

**Memorandum**  
**Community and Economic Development Department**

**To:** Rock Island City Council  
**Subject:** HOME Program Update  
**Date:** September 28, 2020



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The Community and Economic Development Department has been managing the Home Ownership Made Easy (HOME) Program since 2016. The program was originally created to “promote neighborhood revitalization by making available for purchase vacant, City-owned lots, with the end goal of new home construction.” Properties that were placed into the program could be purchased for \$5 if a house was built on the property shortly thereafter. Each year, the Council has had to approve a list of properties for inclusion in the program.

Over the four years of the program two lots have been sold, two homes have been constructed, and one home is currently owner-occupied. The program should be a useful tool for getting City-owned property back into private hands, but unfortunately has not performed as well as it was hoped to. In order to reduce the administrative time staff spends managing the program and to create broader opportunities for home-ownership in the City, staff proposes a change in the way sites are selected for inclusion in the program.

Instead of designating specific City-owned properties to be part of the program each year, staff proposes that the Ordinance creating the program be amended so that any City-owned, residentially-zoned property be eligible for sale through the HOME program. In this way HOME would become one of many different ways in which any given property could be sold.

**Recommendation:**

The Community and Economic Development Department recommends that City Council approve the changes to the HOME Program ordinance allowing all residentially zoned City-owned properties to be sold through the Program.

**Submitted by:** Tarah Sipes, Economic Development Manager  
Miles Brainard, Planning & Redevelopment Administrator

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**Approved by:** Randall Tweet, City Manager

**A SPECIAL ORDINANCE PROVIDING FOR  
THE SALE OF CERTAIN REAL ESTATE OWNED BY  
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

**Section One:** It is hereby determined that the retention of title to various residentially zoned parcels of real estate owned by the City of Rock Island is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island.

**Section Two:** On August 22, 2016, Ordinance No. 035-2016 was passed whereby a new home ownership program was instituted to promote neighborhood revitalization by making available for purchase vacant, City-owned lots, with the end goal of new home construction as described in the Program Guide to be known by the acronym HOME (Home Ownership Made Easy). All closing costs relating to the purchase of the lots were to be paid by the City and all building permit fees for the homes to be constructed under the Program were to be waived by the City.

**Section Three:** This Ordinance hereby amends Ordinance No. 035-2016 so that all City-owned residentially zoned parcels are eligible to be sold using the HOME Program. Each individual sale shall be subject to the approval of the City Council.

**Section Four:** All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

**Section Five:** This ordinance shall be in full force and effect from and after its passage and approval as required by law.

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MAYOR OF THE CITY OF ROCK ISLAND

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK