RESOLUTION NO.116

RURAL HOUSING SITE LOAN PRE-APPLICATION

WHEREAS, The residents of Bethel have a critical need for building sites suitable for new housing development; and

WHEREAS, Fee simple title to a home site is necessary before the property may be mortgaged; and

WHEREAS, construction loans and mortgages are normally necessary for the construction of new homes in Bethel; and

WHEREAS, the only significant amounts of undeveloped land adjacent to desirable public services are currently owned by the City of Bethel; and

WHEREAS, all building lots in the north-west addition to the City of Bethel to which road access is available are currently committed to designated buyers; and

WHEREAS, funds are not currently available to the City of Bethel for further expansion of the Northwest addition road system, or for the extension of desirable water supply and sewage collection service lines in this area; and

WHEREAS, the lot and street design of the northwest addition to the City of Bethel does not permit economical development of additions to the road system or of desirable water supply and sewage collection service lines;and

WHEREAS, City of Bethel owned property adjacent to the Bethel Heights addition to the City of Bethel is currently accessable to desirable water supply and sewage collection service lines; and

WHEREAS, building sites and streets may be platted in this area to permit economical development of access streets and of desirable water supply and sewage collection service lines; and

WHEREAS, cost reductions in housing site development may be assumed to encourage development of new housing facilities currently needed to supply the needs of City residents; and

WHEREAS, the City of Bethel currently has no funds to survey or plat additional property for sale to private housing developers or home builders, or for construction of access roads and water supply and sewage collection service lines to the building sites thus created; and

WHEREAS, the Farmers Home Administration of the U.S. Department of Agriculture has a loan program which may make funds available to the City of Bethel for the surveying and platting of building sites and for the extension of necessary access roads and water supply and sewage collection service lines to such building sites.

NOW THEREFORE BE IT RESOLVED, that the City of Bethel apply to the Farmers Home Administration for a $90,000 Rural Housing Site Loan under sections 523 and 524 of the National Housing Act of 1949, as amended; to be used for the surveying and platting of a new sub-division adjacent to the western boundary of the Bethel Heights sub-division, and for the extension of access roads and water supply and sewage collection service lines to all new building sites offered for sale, with the understanding that the loan will be fully repaid with interest within two years with proceeds from the sale of developed building sites within this sub-division.

PASSED THE 22nd DAY OF April 1974.

Edward Hoffman Sr
Mayor of Bethel

Marian McLemore
City Clerk