



City of High Point

Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

Meeting Agenda

Community Development Committee

Tyrone Johnson, Chair

Tim Andrew

Amanda Cook

Vickie M. McKiver

Mayor Cyril Jefferson (Alternate)

Mayor Pro Tempore Michael Holmes (Alternate)

Tuesday, September 10, 2024

4:00 PM

Council Chambers

Community Development Committee - Council Member Johnson, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

[2024-357](#) Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation
City Council is requested to consider a Resolution conveying 702, 704, 708 and 712 Vail Avenue properties and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [702, 704, 708, 712 Vail Avenue](#)

[2024-362](#) Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation
City Council is requested to consider a Resolution conveying the properties located at 608 and 611 Cross Street and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [608 and 611 Cross Street](#)

[2024-363](#) Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation
City Council is requested to consider a Resolution conveying the property located at 810 Mobile Street and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [810 Mobile Street](#)

[2024-364](#) Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation
City Council is requested to consider a Resolution conveying the properties located at 808 and 813 Tryon Avenue and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [808 and 813 Tryon Avenue](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Conveyance of Property for Affordable Housing Development	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: September 16, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Map Resolution Approving Conveyance	

PURPOSE: To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Black Lamb Development Corporation ("Black Lamb") in the Southside community.

- 608 Cross Street
- 611 Cross Street

The conveyance will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

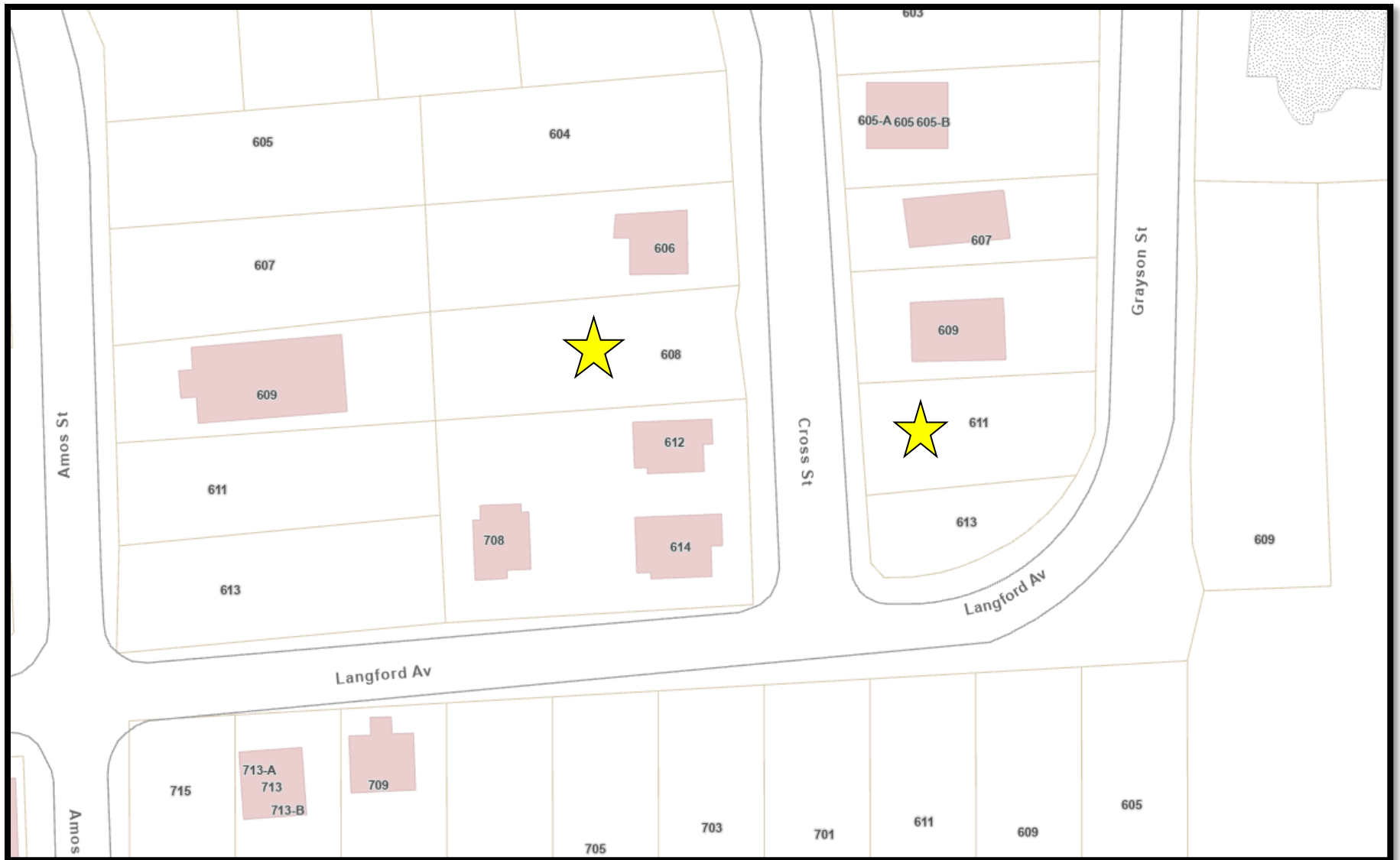
BACKGROUND: Since being designated a Community Housing Development Organization with the City of High Point, this will be Black Lamb's first project. Construction is anticipated to begin in the fall.

BUDGET IMPACT: None

RECOMENDATION/ACTION REQUESTED: The Community Development & Housing Department recommends approval of the resolution conveying the property to Black Lamb and that the appropriate City official and/or employee be authorized to execute all necessary documents.



608 and 611 Cross Street



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

WHEREAS, the City of High Point owns tracts of land recorded in Plat Book 2, Page 90 Lots 7 and 14 recorded in the Guilford County Register of deeds, which contains the following properties: 611 Cross Street and 608 Cross Street, High Point, NC (“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 executed a contract with Black Lamb Development Corporation to construct affordable housing in the City of High Point by conveying the above-described Property 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 Property located at 611 Cross Street and 608 Cross Street in the City of High Point, and more particularly described in Plat Book 2, Page 90 of the Guilford County Registry.

2. The consideration of the conveyance is Black Lamb Development Corporation’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 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 ____ day of _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, 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 tracts of land recorded in Plat Book 2, Page 90 Lot 11, and Plat Book 3, Page 168 Lot 1 recorded in the Guilford County Register of deeds, which contains the following properties: 808 Tryon Avenue and 813 Tryon Avenue, High Point, NC ("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 intends to execute a contract with Habitat for Humanity of High Point, Archdale & Trinity to construct affordable housing in the City of High Point by conveying the above-described Property 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 Property located at 808 Tryon Avenue and 813 Tryon Avenue in the City of High Point, and more particularly described in Plat Book 2, Page 90 and Plat Book 3, Page 168 of the Guilford County Registry.

2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity'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 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 16 day of September 2024.



CITY OF HIGH POINT

By: _____

Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney
Sandra R. Keeney, City Clerk

**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
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WHEREAS, the City of High Point has executed a contract with Black Lamb Development Corporation to construct affordable housing in the City of High Point by conveying the above-described Property 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 Property located at 611 Cross Street and 608 Cross Street in the City of High Point, and more particularly described in Plat Book 2, Page 90 of the Guilford County Registry.
2. The consideration of the conveyance is Black Lamb Development Corporation'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 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 16 day of September 2024.



Attested to:

Sandra R. Keeney
Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

By: Cyril Jefferson
Cyril Jefferson, Mayor

**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 810 Mobile Street in the City of High Point and more particularly described in Deed Book 7726, Page 296 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; and

WHEREAS, proceeds from the sale of the Property will be used by HCG for development of single-family new construction affordable housing for homeownership.

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 810 Mobile Street in the City of High Point, and is more particularly described in Deed Book 7726, Page 296 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 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 16 day of September 2024.

CITY OF HIGH POINT

By: _____

Cyril Jefferson, Mayor

Attested to:



Sandra R. Keeney
Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Conveyance of Property for Affordable Housing Development	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: September 16, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Map Resolution Approving Conveyance	

PURPOSE: To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Community Housing Solutions of Guilford (“CHS”) in the Southside community.

- 702 Vail Avenue
- 704 Vail Avenue
- 708 Vail Avenue
- 712 Vail Avenue

The conveyance will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

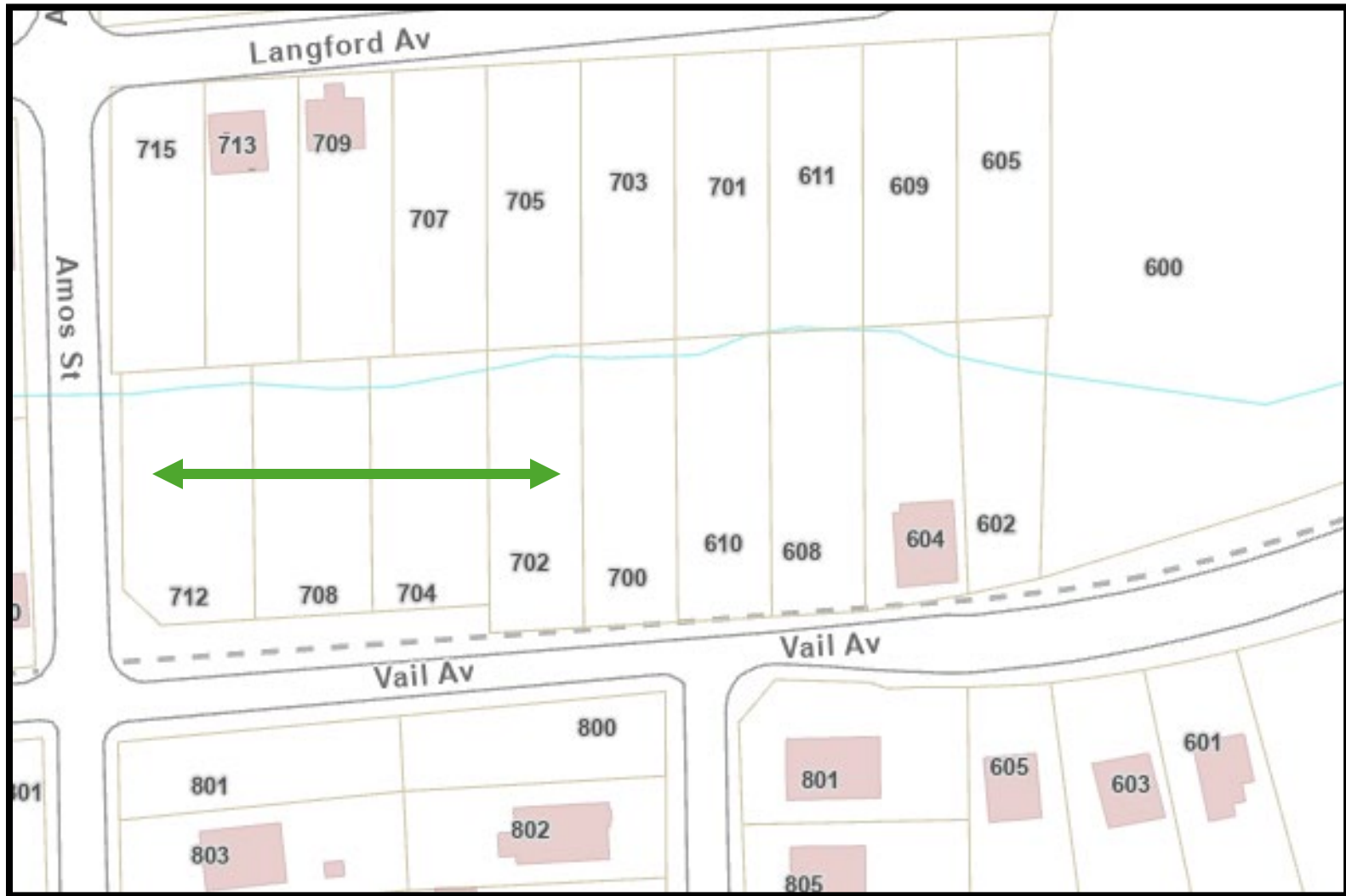
BACKGROUND: CHS has completed the Cedrow Affordable Housing Project and will return to continue building in the Southside community. The 4 units proposed for the properties to be conveyed will be funded with proceeds from home sales in Cedrow. No additional funding from the City will be needed for the construction of these units.

BUDGET IMPACT: None

RECOMMENDATION/ACTION REQUESTED: The Community Development & Housing Department recommends approval of the resolution conveying the property to CHS and that the appropriate City official and/or employee be authorized to execute all necessary documents.



702, 704, 708 and 712 Vail Avenue



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

WHEREAS, the City of High Point owns tracts of land recorded in Plat Book 2, Page 90, and Plat Book 122, Page 2 recorded in the Guilford County Register of deeds, which contain the following properties: 702, 704, 708, and 712 Vail Avenue, High Point, NC ("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, conveyance of this Property to Community Housing Solutions of Guilford, Inc. is for the purpose of constructing affordable 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 702, 704, 708, and 712 Vail Avenue in the City of High Point, and more particularly described in Plat Book 2, Page 90, and Plat Book 122, Page 2 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 owner-occupied housing. If for any reason the property ceases to be used for a "public" purpose, the property shall revert 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 ____ day of _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Conveyance of Property for Affordable Housing Development	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: September 16, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Map Resolution Approving Conveyance	

PURPOSE: To continue infill housing development efforts in the Core-City, Community Development & Housing seeks Council approval to convey the following lots to Habitat for Humanity of High Point, Archdale & Trinity ("Habitat") in the Southside community.

- 808 Tryon Avenue
- 813 Tryon Avenue

The conveyance will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

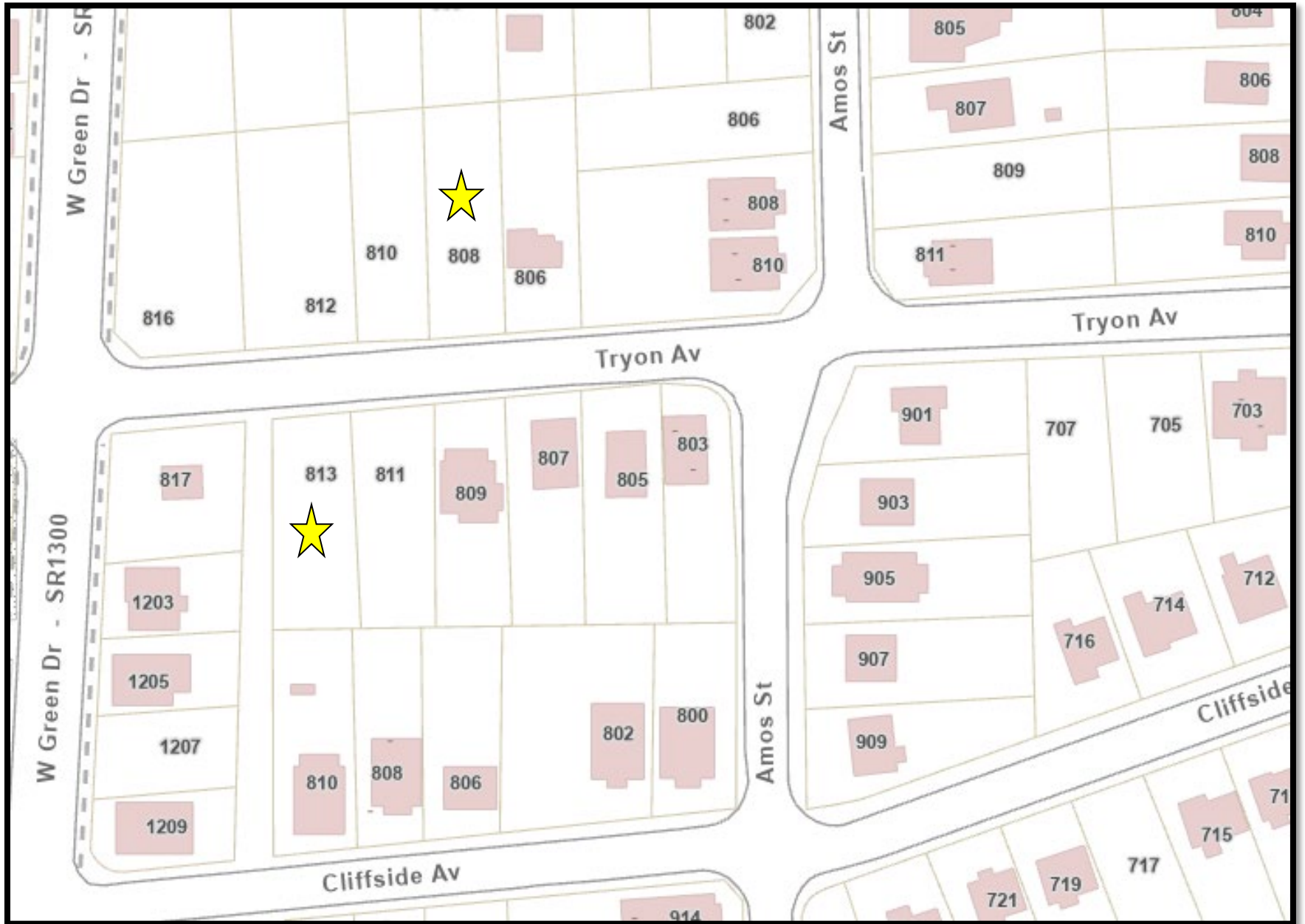
BACKGROUND: Habitat currently has 3 units under construction in the Southside community and 3 units that have been completed and occupied by new homeowners. This conveyance will provide 2 additional lots to continue their development in this area. Construction is anticipated to begin in the fall.

BUDGET IMPACT: None

RECOMENDATION/ACTION REQUESTED: The Community Development & Housing Department recommends approval of the resolution conveying the property to Habitat and that the appropriate City official and/or employee be authorized to execute all necessary documents.



808 and 813 Tryon Avenue



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WHEREAS, the City of High Point intends to execute a contract with Habitat for Humanity of High Point, Archdale & Trinity to construct affordable housing in the City of High Point by conveying the above-described Property to Community Housing Solutions of Guilford, Inc.

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2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity’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 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 ____ day of _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Authorization to Convey, List and Sell Property for Affordable Housing	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: September 16, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Photo Resolution Approving Conveyance	

PURPOSE: Using HOME Investment Partnerships Program (HOME) funds, the City can build newly constructed homes for sale to income eligible homebuyers. We currently have one unoccupied unit that was originally occupied under a lease-purchase agreement. However, the tenant ultimately was unable to purchase the home. Therefore, staff proposes to convey the property located at 810 Mobile Street to Housing Consultants Group (HCG) to market and sell the unit providing a homeownership opportunity for an income eligible household. Conveyance of the property to HCG for sale as affordable housing to income eligible homebuyers constitutes a public purpose.

BACKGROUND: HCG is a multi-faceted non-profit that Community Development and Housing has contracted with to provide real estate services, housing counseling, homebuyer education and the development of single-family affordable housing. Upon sale of the property, the City will allow HCG to retain the sales proceeds to be used for additional affordable housing development in the Southside Community. Based on a comparative market analysis performed by HCG, the sales price range will be \$172,500-\$239,900.

BUDGET IMPACT: None

RECOMMENDATION / ACTION REQUESTED: The Community Development and Housing Department requests Council authorize conveyance of the above referenced property to HCG for the purpose of selling the housing unit at a negotiated price to an income eligible household, and that the appropriate City official and/or employee be authorized to execute all necessary documents.



CITY OF HIGH POINT
AGENDA ITEM

810 Mobile Street



**RESOLUTION of the HIGH POINT CITY COUNCIL
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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; and

WHEREAS, proceeds from the sale of the Property will be used by HCG for development of single-family new construction affordable housing for homeownership.

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 810 Mobile Street in the City of High Point, and is more particularly described in Deed Book 7726, Page 296 of the Guilford County Registry.
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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 ____ day of _____ 2024.

CITY OF HIGH POINT

By: _____
Cyril Jefferson, Mayor

Attested to:

Sandra R. Keeney, City Clerk

**RESOLUTION of the HIGH POINT CITY COUNCIL
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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, conveyance of this Property to Community Housing Solutions of Guilford, Inc. is for the purpose of constructing affordable 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 702, 704, 708, and 712 Vail Avenue in the City of High Point, and more particularly described in Plat Book 2, Page 90, and Plat Book 122, Page 2 of the Guilford County Registry.

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ADOPTED this the 16 day of September 2024.



Attested to:

Sandra R. Keeney
Sandra R. Keeney, City Clerk

CITY OF HIGH POINT

By: Cyril Jefferson

Cyril Jefferson, Mayor