
Subject: **EXCEPTION CRITERIA FOR RENTAL REHAB
PROGRAM REQUIREMENTS (1989)**

No. 50.1

Date: **July 31, 1989**

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PURPOSE:

To establish criteria for exempting property from meeting the Rental Rehab Program Requirement that all taxes be paid to date before participating in the program..

SCOPE:

Covers all properties within the City of Kalamazoo.

POLICY:

The requirements that taxes be up to date before participation in the RRP is an important requirement which provides some protection to the city. It indicates the level of commitment the owner has to the property and minimizes the possibility that the property will revert due to foreclosure. However, the RAB recognized that there may, on occasion, be a good reason to make an exception to this policy.

The exempted property must meet the following requirements:

1. A one year time limit will be imposed in which to bring all taxes up to date. Any longer period would present undue monitoring challenges and increased risk to the City.
2. The agreement with owner will stipulate that the property not be sold until back taxes are paid.
3. Any requests for exceptions would be initially reviewed by staff before referral to the RAB. The review would focus on the amount of back taxes, the amount to be spent on rehab, the before and after value of the property and any other factors necessary to determine the reasonableness of the request.

EFFECTIVE DATE: July 21, 1989

SEE ALSO:

HISTORY:

July 25, 1989 Memo to CC Re: 305 Burr Oak
Exemption request spurred requirements.