

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Authorization to convey, list and sell NSP Property

**Meeting Date:** October 5, 2020

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

**Advertising Date:** N/A

**Public Hearing:** N/A

**Advertised By:** N/A

**Attachments:** Resolution, Flyer

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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. Staff proposes to convey this property to Housing Consultants Group (HCG) to market and sell to provide a homeownership opportunity for an income eligible household. Conveyance of the property to HCG for the sale of affordable housing to an income eligible homebuyer 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 property to be conveyed to and sold by HCG is 131 1D James Road. Our most recent appraisal valued the property at \$80,000. However, based on NSP guidelines, the maximum sales price will be \$69,900.

### **BUDGET IMPACT:**

Net proceeds from the sale 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 131 1D James Road in the City of High Point and more particularly described in Deed Book 7154, Page 2496 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 131 1D James Road in the City of High Point, and is more particularly described in Deed Book 7154, Page 2496 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 5th day of October, 2020.

CITY OF HIGH POINT

By

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

Attested to:

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



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**131 1D James Road | High Point | NC | 27265**

This 1,143 sq.ft. Chandler Place Condominium has 2 bedrooms and 2 bathrooms. Other features include new energy-efficient heating system, fresh paint, large living room, convenient kitchen and walk-in closets.

**\$69,900**



**Community Development and  
Housing Department**

