

CITY OF HIGH POINT

AGENDA ITEM



Title: Conveyance of Properties to Community Housing Solutions of Guilford, Inc.

Mike McNair

From: Director Community Development & Housing Department **Meeting Date:** February 15, 2021

Public Hearing: N/A **Advertising Date /**
Advertised By: N/A

Attachments: Site Map
Resolution of Conveyance

PURPOSE:

Council approval to convey the following lots to Community Housing Solutions:

1465 Cedrow Drive, Parcel No. 231349	1518 Kingsway Drive, Parcel No. 231344
1469 Cedrow Drive, Parcel No. 231339	1522 Kingsway Drive, Parcel No. 231345
1473 Cedrow Drive, Parcel No. 231338	1526 Kingsway Drive, Parcel No. 231346
1506 Kingsway Drive, Parcel No. 231241	506 Rolling Green Drive, Parcel No. 231347
1507 Kingsway Drive, Parcel No. 231353	508 Rolling Green Drive, Parcel No. 231348
1510 Kingsway Drive, Parcel No. 231342	510 Rolling Green Drive, Parcel No. 231349
1511 Kingsway Drive, Parcel No. 231352	512 Rolling Green Drive, Parcel No. 23135
1514 Kingsway Drive, Parcel No. 231343	

Lots will be conveyed to the developer as needed to facilitate their ability to sell specific lots throughout 19-unit subdivision in response to homebuyer choice. The homes will be purchased by income eligible homebuyers in accordance with HUD regulations and serve a public purpose.

BACKGROUND:

Council approved conveyance of 1477 Cedrow Drive; 1481 Cedrow Drive; 1485 Cedrow Drive & 1489 Cedrow Drive at its April 6, 2020 meeting. The construction of energy efficient affordable homes is underway and interest in the marketplace is favorable. When the subdivision is completed, 19 energy efficient affordable homes will be added to the City's housing stock

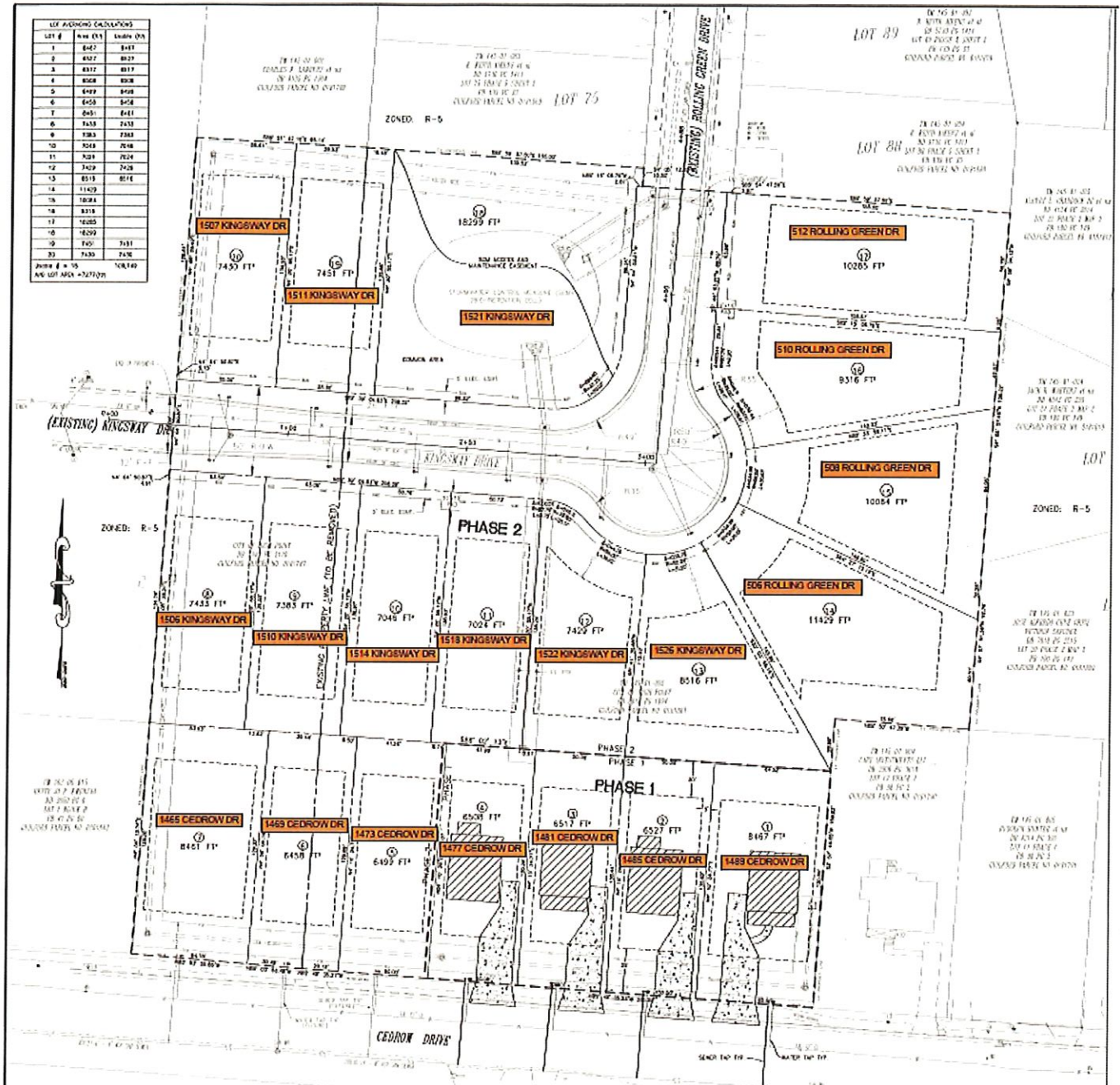
BUDGET IMPACT:

There is no budget impact on the conveyance but amendments to the existing contract with Community Housing Solutions will be required subject to Council approval as they sell and construct additional affordable housing on the Cedrow Avenue properties. Funding will be sourced from the HUD HOME program.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends Council adopt a resolution approving conveyance of the Properties to Community Housing Solutions of Guilford, Inc. and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Cedrow Subdivision Site Map



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

WHEREAS, the City of High Point ("City") owns the following tracts of land located in High Point, Guilford County, North Carolina:

1465 Cedrow Drive, Parcel No. 231349
1469 Cedrow Drive, Parcel No. 231339
1473 Cedrow Drive, Parcel No. 231338
1506 Kingsway Drive, Parcel No. 231241
1507 Kingsway Drive, Parcel No. 231353
1510 Kingsway Drive, Parcel No. 231342
1511 Kingsway Drive, Parcel No. 231352
1514 Kingsway Drive, Parcel No. 231343
1518 Kingsway Drive, Parcel No. 231344
1522 Kingsway Drive, Parcel No. 231345
1526 Kingsway Drive, Parcel No. 231346
506 Rolling Green Drive, Parcel No. 231347
508 Rolling Green Drive, Parcel No. 231348
510 Rolling Green Drive, Parcel No. 231349

512 Rolling Green Drive, Parcel No. 231350

all of which are recorded in Deed Book 8018, Page 1094 and in Plat Book 202, Page 149 in the Guilford County Register of Deeds ("Properties"); 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 has negotiated with Community Housing Solutions of Guilford, Inc., a North Carolina non-profit corporation, and the parties agree that the consideration of the conveyance of the above listed properties 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 Properties located at 1465 Cedrow Drive; 1469 Cedrow Drive; 1473 Cedrow Drive; 1506 Kingsway Drive; 1507 Kingsway Drive; 1510 Kingsway Drive; 1511 Kingsway Drive; 1514 Kingsway Drive; 1518 Kingsway Drive; 1522 Kingsway Drive; 1526 Kingsway Drive; 506 Rolling Green Drive; 508 Rolling Green Drive; 510 Rolling Green Drive; 512 Rolling Green 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 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 15th day of February, 2021.

CITY OF HIGH POINT

By

Jay Wagner, Mayor

Attested to:

Lisa Vierling, City Clerk