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DOCUMENT RESUME

07430 - [C2787907] (Restricted)

[HUD's Inventory of Acquired Houses in the Columbus, Ohio, Area]. November 11, 1977. 2 pp. + enclosure (1 pp.).

Report to Paul Lydens, Director, Department of Housing and Urban Development: Columbus Area Office, OH; by Robert W. Hanlon, Regional Manager, Field Operations Div.: Regional Office (Cincinnati).

Contact: Field Operations Div.: Regional Office (Cincinnati).

As part of an examination of the processes the Department of Housing and Urban Development (HUD) follows in acquiring, preserving, and disposing of single family houses, HUD's inventory of acquired houses in the Columbus, Ohio, area office were compared with those recorded in HUD's name at the Franklin County courthouse. The comparison showed that HUD was the owner on record of 27 properties not included in its inventory, and courthouse records indicated that some of these properties had been transferred to HUD as early as 1972 and 1973. Five of the properties had never been included in HUD's inventory; 4 were awaiting title opinion and/or approval; and 18 were shown on HUD records as having been sold. Reconciliation of HUD inventory records with county records should include an analysis of whether HUD has title to the five properties for which there is no record of ownership and the four properties awaiting title opinions or approval. It should also be determined if HUD sold the 18 properties; if so, HUD should be removed as the owner of record. (RRS)



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UNITED STATES GENERAL ACCOUNTING OFFICE  
REGIONAL OFFICE  
8112 FEDERAL OFFICE BUILDING  
FIFTH AND MAIN STREETS  
CINCINNATI, OHIO 45202

NOV 11 1977

Mr. Paul Lydens, Director  
U.S. Department of Housing  
and Urban Development  
Columbus Area Office  
200 North High Street  
Columbus, Ohio 43215

Dear Mr. Lydens:

The General Accounting Office is examining the processes Department of Housing and Urban Development (HUD) follows in acquiring, preserving, and disposing of single family houses. As part of the examination, we compared HUD's inventory of acquired houses at the Columbus area office with those recorded in HUD's name at the Franklin County Courthouse. The comparison showed that HUD was the owner on record of 27 properties not included in its inventory. Courthouse records show some of these properties had been transferred to HUD as early as 1972 and 1973 (see appendix I).

Our analysis of the 27 properties revealed:

- five properties had never been included in HUD's inventory,
- four properties were awaiting title opinion and/or approval, and
- eighteen of the properties were shown on HUD records as sold.

Acquired property should be identified, recorded, and placed in the inventory for disposition as quickly as possible after title has been acquired. According to HUD regulations, the local office is supposed to make sure the buyer records transfer of title at the courthouse when the sale is closed.

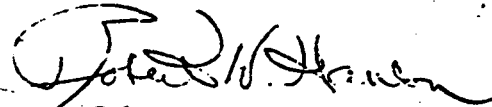
To correct the above conditions, HUD inventory records should be reconciled with the county courthouse records. We believe the reconciliation should include at least the following analysis:

- determine if HUD has title to (1) the five properties for which your office has no record of ownership and (2) the four properties awaiting title opinions or approval. If the properties belong to HUD they should be included in the inventory and if not HUD should ask the county to correct their records.

--determine if HUD sold the eighteen properties and either have HUD removed as owner of record or place the properties back in inventory.

Please let us know how this condition occurred and what you could do to prevent it from happening again. Thank you and your staff for the cooperation given the representatives of this office and if you have any questions, please contact Mr. Dan McCafferty or Mr. Homer Carrington at 684-2107.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert W. Hanlon". The signature is written in a cursive style with a large initial "R".

Robert W. Hanlon  
Regional Manager

Appendix I

COURTHOUSE HUD RECORDED PROPERTIES NOT LISTED IN  
HUD'S PROPERTY DISPOSITION INVENTORY

Properties with no record of ownership

<u>Address</u>	<u>Date Title Transferred to HUD</u>
356 S. Eureka Ave.	3-19-75
2228 Homestead Dr.	7-6-76
2287 Delbert Rd.	4-18-77
2053 Aberdeen Ave.	5-12-77
2065 Aberdeen Ave.	5-12-77

Properties awaiting title opinion or approval

1252 Woodnell Ave.	11-29-73
2469 Kitchner Dr.	1-19-77
1069 Kelton Ave.	2-14-77
2056 Woodward Ave.	2-24-77

Properties reported sold

375 Wilson Ave.	11-10-72
1093-5 E. 18th Ave.	9-25-73
1043 Studer Ave.	5-6-74
1548 Oak Street	1-10-75
1219 E. Fulton St.	10-28-75
638 Wilson Ave.	2-4-76
587 E. Stam Ave.	2-20-76
2314 Howey Ave.	8-27-76
984 Ellsworth Ave.	9-23-76
1117 24th Ave.	10-7-76
1554 Republic Ave.	10-8-76
1233 Briarwood Ave.	10-13-76
1271 Aberdeen Ave.	10-20-76
1495 Arlington Ave.	11-10-76
751 Kimball	12-10-76
2334 Lexington Ave.	12-14-76
1351 Aberdeen Ave.	1-7-77
954 E. 19th Ave.	2-2-77