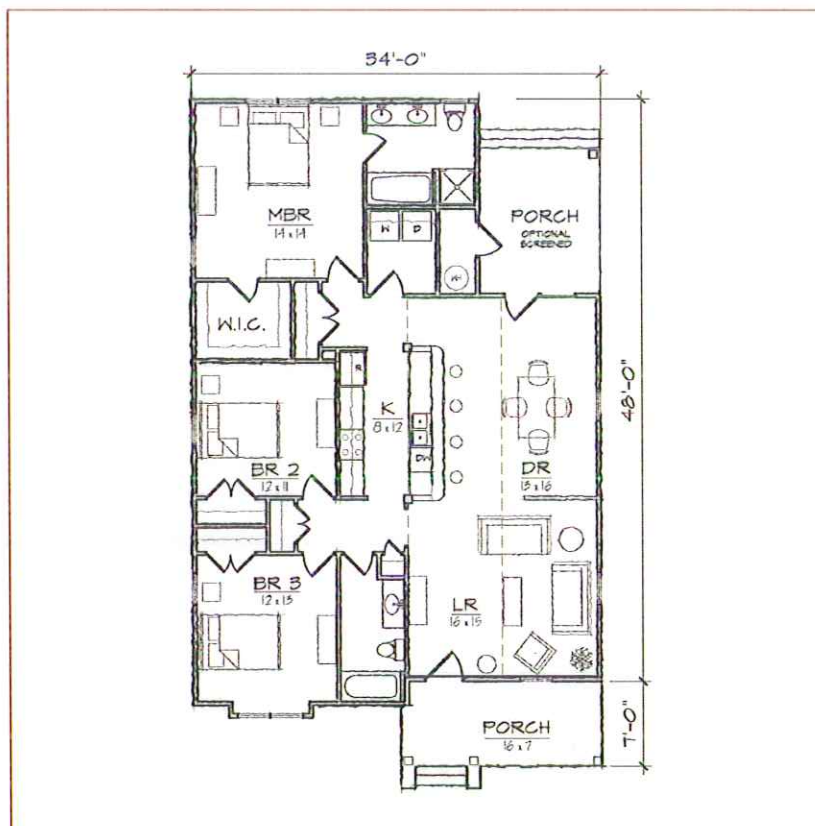
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Carlisle III

square footage.	1492 sq ft
bedrooms.	3
bathrooms.	2
stories.	1
width.	34' 0"
depth.	55' 0"
1st floor ceiling height.	9' 0"
roof pitch.	8/12



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

*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

1485 Cedrow Drive

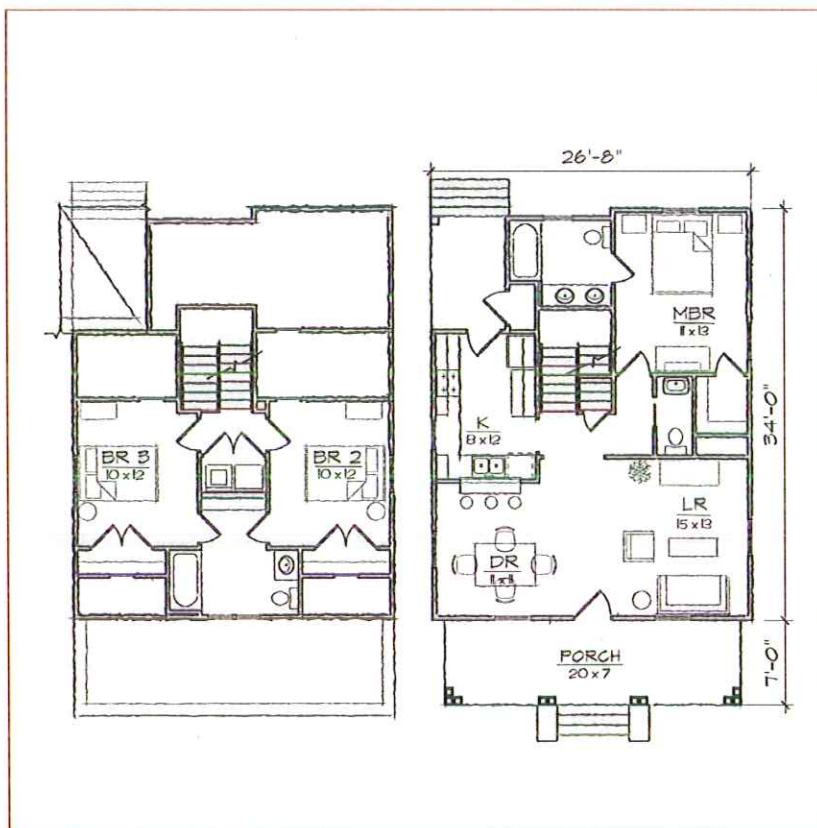
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Bailey II

square footage.	1258 sq ft
bedrooms.	3
bathrooms.	2.5
stories.	2
width.	26' 8"
depth.	41' 0"
1st floor ceiling height.	9' 0"
2nd floor ceiling height.	8' 0"
roof pitch.	9/12



This one and one half story bungalow style home of 1258 square feet features a large open living and dining area, a first floor master bedroom suite, and includes a total of three bedrooms, two full bathrooms and an L-shaped galley kitchen with a breakfast bar that opens to the dining room. The second floor offers two bedrooms and a shared bathroom, the laundry area, and abundant easily accessible storage. The Arts and Crafts inspired exterior offers a side to side gabled roof and a front gabled dormer, a covered front and rear porch, and exterior storage room. At 26'-8" it is ideally suited for a narrow lot.

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1489 Cedrow Drive

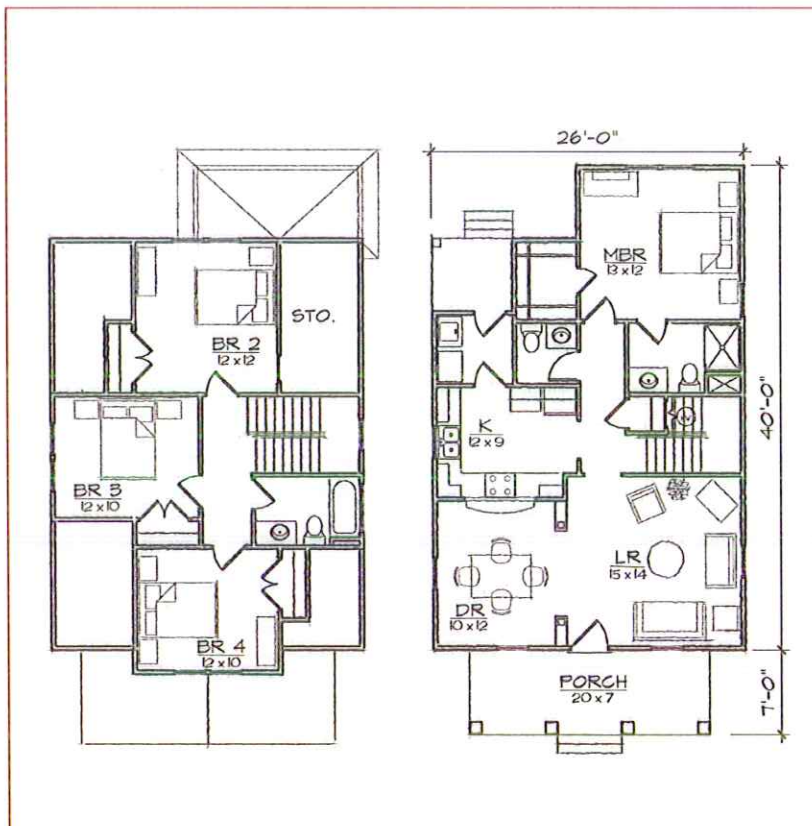
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Austin III

square footage.	1489 sq ft
bedrooms.	4
bathrooms.	2.5
stories.	2
width.	26' 0"
depth.	47' 0"
1st floor ceiling height.	9' 0"
2nd floor ceiling height.	8' 0"
roof pitch.	12/12



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.

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