

A RESOLUTION FINDING THAT DISPOSITION OF REAL PROPERTY THAT IS ACQUIRED IN ACCORDANCE WITH THE HOUSING AND ECONOMIC RECOVERY ACT OF 2008 ("HERA") AND THE NEIGHBORHOOD STABILIZATION PROGRAM ("NSP") OR FORECLOSURE BY THE CITY BELOW APPRAISED VALUE AS HEREIN DESCRIBED SERVES A CITY PURPOSE; ESTABLISHING CERTAIN CITY REAL ESTATE POLICIES TO RUN CONCURRENTLY WITH HERA AND NSP; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the United States Department of Housing and Urban Development ("HUD") initiated the Neighborhood Stabilization Program ("NSP") to provide emergency assistance to state and local governments to acquire and redevelop vacant foreclosed properties that might otherwise become sources blight within their communities; and

WHEREAS, NSP provides grants to state and certain local communities to purchase unoccupied foreclosed or abandoned properties and to rehabilitate, resell, or redevelop these properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes; and

WHEREAS, the funding is provided through HUD's *Community Development Block Grant (CDBG) Program* under the *Housing and Economic Recovery Act of 2008* ("HERA"); and

WHEREAS, these targeted funds will be used to purchase unoccupied foreclosed or abandoned properties at a discount and to rehabilitate or redevelop and sell the properties in order to respond to rising foreclosures and falling home values; and

WHEREAS, state and local governments can use their NSP grants to acquire land and property; to demolish or rehabilitate unoccupied foreclosed or abandoned properties; in an effort to sell the properties to low- to moderate-income homebuyers (at or below 120 percent of area median income), in addition to creating "land banks" to assemble, temporarily manage, and dispose of unimproved land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property; and

WHEREAS, the City also acquires properties through foreclosure that can be made available to homebuyers; and

WHEREAS, the federal guidelines for HERA and NSP require that properties acquired and rehabilitated through this program be sold "*in an amount equal to or less than the*

cost to acquire and redevelop or rehabilitate such home or property up to a decent, safe and habitable condition" that supports the goals of the City in implementing these programs to stabilize neighborhoods which will enhance home ownership opportunities for the citizens of the City; and

WHEREAS, current City policies do not provide for the payment of sales commissions on the sale of City-owned property below appraised value; and

WHEREAS, due to the current economic conditions and high housing foreclosures impacting the City, this Council finds that it is in the City's interest to sell City-owned, single family homes that are acquired pursuant to the NSP, or foreclosure by the City, below appraised value, if necessary, pursuant to HERA and NSP requirements; and

WHEREAS, in order to accomplish the goal of stabilizing neighborhoods certain modifications must be made to the City of St. Petersburg's Real Estate policies to run concurrent with HERA; to wit:

1. Authorizing the payment of a sales commission of up to 5% of the sales price, at closing, to a licensed real estate broker who brings a qualified purchaser that contracts for and closes on a City-owned, single family home that was acquired pursuant to the NSP or foreclosure by the City; and
2. Authorizing the sale of City-owned, single family residential structures acquired in accordance with the NSP or foreclosure by the City, in an amount equal to or less than the cost to acquire and redevelop or rehabilitate such home or property up to a decent, safe and habitable condition, which may be below appraised value, pursuant to HERA and NSP guidelines.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the City Council finds that that the sale of City-owned, single family residential structures, that are acquired in accordance with the Housing and Economic Recovery Act of 2008 ("HERA") and the Neighborhood Stabilization Program ("NSP") or foreclosure by the City, below appraised value as herein described serves a public purpose; and

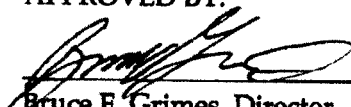
BE IT FURTHER RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Real Estate Policies set forth above are established to run concurrently with the HERA.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
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City Attorney (Designee)

APPROVED BY:

  
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Bruce E. Grimes, Director  
Real Estate and Property Management