

**ORDINANCE O-21-09**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE  
ESTABLISHING THE BISBEE WORKFORCE HOUSING INITIATIVE**

**WHEREAS**, the City has identified a need for affordable housing for qualified working individuals and their families;

**WHEREAS**, in the interests of the public health, safety, morals and welfare the City owns and will come to acquire certain properties;

**WHEREAS**, the City will assist its non-profit partners in the remediation of dilapidated housing stock or build new homes;

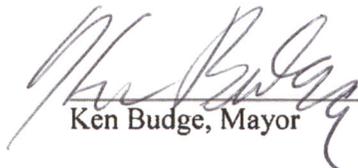
**WHEREAS**, attracting workers to housing acquired by the City will spur and maintain economic growth within the City; and,

**WHEREAS**, attracting new residents to the City is desirable to create livable and vibrant communities.

**NOW, THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, THAT THE CITY CODE OF THE CITY OF BISBEE IS HEREBY AMENDED BY THE ADDITION OF THE FOLLOWING ARTICLE 2.10 BISBEE WORKFORCE HOUSING INITIATIVE:**

**PASSED, APPROVED AND ADOPTED** by the Mayor and Council of the City of Bisbee on this 6<sup>th</sup> day of April, 2021.

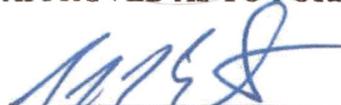
**APPROVED:**

  
Ken Budge, Mayor

**ATTEST:**

  
Ashlee Coronado, City Clerk

**APPROVED AS TO FORM:**

  
Joseph Estes, City Attorney

Article 2.10 BISBEE WORKFORCE HOUSING INITIATIVE

2.10.1 Creation

Step Up Bisbee/Naco has entered into a partnership with the City of Bisbee to purchase, or obtain by other means, vacant and/or dilapidated homes in blighted neighborhoods.

2.10.1 Focus

The City of Bisbee is the owner of or in the process of acquiring certain homes within the City of Bisbee have been neglected to the point that they are in violation of City Code, Arizona law or federal law, or any combination of the same.

2.10.3 Objective

The homes will be remediated, rehabilitated, or renovated and made available as workforce housing available to moderate income public safety, medical, education and government employees in an initiative to RECRUIT and RETAIN a vital workforce. The people who serve, protect and teach in our neighborhoods are encouraged and invited to stay in Bisbee throughout their careers; thereby creating a more resilient community.

2.10.4 Eligibility

To be eligible for the housing initiative, public safety, medical, education and government employees:

- 1) submit an interest form,
- 2) participate in a homebuyer education program,
- 3) obtain credit approval for a mortgage, and
- 4) participate in a lottery for an available home, if applicable.

2.10.5 Purchase Price

The property will be sold to a qualified buyer at no less than eighty (80%) percent of the current value.

2.10.6

The successful buyer will enter into a real estate purchase agreement with the City of Bisbee. The agreement will include all required disclosures and opportunities for the buyer to conduct their own inspections. The buyer will execute a five year, forgivable note for the difference between the sale price and the current value of the home.