



# **PLANNING COMMISSION STAFF REPORT**

**DATE: FEBRUARY 8, 2010**

**ITEM FOR PLANNING COMMISSION INFORMATION:**  
Discuss Property Acquisition Finding of Consistency.

## **I. BACKGROUND**

On November 9, 2009 the Planning Commission approved a resolution, as recommended by the City Attorney, finding that the acquisition and disposition of single family properties for single family residential purposes would be consistent with the Richfield Comprehensive Plan under the following conditions:

- The property is zoned R (single family residential).
- The property is used as single family residential.
- The property is guided as low density residential.
- The proposed use is as single family residential.

Since that date, the Housing and Redevelopment Authority (HRA) staff has quickly responded to purchasing opportunities on four properties for the Richfield Rediscovered and New Home programs. Each of the properties met the requirements set forth in the resolution. Two of the properties were foreclosures and without this resolution the HRA would be unable to make any viable offers on foreclosed properties.

When attempting to purchase properties in the current housing market, purchase offers with any contingencies are not accepted and the HRA loses opportunities to further its mission in improving Richfield's housing stock. This is particularly true for foreclosed properties.

For any properties considered for purchase falling outside of the parameters set forth in the Resolution, staff will request a Finding of Consistency from the Planning Commission.