

PLANNING AND DEVELOPMENT DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT DIVISION



PROPOSED BATCH FORECLOSURE CRITERIA

The Housing and Community Development (HCDD) is proposing to implement the batch foreclosure process as a tool to acquire vacant, abandoned blighted, homes and lots, and convey title of properties to local non-profit and for-profit organizations for the construction and/or rehabilitation of approved residential housing for low/moderate income individuals.

The HCDD in coordination with the City's Municipal Code Compliance Division will have access to the database of delinquent properties with excessive liens. The City and its office of General Council will partner with local title companies, surveyors, appraisers and developers to implement the Batch Foreclosure Process. The following is criterion for considering a property for the foreclosure process:

- 1) Property must be vacant lot or abandoned structure.
- 2) Property must be viable for the rehabilitation or construction of affordable housing.
- 3) Property must be in a targeted neighborhood/area.
- 4) Total liens must be greater than \$3,000 and/or initial lien must be greater than 2 years old with no attempt at resolution by current property owner.
- 5) Non-profit or for-profit entities requesting foreclosed properties must demonstrate the ability to pay outstanding property taxes and develop the property within a 24 month period commencing at ownership of the property.
- 6) Will not target owner occupied properties – only abandoned structures or vacant land.
- 7) Confirm that parcel has access to City water & sewage services and no Ash contaminants.
- 8) Confirm with the Planning and Development Department that the parcel can be used for affordable housing.

Once the properties are acquired and conveyed to developers, the City will monitor and track the progression of the homes to the completion of construction and/or rehabilitation.