



Legislation Text

File #: 0222-2008, **Version:** 1

Background: Taylor Homes is a residential revitalization project containing a mix of new single-family homes and rehabilitated rental properties. Once completed there will be 24 renovated/new dwelling units. 22 will be market rate single family and 2 units will be rental. Three vacant doubles are available for purchase and can be renovated to complete the rental property portion of the project. Since its inception in 2003, the Taylor Homes project has been successful in reaching its stated goals of improving the housing stock and increasing home ownership along the Taylor Avenue corridor. These vacant properties, however, currently contribute to the remaining blight along the corridor, and need to be acquired and properly maintained and improved for the successful completion of the project.

Fiscal Impact: \$170,000 is available in the 2007 Capital Improvements Budget

Emergency Justification: Emergency action is requested in order to advance the Taylor Homes project towards completion now that there are willing sellers of the key properties and to reach the closing stage within the timeframe established.

To amend the 2007 Capital Improvements Budget; to authorize the transfer of cash between projects within the same fund; to authorize the Director of Development to enter into a contract with Columbus Urban Growth Corporation for up to \$170,000 to purchase three vacant properties for the Taylor Avenue Homes project; to authorize the expenditure of \$170,000 from the Northland and Other Acquisitions Fund; to waive the provisions of Chapter 329 of Columbus City Code; and to declare an emergency. (\$170,000)

WHEREAS, Columbus Urban Growth Corporation has successfully gained control of most key properties within the Taylor Homes project boundaries; and

WHEREAS, 100% of the rental units and 94% of the single family homes have been renovated/constructed and transferred to new residents/owners; and

WHEREAS, the final phase of constructing new curbs, sidewalks, decorative brick inserts and lights will be completed during the 2008 and 2009 construction seasons; and

WHEREAS, the purchase of these three vacant residential structures will complete the acquisition of key rental properties; and

WHEREAS, emergency action is requested in order to advance the Taylor Homes project towards completion now that there are willing sellers of the key properties and to reach the closing stage within the timeframe established; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to enter into contract with the Columbus Urban Growth Corporation to acquire the remaining key rental properties needed to complete the Taylor Avenue Homes project, all for the immediate preservation of the public health, peace, property, safety and welfare; **NOW, THEREFORE,**

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

Section 1. That the 2007 Capital Improvements Budget is hereby amended as follows:

CURRENT CIB:

Dept/Div: 44-01|Fund: 735|Project Number 590415|Project Name - Economic & Community Development|Amount \$3,620,000
Dept/Div: 44-01|Fund: 735|Project Number 441737|Project Name - Taylor Homes Phase II|Amount \$5,000

REVISED CIB:

Dept/Div: 44-01|Fund 735|Project Number 590415|Project Name - Economic & Community Development|Amount \$3,450,000
Dept/Div: 44-01|Fund 735|Project Number 441737|Project Name - Taylor Homes Phase II|Amount \$175,000

Section 2. That the City Auditor is hereby authorized and directed to transfer funds within the Northland and Other Acquisitions Fund No. 735 as follows:

FROM:

Dept/Div: 44-01|Project Number 590415|Project Name - Economic & Community Development|Amount \$170,000

TO:

Dept/Div: 44-01|Project Number 441737|Project Name - Taylor Homes Phase II|Amount \$170,000

Section 3. That the Director of Development be authorized to enter into a contract with Columbus Urban Growth Corporation for \$170,000 to acquire the remaining key rental properties needed to complete the Taylor Avenue Homes project.

Section 4. That for the purpose stated in Section 3, the expenditure of up to \$170,000 or so much thereof that may be necessary, be and is hereby authorized and approved as follows: Development Department, Division No. 44-01, Fund No. 735 Northland and Other Acquisitions Fund, Project No. 441737 Taylor Homes Phase II, OCA Code 441737, Object Level Three 6680 in the amount of \$170,000.

Section 5. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

Section 6. That the formal consultant selection process provisions of Chapter 329 of the City Code be and hereby are waived.

Section 7. That for 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 passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.