

Introduced by \_\_\_\_\_ Council Bill No. R 140-13

**A RESOLUTION**

setting a public hearing to consider the purchase of property located at 9 Pendleton Street using Neighborhood Stabilization Program funds eligible for land bank acquisition.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. A public hearing will be held before the City Council of the City of Columbia, Missouri in the Council Chamber in the City Hall Building, 701 E. Broadway, Columbia, Missouri on August 19, 2013 at 7:00 p.m. to consider the purchase of property located at 9 Pendleton Street using Neighborhood Stabilization Program funds eligible for land bank acquisition. All citizens and interested persons will be given an opportunity to be heard.

SECTION 2. The City Manager, or the Manager's designee, is hereby directed to cause notice of this hearing to be published in a newspaper of general circulation in Boone County, Missouri.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

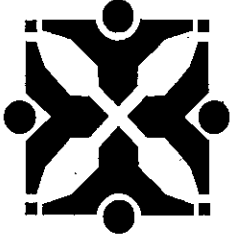
ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



Source: Community Development - CDBG/Home <sup>TT</sup> Agenda Item No:

To: City Council  
From: City Manager and Staff

MM

Council Meeting Date: Aug 5, 2013

Re: Approving the City of Columbia Neighborhood Stabilization Program (NSP) Land Bank Plan

**EXECUTIVE SUMMARY:**

In January of 2009, the City of Columbia was awarded \$610,806 in NSP funding through the U.S. Department of Housing and Urban Development (HUD) to assist in stabilizing distressed neighborhoods. Eligible activities in the City of Columbia's NSP budget include: rehabilitation, land bank acquisition, land bank disposition, redevelopment, and administration. Staff has identified one location on Boone County's list of properties subject to sale for taxes: 9 Pendleton Street (the "Property"). If purchased, the Property would become part of the City of Columbia's Community Development Department Land Bank. Staff has prepared a resolution setting a public hearing to consider the purchase of the Property.

**DISCUSSION:**

The NSP is funded through HUD and administered by the Missouri Department of Economic Development. The NSP provides funds to assist in stabilizing neighborhoods at risk of the impacts of foreclosure. The City of Columbia budgeted funds for five NSP eligible activities including: rehabilitation, land bank acquisition, land bank disposition, redevelopment, and administration.

A land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. The NSP allows properties to be held in land bank status for 10 years. The City has utilized NSP funds to purchase and maintain 5 properties in the NSP land bank program: 413 W Ash, 106 W. Sexton, 108 W. Sexton, 110 W. Sexton, and 603 N. Fourth. 413 W Ash was purchased in September of 2010; 106-110 W. Sexton were purchased in December of 2010; and 603 N. Fourth was purchased in July of 2012. All properties other than 110 W. Sexton required the demolition of dilapidated vacant structures.

Community Development Staff identified the Property as a candidate based on two criteria: the City of Columbia is first lien holder on the property and the structure is vacant. Once a collectors deed is acquired, Community Development will proceed with demolition and evaluate options for redevelopment. Redevelopment will likely include construction of single-family, affordable housing in partnership with a local Community Housing Development Organization.

Title work does not indicate barriers to obtaining a collectors deed after the required one year redemption period has elapsed and notifications have been made. Past due taxes for the Properties are as follows:

9 Pendleton Street: \$ 922

Staff estimates these additional expenses will be incurred:

Property maintenance (two years):	\$ 750
Publication of required notices (two notices):	\$ 300
Demolition expense:	\$ 12,000
<b>TOTAL</b>	<b>\$ 13,050</b>

Staff is awaiting the results of the property appraisal. The appraised value, less demolition expense, will be added to the total above in the funding authorization request.

\$57,631.39 in NSP funding is available for obligation to new projects.

**FISCAL IMPACT:**

Setting the hearing has no fiscal impact.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

The proposed reuse further Goals 2.3 and 11.2 through providing additional housing choices for low and very low income owner occupants. Implementation Task 18 will be addressed through the provision of additional affordable housing units.

**SUGGESTED COUNCIL ACTIONS:**

Approve the attached resolution to set the a public hearing on August 19, 2013 to consider the NSP budget amendment and authorization to purchase property.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	Yes
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	2 and 11
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	2.3 and 11.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	FY12Task18