

CHARLESTON LAND REUSE AGENCY

Policy 1 – Acquisition of Property

The Charleston Land Reuse Agency (“CLRA”) operates according to West Virginia Code Chapter 31, Article 18E, the Municipal Code of the City of Charleston Chapter 65, and the CLRA’s duly adopted bylaws. In addition to these sources, the CLRA desires to adopt this policy regarding the acquisition of property.

Policy 1.1 – Sources of property inventory.

The CLRA may obtain property from any lawful source, including but not limited to the following:

- (a) Internal transfers of properties already owned by the City of Charleston or other related entities;
- (b) Transfers from other local and county governments, authorities, or agencies;
- (c) Acquisitions by the CLRA at county or state tax sales or from the State Auditor on no-bid properties;
- (d) Donations;
- (e) Bequests;
- (f) Acquisitions by the CLRA at foreclosure sales or other similar transactions;
- (g) Market purchases; and
- (h) Conduit transfers contemplating the simultaneous acquisition and disposition of property.

Policy 1.2 – Factors to assess when acquiring property.

In determining which, if any, properties shall be acquired, the CLRA shall give consideration to the following factors:

- (a) Proposals and requests by the City of Charleston or any other related entities;
- (b) Proposals and requests by private and nonprofit corporations that identify specific properties for ultimate acquisition and redevelopment;
- (c) Proposals and requests by other governmental entities that identify specific properties for ultimate use and redevelopment;
- (d) Improved properties that are appropriate for demolition of the improvements;
- (e) Vacant parcels that could be redeveloped or placed into a Side Lot Disposition Program;
- (f) Properties that would form a part of a land assemblage development plan;
- (g) Properties that will generate operating resources for the functions and activities of the CLRA;
- (h) Properties that would be in support of strategic neighborhood stabilization and revitalization plans;
- (i) Properties that are currently affordable, but at risk of losing affordability or requiring demolition and properties that lend themselves to affordable housing development;
- (j) Properties that the private sector has failed to act upon.

In reviewing a potential acquisition in light of the above factors, the CLRA shall also give consideration to the location, the effect the property has on the immediate community and the city as a whole in its present state, and what potential there is for the CLRA to improve its effect on the immediate community and the city as a whole. In reviewing the factors and considerations, the CLRA should also evaluate the property condition, property restrictions, potential for renovation, demand for housing or businesses in the area, the underlying value of the subject property, resources already allocated to the

property (such as through police, fire, and building complaints), the lien status (including any liens by the City of Charleston), the financial resources available for acquisitions, the operational capacity of the CLRA, and the projected length of time for transfer of such properties to the ultimate receiver after CLRA investment of resources.

The CLRA shall be guided by the totality of these factors and considerations in determining whether to accept or reject property. While there is no simple objective formula, the CLRA may be guided by the Potential Acquisition Evaluation Form attached hereto as Exhibit 1.A.

Policy 1.3 – Process for acquiring property.

Prior to acquiring any property, the CLRA Board shall provide either specific authority to acquire the parcel in question or a general authority to acquire a range of properties that includes the parcel in question. This may occur at a regular meeting of the CLRA, a special meeting of the CLRA, or by virtue of a general authority granted at one of those meetings.