

ORDINANCE NO. 2014- 49

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY TO CUMBERLAND COUNTY HABITAT FOR HUMANITY, PURSUANT TO N.J.S.A. 40A:12-21(1), AND AUTHORIZING THE MAYOR AND CLERK OF THE CITY OF VINELAND TO EXECUTE A DEED AND SUCH OTHER DOCUMENTS NECESSARY TO CONSUMMATE THE CONVEYANCE OF PROPERTY AUTHORIZED HEREBY.

WHEREAS, Cumberland County Habitat for Humanity is a duly incorporated non-profit housing corporation for the purpose of constructing housing for low or moderate income persons or families or handicapped persons; and

WHEREAS, Cumberland County Habitat for Humanity desires to construct affordable housing in the City of Vineland and has requested from the City of Vineland certain City-owned property not needed for public use for said affordable housing project; and

WHEREAS, N.J.S.A. 40A:12-21(1) permits the private sale of municipally owned property for nominal consideration to any duly incorporated nonprofit housing corporation or any limited-dividend housing corporation or housing association organized pursuant to P.L. 1949, C. 184 (C. 55:16-1 et seq.) for the purpose of constructing housing for low or moderate income persons or families or handicapped persons; and

WHEREAS, this Council deems it to be in the best interest of the City of Vineland to convey said property to Cumberland County Habitat for Humanity for an affordable housing project, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VINELAND, THAT:

1. The conveyance of the following City-owned property to Cumberland County Habitat for Humanity, for the consideration of \$1.00, be and the same is hereby authorized, subject to the conditions and requirements as hereinafter set forth:

<u>Block</u>	<u>Lot</u>	<u>Location</u>
2223	6	221 Yelkca Avenue

The Mayor and Clerk of the City of Vineland are hereby authorized and directed to execute a deed and such other documents necessary to consummate the conveyance of property authorized hereby.

2. The conveyance of the above property to Cumberland County Habitat for Humanity shall be conditioned upon the following:

A. Such land shall be used only for the purpose of constructing a single family home with full basement for low or moderate income persons or families. If said land is not used in accordance with this limitation, title thereto shall revert to the municipality without any entry made thereon on behalf of the City of Vineland.

B. The conveyance of the property shall be contingent upon approval of financing for the project being obtained by Cumberland County Habitat for Humanity and submission of proof of qualified buyers for the single family homes to the City of Vineland.

C. Cumberland County Habitat for Humanity shall complete construction of the affordable housing project to be placed upon the property to be conveyed hereunder within **two (2)** years from the date of this ordinance. In the event that Cumberland County Habitat for Humanity fails to complete construction within the above allotted time, the City shall have the right to regain ownership of any lands transferred to Cumberland County Habitat for Humanity and to rescind authorization for conveyance of any properties not transferred.

D. Cumberland County Habitat for Humanity shall not charge the home buyer for the value of the donated land and shall allow those savings to be passed to the buyer of the affordable home and shall treat the donated land as an additional subsidy to the eligible household whose income will be less than 80% of area median income.

3. This Ordinance shall take effect upon publication and passage in the manner provided by law.

Passed first reading:

Passed final reading:

Approved by the Mayor:

President of Council

Mayor

ATTEST:

City Clerk