



Legislation Text

File #: 0106-2008, **Version:** 1

BACKGROUND: In order for the Land Redevelopment Office to have an effective Land Bank, it is necessary to acquire other vacant and underutilized properties that can provide redevelopment opportunities. The United States Department of Housing and Urban Development (HUD) has various foreclosed properties from time to time that became available to local governments to purchase which are intended to foster housing opportunities for low to moderate income families and to help revitalize neighborhoods. This program allows local governments the right to purchase property within its jurisdiction for a significantly reduced or nominal rate, plus costs associated with the transfer of title. In order to submit a contract within the limited time period, authorization is needed for the Director of the Department of Development, or his designee, to execute any and all agreements for conveyance of title to such real property and the City to accept such properties. All properties will be held and managed by the Land Redevelopment Office in accordance with the policies and procedures of the Land Reutilization Program.

FISCAL IMPACT: No funding is required for this legislation. The maintenance of these parcels will be covered by current maintenance contracts. The sales of these properties are expected to cover the acquisition and closing costs, taxes, and the increased maintenance and carrying costs until sold for redevelopment.

EMERGENCY JUSTIFICATION: Emergency action is necessary to allow the City to immediately begin the acquisition of several desirable properties currently available for purchase.

To authorize the Director of the Department of Development, or his designee, to enter into and execute any and all necessary agreements and deeds for conveyance of title of real property acquired by the City from the United States Department of Housing and Urban Development (HUD); to authorize the acceptance of properties acquired by the City to be held and managed by the Land Redevelopment Office; to waive the provisions of Columbus City Code Sections 328.01 and 329.29; and to declare an emergency.

WHEREAS, the United States Department of Housing and Urban Development (HUD) allows local governments to purchase aged HUD residential real estate inventory through the Good Neighbor program at significantly reduced or nominal rate, plus costs associated with the transfer; and

WHEREAS, the Department of Development desires to acquire properties from the United States Department of Housing and Urban Development (HUD); and

WHEREAS, the acquisition of vacant properties for redevelopment will be used to assist in the revitalization of neighborhoods and to preserve the supply of decent, safe, sanitary and affordable housing; and

WHEREAS, the acceptance of vacant properties for redevelopment will be held in the City's Land Bank and managed in accordance with the Land Reutilization Program's policies and procedures; and

WHEREAS, by virtue of said deed to the City of Columbus Land Bank this deed will be recorded in the Franklin County, Ohio Recorder's Office; and

WHEREAS, emergency action is necessary to allow the City to enter into the purchase agreements in the specified time frames outlined in the Neighbor Next Door program; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to authorize said agreements necessary for conveyance of title of real property acquired by the City from the United States Department of Housing and Urban Development, thereby preserving the public health, peace, property, safety, and welfare; and

NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Director of the Department of Development is hereby authorized to execute any and all agreements necessary for conveyance of title of real property acquired by the City from the United States Department of Housing and Urban Development (HUD).

Section 2. That for the purpose as stated in Section 1, the City of Columbus will accept title to all future properties acquired from HUD by the Land Redevelopment Office.

Section 3. That the provisions of Columbus City Code Sections 328.01 and 329.29 are hereby waived.

Section 4. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.