

BILL NO.: 4918

ORDINANCE NO.: _____

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE OF THE CITY OF BERKELEY, MISSOURI, REPEALING ARTICLE XVI ECONOMIC DEVELOPMENT IMPROVEMENT – DOLLAR HOME PROGRAM IN ITS ENTIRETY AND REPLACING IT WITH A NEW ARTICLE XVI ECONOMIC DEVELOPMENT IMPROVEMENT – DOLLAR HOME PROGRAM

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY, MISSOURI, AS FOLLOWS:

Section 1. Article XVI Economic Development Improvement – Dollar Home Program of Title IV Land Use, Chapter 400 Zoning Regulations will be repealed in its entirety and replaced with a new Article XVI Economic Development Improvement – Dollar Home Program.

Section 2. The Article is attached and incorporated hereto as if fully set forth herein.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

1st Reading this _____ day of _____ 2023

2nd Reading this _____ day of _____ 2023

3rd Reading, PASSED and APPROVED, this _____ day of _____ 2023

Babatunde Deinbo, Mayor

ATTEST:

Final Roll Call:

Deanna L. Jones, City Clerk

Councilwoman Verges	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Williams	Aye	___	Nay	___	Absent	___	Abstain	___
Councilman Hoskins	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman Anthony	Aye	___	Nay	___	Absent	___	Abstain	___
Councilman Hindeleh	Aye	___	Nay	___	Absent	___	Abstain	___
Councilwoman-at-Large Crawford-Graham	Aye	___	Nay	___	Absent	___	Abstain	___

Approved as to Form:
Donnell Smith, City Attorney

Mayor Deinbo	Aye	___	Nay	___	Absent	___	Abstain	___
	Aye	___	Nay	___	Absent	___	Abstain	___

Section 400.1300. Purpose.

- A. The Dollar Home Program is established to allow the City to purchase substandard housing units and offer them for sale in the City at a depressed market price. The purpose of this program is to rehabilitate substandard housing units which are having an adverse impact upon our residential neighborhoods and to resell the units to owner-occupants providing an increase in new affordable housing stock that will address the housing and neighborhood stabilization recommendation of the comprehensive plan.
- B. The City of Berkeley Dollar Home Program will positively impact the community by enabling the City to repurpose and utilize its land assets to progressively build a resilient and sustainable community through home ownership. In order to increase home ownership, facilitate family self-sufficiency through asset building and establish permanency and pride within the City, it is necessary to stabilize neighborhoods through the rehabilitation of single-family houses and to develop infill lots with newly constructed homes. The City will have increased affordable housing stock through the improvement of residential structures or the construction of new homes on vacant lots.

Section 400.1310. Program.

The Dollar Home Program will be implemented by the City of Berkeley as a local housing program offered through the Economic Development Office. The City of Berkeley will maintain a catalogue of properties located in the City that are eligible for the program.

Section 400.1320. Eligibility.

- A. The program will be available under the following guidelines
 - a. All properties are to be offered in “as is” condition.
 - b. Present verifiable proof of funding guarantee (financing) that will cover the cost of the home purchase, renovations and repairs that will bring the home to required livable standards established by the City’s housing maintenance code.
 - c. The dollar home program will first be offered first as an incentive to Berkeley residents to improve lots adjacent to their own homes.
 - d. If interest is shown in a lot or derelict home immediately adjacent to an owner-occupied home in the City, the property owners will be notified. Precedence will be given to the owners of those adjacent properties to acquire the abandoned lot. Should the adjacent homeowner have interest, the lots will be offered to them first under the following conditions:
 - i. Applicants must have paid all real estate taxes on all properties that they own in the City
 - ii. Applicants must have no outstanding violations on their property
 - iii. The lots must be re-platted to become a single lot (the City will provide platting services), or
 - iv. Building permits on new construction (not just demolition) must be initiated within 120 days of property transfer or the property reverts to City ownership.
 - v. Should those conditions be met, the lot(s) will be sold for \$1 to the new owner.
 - e. Next, the dollar home program will be offered as an incentive to Berkeley residents to improve lots in the community.

- i. If interest is shown in a lot or derelict home in the City by multiple interested parties, precedence next will be given to Berkeley residents to acquire the abandoned lot. Should there be interest at that time, the lots will be offered to them under the following conditions:
 - ii. Applicants must have paid all real estate taxes on all properties that they own in the City
 - iii. Applicants must have no outstanding violations on their property
 - iv. Building permits on new construction (not just demolition) must be initiated within 120 days of property transfer or the property reverts to City ownership.
 - v. Should those conditions be met, the lot(s) will be sold for \$1 to the new owner.
- f. Lastly, the dollar home program will be offered as an incentive to any interested non-institutional party to improve lots in the community. Should there be interest, the lots will be offered to them under the following conditions:
 - i. Building permits on new construction (not just demolition) must be initiated within 120 days of property transfer or the property reverts to City ownership.
 - ii. Should this condition be met, the lot(s) will be sold for \$1 to the new owner.

Section 400.1330. Program Application Process.

- A. A completed application packet must be submitted to the Economic Development Office for review and recommendation to the City Council. This portion of the process can take up to thirty (30) days to complete. The application must be complete to be eligible for review.
 - a. The prospective buyer will inspect the property and prepare a project plan and budget.
 - b. Buyers will be required to use licensed service providers to install electrical, plumbing, and HVAC systems, if work on those systems is required.
 - c. All plans for renovation and construction must be reviewed and approved by the City of Berkeley Public Works Director or designee. This process may require the applicant to undergo exterior appearance review and site inspection by a Berkeley Inspector before the application is presented to the City Council.
 - d. Applications to purchase property under the Dollar Home Program will be reviewed by staff to determine eligibility.
 - e. Staff will provide a recommendation to the City Council for approval and ordinance issuance. Applicants must appear in person at the time of City Council's review of the application.
 - f. Upon application review, the City Council reserves the right to add and/or amend requirements for the approval of applications.

Section 400.1340. Prior To Closing.

- A. Upon approval of the Dollar Home Program application, buyers must obtain title insurance. Title insurance ensures that there are no prior liens or judgments against the property.
- B. Buyer will submit all revised/updated renovation or construction plans and budget to the Building Commissioner's Office for approval.

Section 400.1350. Closing.

- A. At closing (transfer of title) buyer will sign a quit claim deed to the City of Berkeley, which will be held until an occupancy permit is issued or new plat recorded.
- B. Buyer will sign the affidavit for the purchase of real estate and notarize.