

**A RESOLUTION OF THE FORT WAYNE COMMON COUNCIL DESIGNATING
“RESIDENTIALLY DISTRESSED AREAS”**

WHEREAS, pursuant to §6-1.1-12.1-2, the Fort Wayne Common Council has the authority to define portions of the community as Residentially Distressed Areas; and

WHEREAS, once a parcel of land has been defined as a Residentially Distressed Area, the Fort Wayne Common Council may then hear petitions for tax deductions to new build homes or residential improvements that increase the assessed value of the property; and

WHEREAS, there are portions of the City of Fort Wayne in need of additional residential investment to guarantee housing availability and access; and

WHEREAS, in order to be designated a Residentially Distressed Area, and in accord with §153.26 of the Fort Wayne Code, the following criteria must be met:

(A)...

(1) The area is comprised of parcels that are either unimproved or contain only one- or two-family dwellings or multi-family dwellings designed for up to four families, including accessory structures for those dwellings;

(2) Any dwellings in the area are not permanently occupied and are either:

(a) The subject of an order issued under IC 36-7-9; or

(b) Evidencing significant building deficiencies; and

(3) Parcels of property in the area either:

(a) Have been sold and not redeemed under IC 6-1.1-25; or

(b) Are owned by a unit of local government.

(B) As an alternative to the findings required by division (A) above, the Common Council may designate as RESIDENTIALLY DISTRESSED AREAS those parcels of property which are located within the corporate limits of the city and meet all the following alternative criteria specified in IC 6-1.1-12.1-2(c):

(1) A significant number of dwelling units within the area are not permanently occupied or a significant number of parcels in the area are vacant land;

(2) A significant number of dwelling units within the area are either:

(a) The subject of an order issued under IC 36-7-9; or

1 (b) Evidencing significant building deficiencies;

2 (3) The area has experienced a net loss in the number of dwelling units, as documented by
3 census information, local building and demolition permits, or certificates of occupancy, or the
4 area is owned by Indiana or the United States; and

5 (4) The area will not exceed 10% of the total area within Common Council's jurisdiction.

6 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
7 **CITY OF FORT WAYNE, INDIANA:**

8 **SECTION 1.** The Fort Wayne Common Council hereby designates as
9 **RESIDENTIALLY DISTRESSED AREAS** those parcels of property identified on the map
10 attached as Exhibit A and certifies that the map presented in Exhibit A meets all criteria outlined
11 in IC 6-1.1-12.1-2 (c) and may therefore be designated as Residentially Distressed Areas.

12 **SECTION 2.** That this Resolution shall be in full force and effect from and after its
13 passage and any and all necessary approval by the Mayor.

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17 Michelle Chambers, Council Member
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21 **APPROVED AS TO FORM AND LEGALITY**

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23 _____
24 Joseph G. Bonahoom, City Council Attorney
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Residentially Distressed Areas

Exhibit A

