

ORIGINAL

ORDINANCE NO.: 2026-025

Authorizing the Exchange of Properties at 742 Wilkes Road, Richland County TMS# R11813-05-18 and 5111 Spalding Ave, Richland County TMS# R11701-04-01

WHEREAS, the City of Columbia is supportive of increasing the affordable housing numbers throughout Columbia for residents; and,

WHEREAS, the Housing Assistance Program (HAP) has been active for many years and has resulted in the rehabilitation of 65 existing homes and construction of 6 new homes; and,

WHEREAS, CEBA has been tasked with managing the HAP Program which includes site evaluations, home inspections, and other such work necessary to move a project forward with rehabilitation or new construction; and,

WHEREAS the property at 742 Wilkes Road was identified as a project through the HAP Program; and,

WHEREAS, it was determined rehabilitation of the home at 742 Wilkes Road was not practical due to existing conditions; and,

WHEREAS, it was determined that replacement of the home at 742 Wilkes Road was not feasible due to on-site flooding conditions, and;

WHEREAS, the property at 5111 Spalding Ave was identified as an alternate location for a replacement home, and,

WHEREAS the construction of the home at 5111 Spalding Ave is complete, and;

WHEREAS, the homeowner of 742 Wilkes Road has agreed to transfer said property to the City, and;

WHEREAS, the City will transfer the property at 5111 Spalding Ave to the homeowner of 742 Wilkes Road in exchange for the property at 742 Wilkes Road; and,

WHEREAS, the City intends to demolish the home at 742 Wilkes Road; and,

WHEREAS, the CEBA will evaluate the site at 742 Wilkes Road to determine if drainage improvements can be made that result in the property being suitable for a future building site; and,

WHEREAS, that determination will be made following further site evaluations; and,

WHEREAS the decision regarding the future use of the property at 742 Wilkes Road will be made by the City with the input from CEBA; and,

NOW and THEREFORE, BE IT RESOLVED by the Mayor and Council on this 5th day of May, 2026, that the City Manager is hereby authorized to execute Quitclaim Deeds and any other documents necessary, on a form approved by the City Attorney, to effect the exchange of the two properties identified above.

Requested by:


Assistant City Manager Palen

Approved by:

Cherese B. Wilson
City Manager

Approved as to form:


City Attorney


Mayor

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 04/21/2026
Final Reading: 05/05/2026