

ORDINANCE NO. 18-51

AN ORDINANCE ESTABLISHING A SINGLE FAMILY HOUSING CONVERSION PROGRAM FOR THE PURPOSE OF INCREASING OWNER OCCUPANCY IN THE CITY OF COLLINSVILLE, ILLINOIS

WHEREAS, the City of Collinsville, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Collinsville may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, 1,566 out of 7,802 single family dwellings within the City of Collinsville are non-owner occupied rental units; and

WHEREAS, certain single family owner occupied neighborhoods are threatened by the presence of rental houses; and

WHEREAS, the City encourages the growth of owner occupied houses in Collinsville; and

WHEREAS, the increase in rental units should make available single family rental houses to be converted to owner occupied houses; and

WHEREAS, in order to assist in the conversion of single family residential structures from rental to owner occupied, the City hereby establishes a Single Family Housing Conversion Program in order to provide financial incentives and assistance to home buyers of houses that were rental for a minimum of the previous two years; and

WHEREAS, the Single Family Housing Conversion Program should increase residential home ownership and population within the community and have a positive effect on neighborhood redevelopment and preservation; and

WHEREAS, a Single Family Housing Conversion Grant shall be created in order to provide funding toward the conversion of single family houses from rental to owner occupied in the amount of \$5,000.00 per house. Said funding shall be payable within sixty (60) days after the closing for the purchase of the property. The City shall require that the residential structure remain occupied for no less than five (5) years by the owner of record. The Single Family Housing Conversion Grant shall be available for single family houses in all residential zoning districts; and

WHEREAS, in addition to the above grants, the City shall also waive all applicable permit fees for improvements made to the residential structure; and

WHEREAS, the City Council of the City of Collinsville, Illinois, hereby determines that the Single Family Housing Conversion Program, as described above, is in the best interest of the City of Collinsville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE, ILLINOIS, as follows:

SECTION 1: That the City Council hereby establishes a Single Family Housing Conversion Program for the purpose of providing financial incentives and assistance to home buyers for the purchase of single family houses that have been registered with the City of Collinsville as a rental unit for a minimum of two (2) years prior to purchase through a Single Family Housing Conversion Grant.

SECTION 2: That the Single Family Housing Conversion Grant as stated in Section One herein shall provide funding for the purchase and conversion to owner occupancy single family rental houses in the amount of \$5,000.00 per house, payable within sixty (60) days from the closing for the purchase of the property. Eligible recipients of said grant shall enter into an agreement with the City with a minimum time frame of no less than five (5) consecutive years in which the residential structures shall remain occupied by the owner of record. The Single Family Housing Conversion Grant shall be available in all residential zoning districts.

SECTION 3: That in addition to implementing the above-stated grant, the City shall waive all applicable permit fees for improvements made to the residential structures within the first 12 months after the home is funded under this program in order to provide considerable savings in construction costs.

SECTION 4: That the City Manager of the City of Collinsville is hereby authorized to and shall take any and all reasonable, necessary and proper actions to carry out the intent and purposes of this Ordinance, including but not limited to, establishing terms and conditions for eligibility under the Single Family Housing Conversion Program and entering into agreements with eligible recipients for funding under the Single Family Housing Conversion Program.

SECTION 5: That the Finance Director is hereby authorized to disperse the funds necessary to accomplish the intent of this Ordinance.

SECTION 6: That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

SECTION 7: That repeal of any ordinance by this Ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this Ordinance insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinances.

SECTION 8: That it is the intention of the City Council of the City of Collinsville that this Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 9: That the City Council of the City of Collinsville finds that the subject matter of this Ordinance pertains to the government and affairs of the City of Collinsville and is passed pursuant to authorities granted it by State statutes and the Home Rule powers of the City of Collinsville pursuant to the provisions of Article VII, Section 6(a) of the Illinois Constitution.

SECTION 10: This Ordinance shall be in full force and effect from and after its passage, approval, publication if necessary, as provided by law.

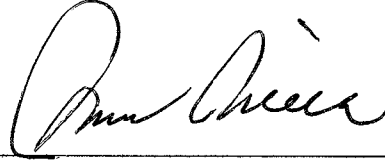
Passed by the City Council of the City of Collinsville, Illinois, on the 29th day of May 2018.

Ayes: Stehman, Jerome, Brombolich, Green, Miller

Nays: None

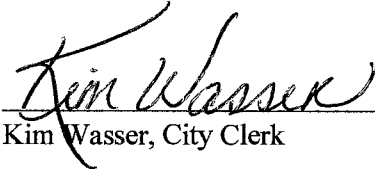
Absent: None

Approved: May 29, 2018



John Miller, Mayor

ATTEST:



Kim Wasser, City Clerk

RECORDED: _____, 2018