

The Property Revitalization Framework

A Systems Based Approach

Justin Godard – Center for Community Progress

2022 VAD Academy
June 2022

Presentation Outline

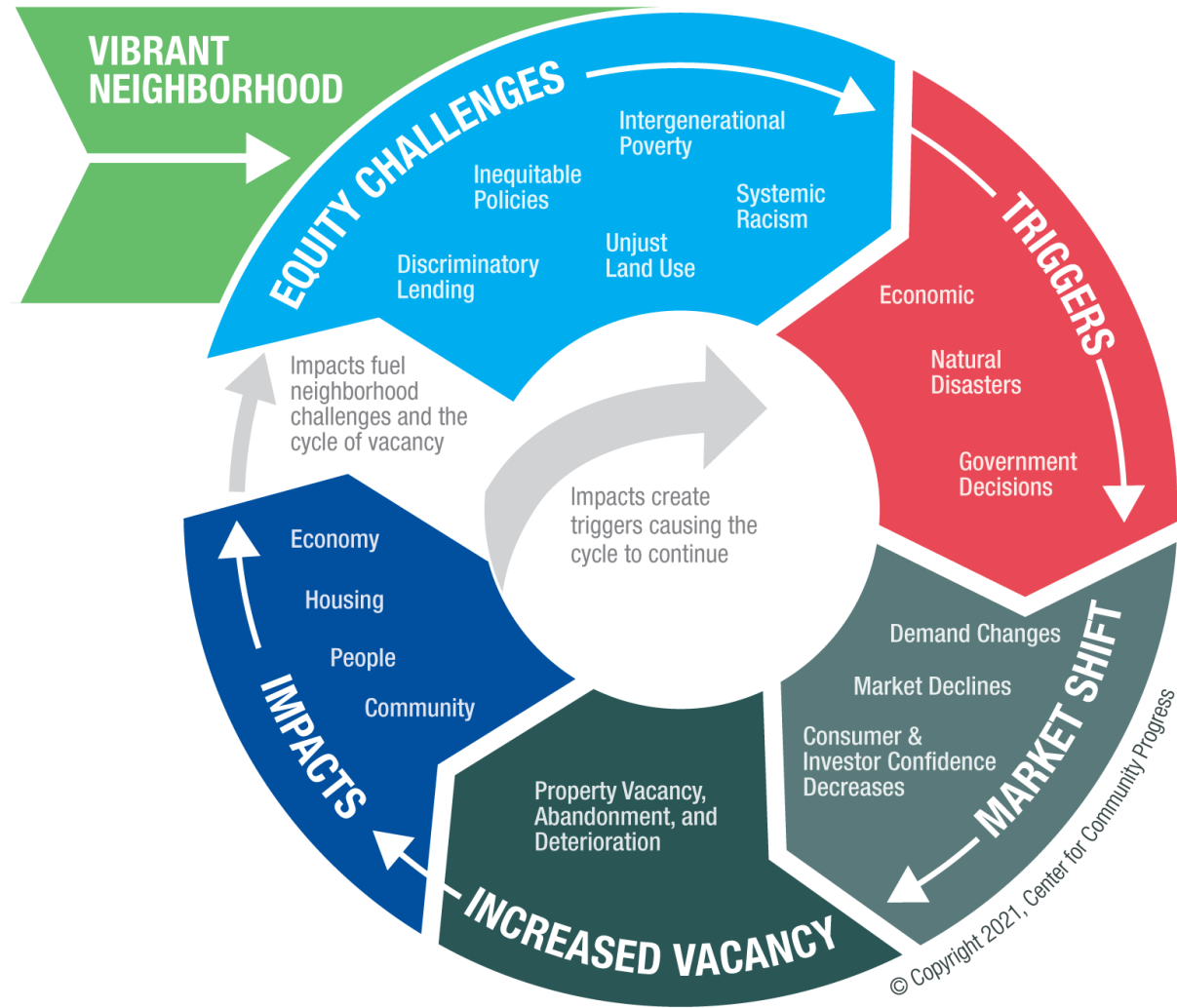
- Recap: The Cycle of Vacancy
- A Pathway Forward
 - The need for a comprehensive approach
 - Key tools used by local government in the in the field of vacant property revitalization
- What's Next
- Questions





Recap: The Cycle of Vacancy

Cycle of Vacancy



Equity Challenges Create Conditions for Vacancy



Blight
Urban Renewal
Clean Up
Gentrification
Redevelopment
New
Investment



Disasters Trigger Vacancy



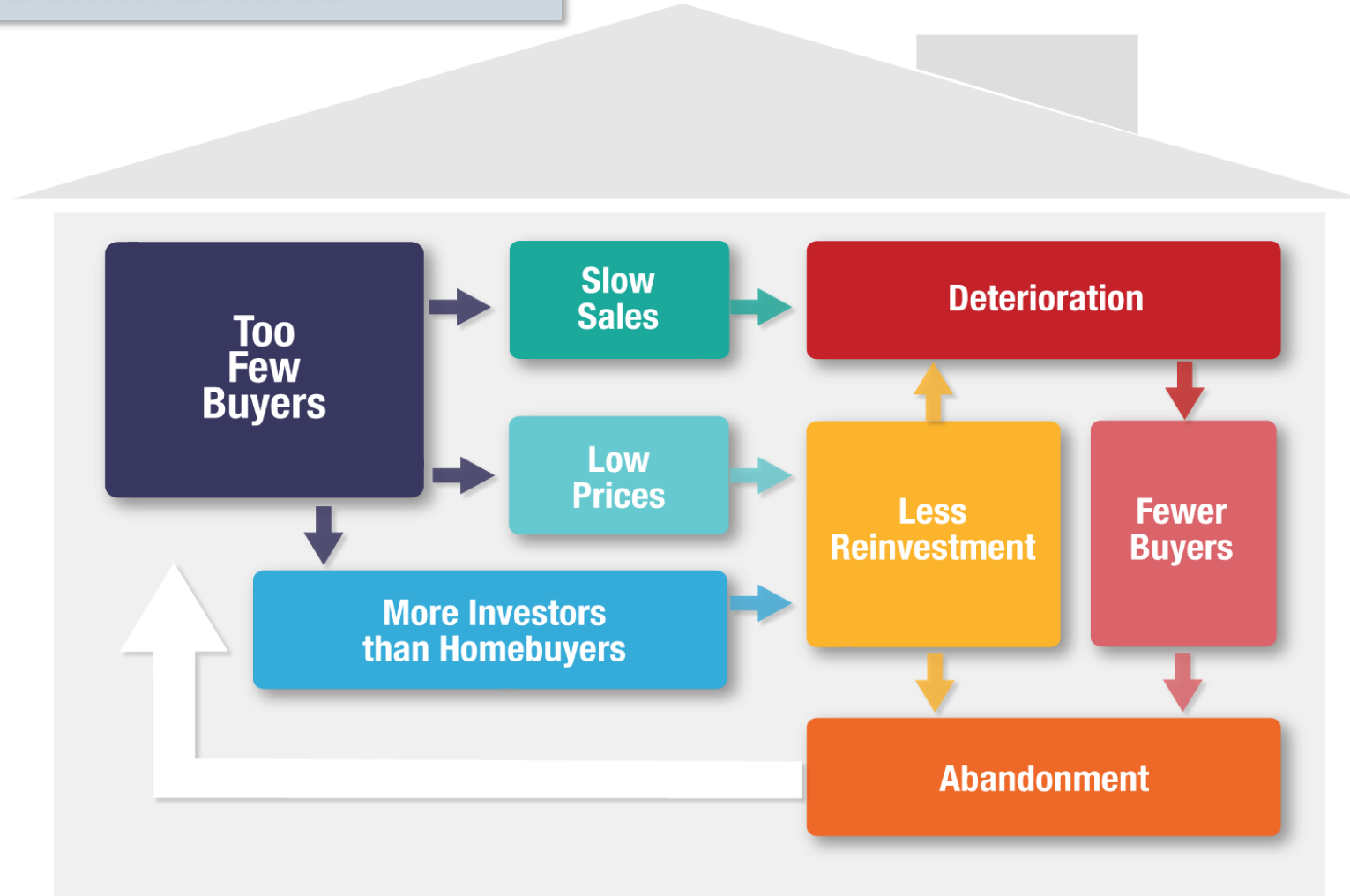
Photo Credit: James Joel, Flickr



Photo Credit: Architect Magazine



Vacancy Weakens Confidence in Communities



Vacancy's Impacts



Ways Vacant, Abandoned, and Deteriorated Properties Negatively Impact Communities



PUBLIC HEALTH

Creates unsafe environment for occupants (e.g. lead, asbestos)

Creates unsafe environment for neighbors (e.g. attracts crime, rodent harborage, physical threat)

Harms mental health



INDIVIDUAL WEALTH

Lowers surrounding property values, threatening homeowners' investment

Property deterioration exceeds cost-effective repair

Higher insurance premiums



COMMUNITY FISCAL STABILITY

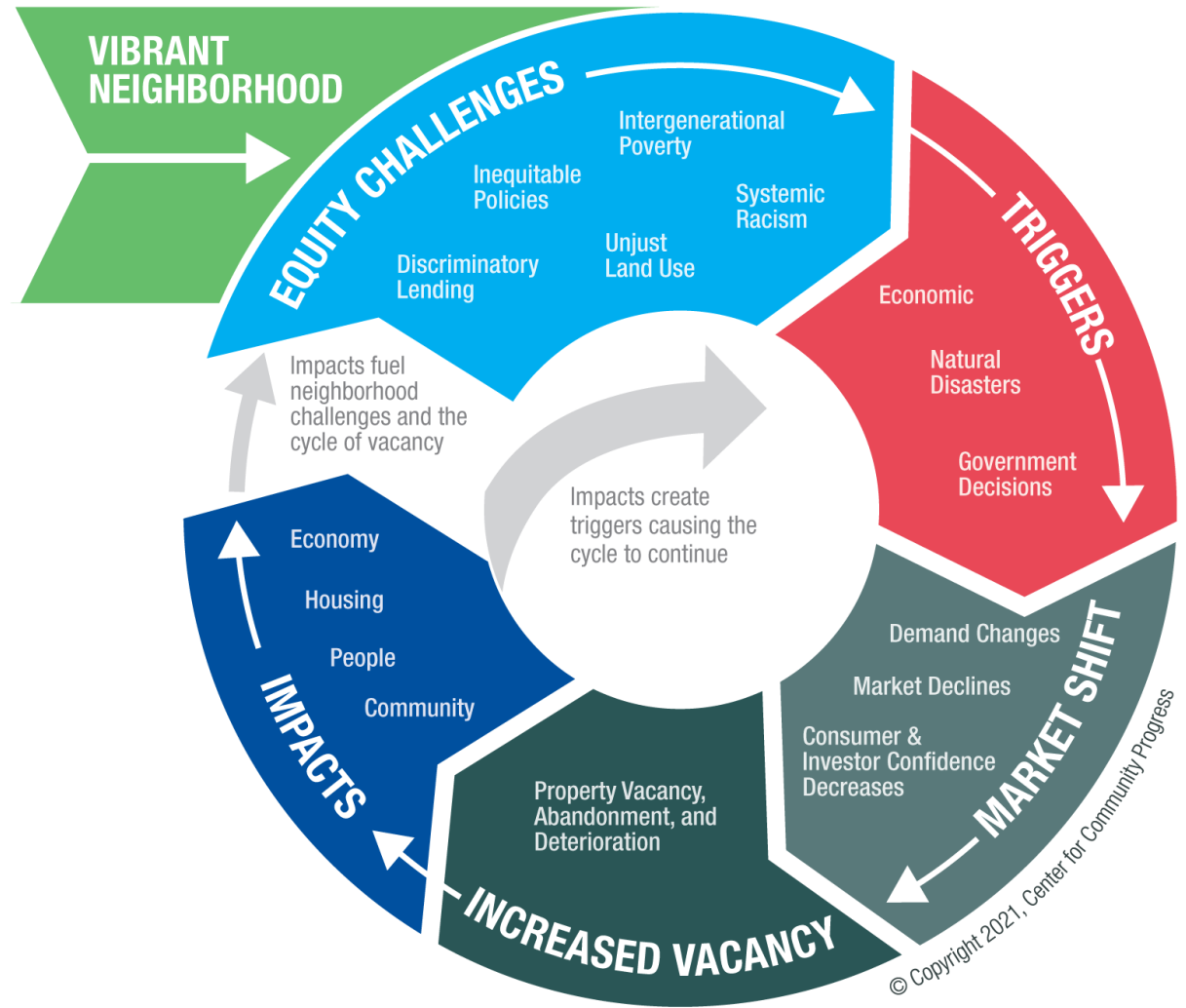
Lowers property values, reducing tax base

Contributes to future property vacancy

Increases municipal service costs



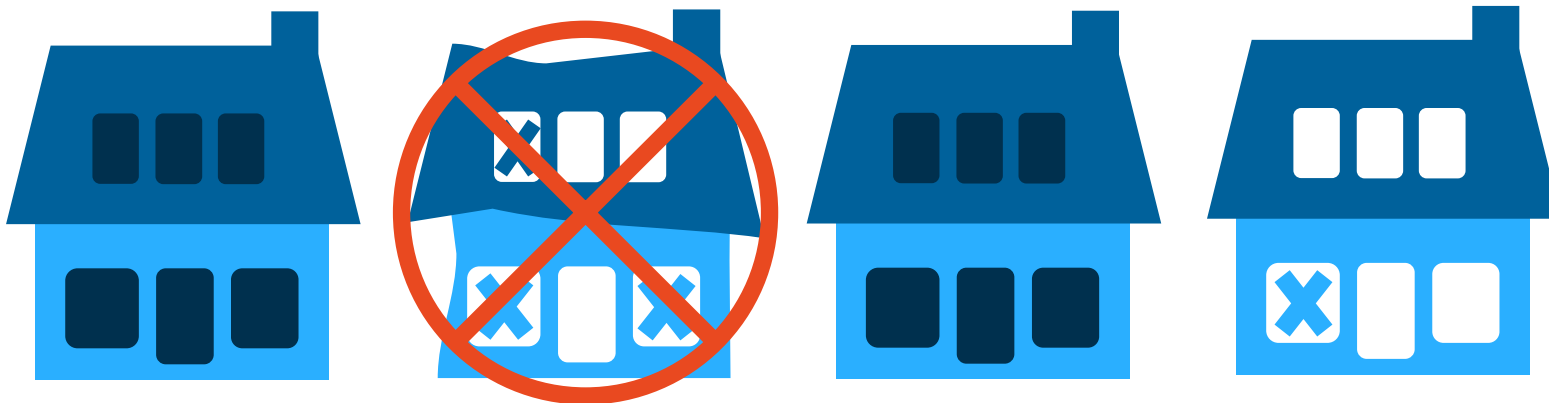
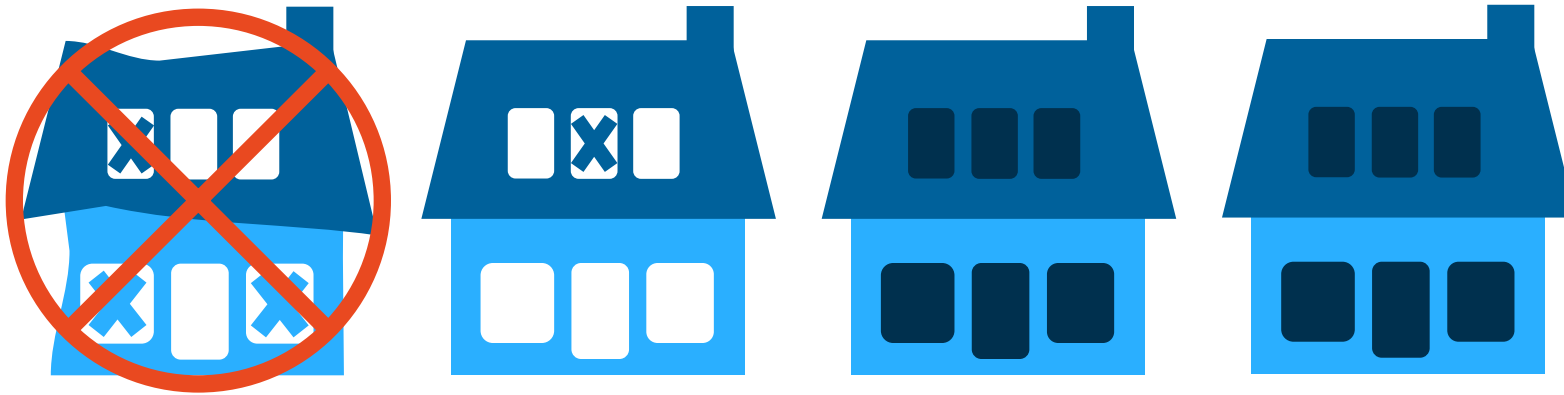
The Cycle Continues



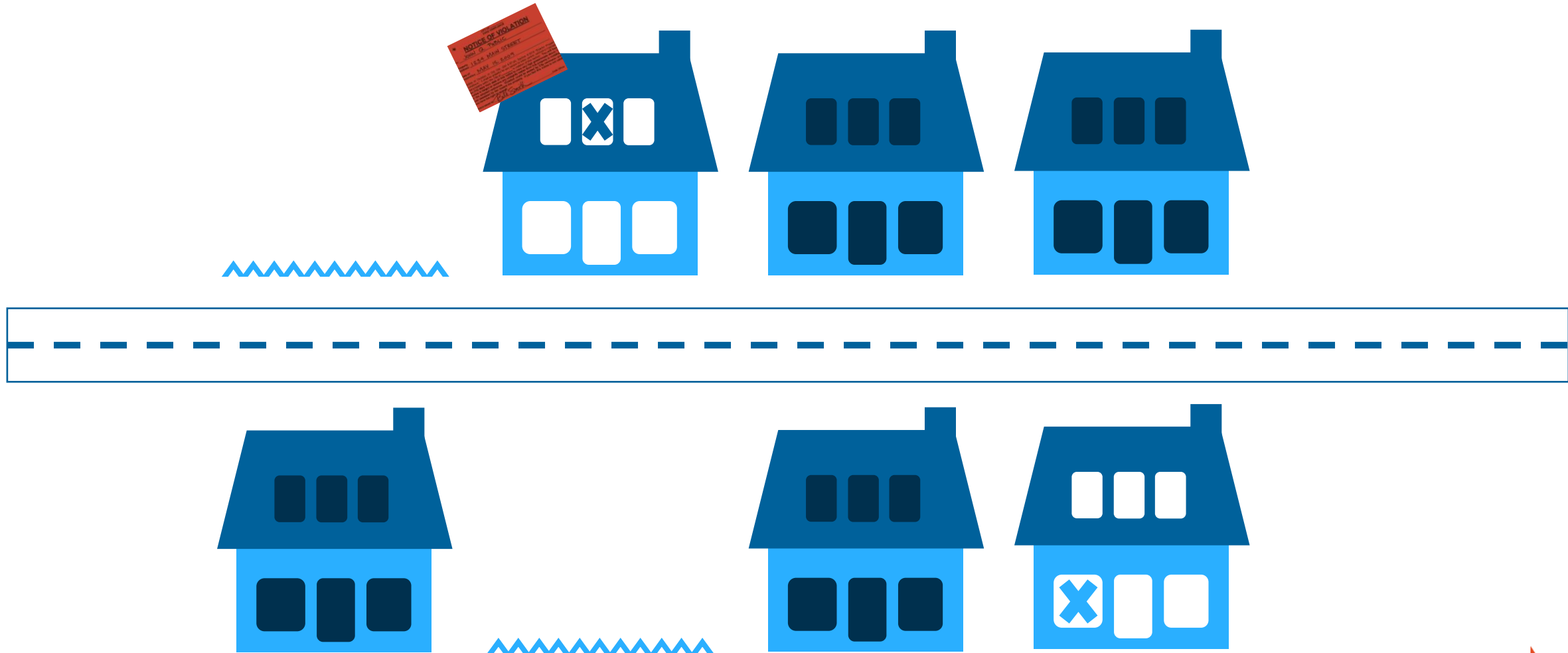
The top of the slide features a decorative header with overlapping orange and light orange geometric shapes. The main body of the slide is white.

Addressing VAD Properties

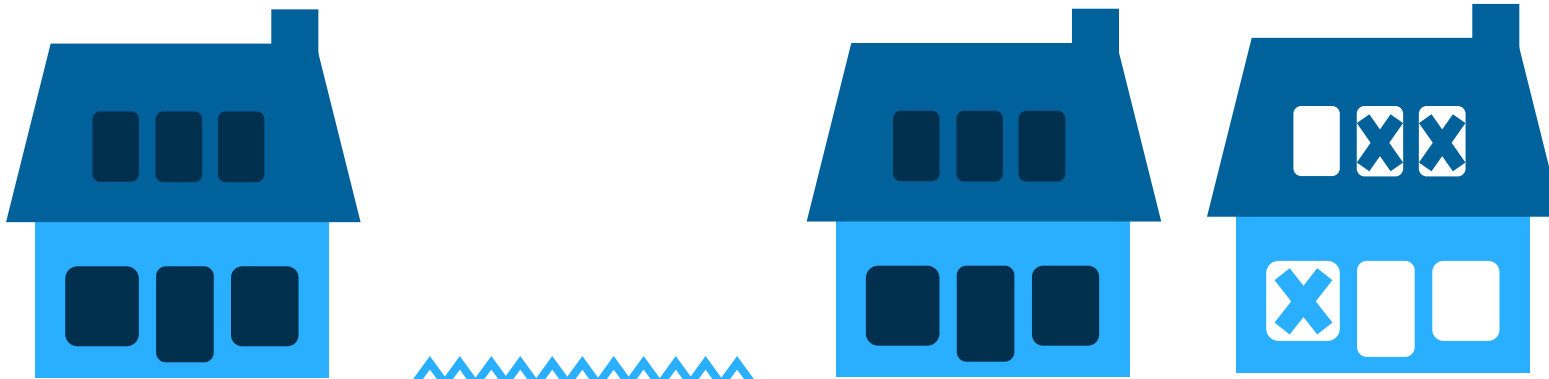
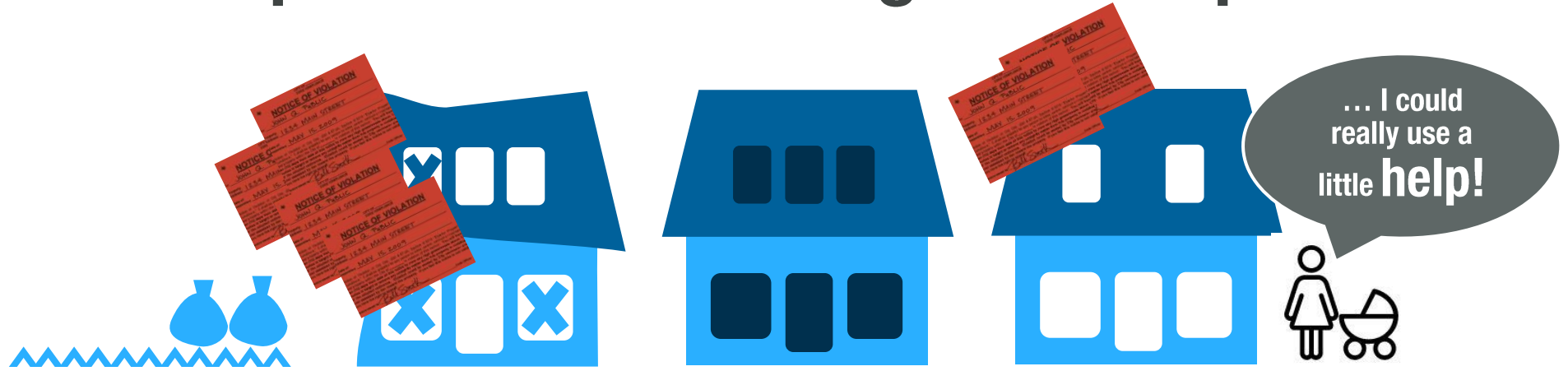
Traditional Response to Removing VAD Properties



Traditional Response to Removing VAD Properties



Traditional Response to Removing VAD Properties

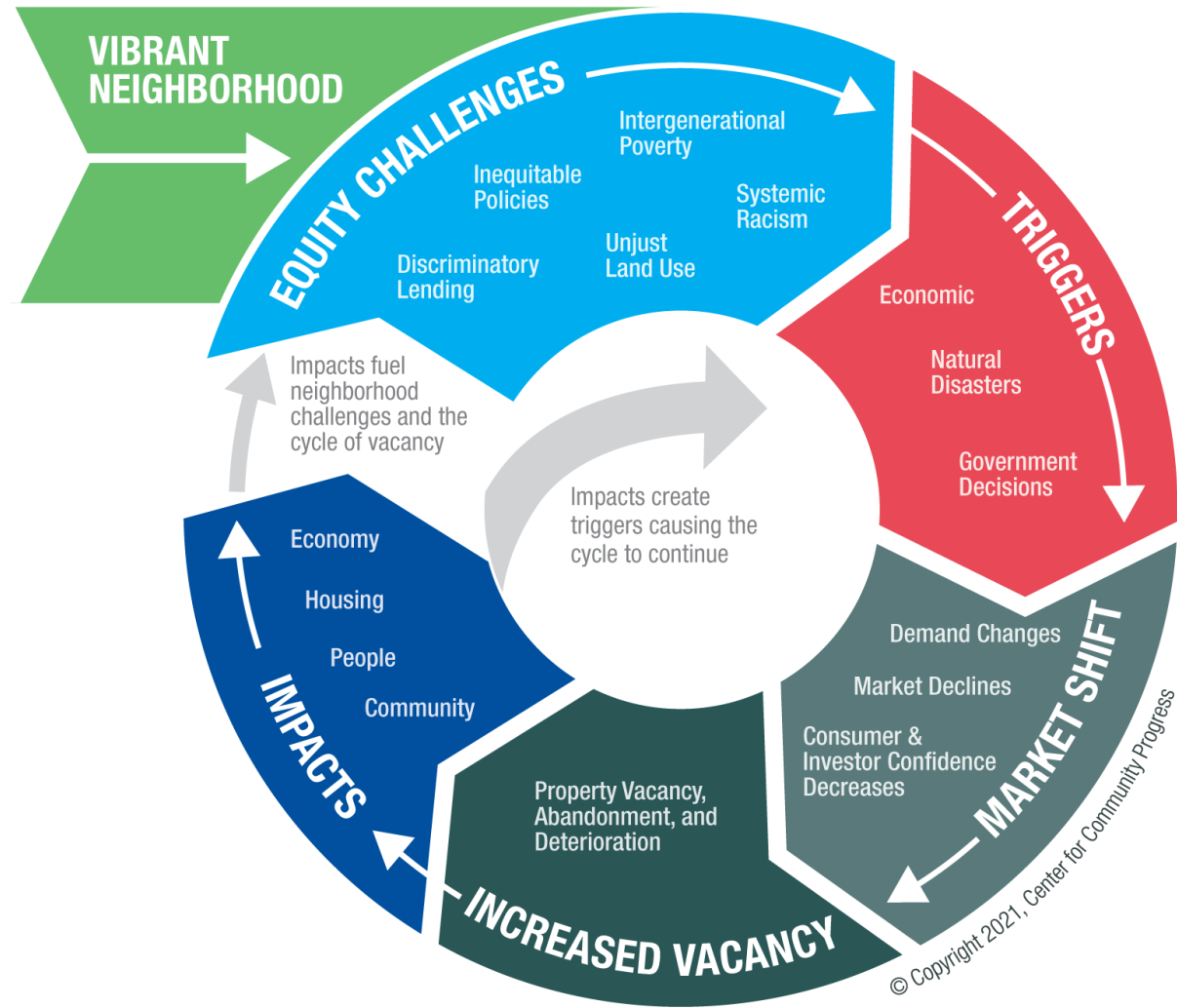


WHY ISN'T THIS WORKING?

... I could
really use a
little **help!**



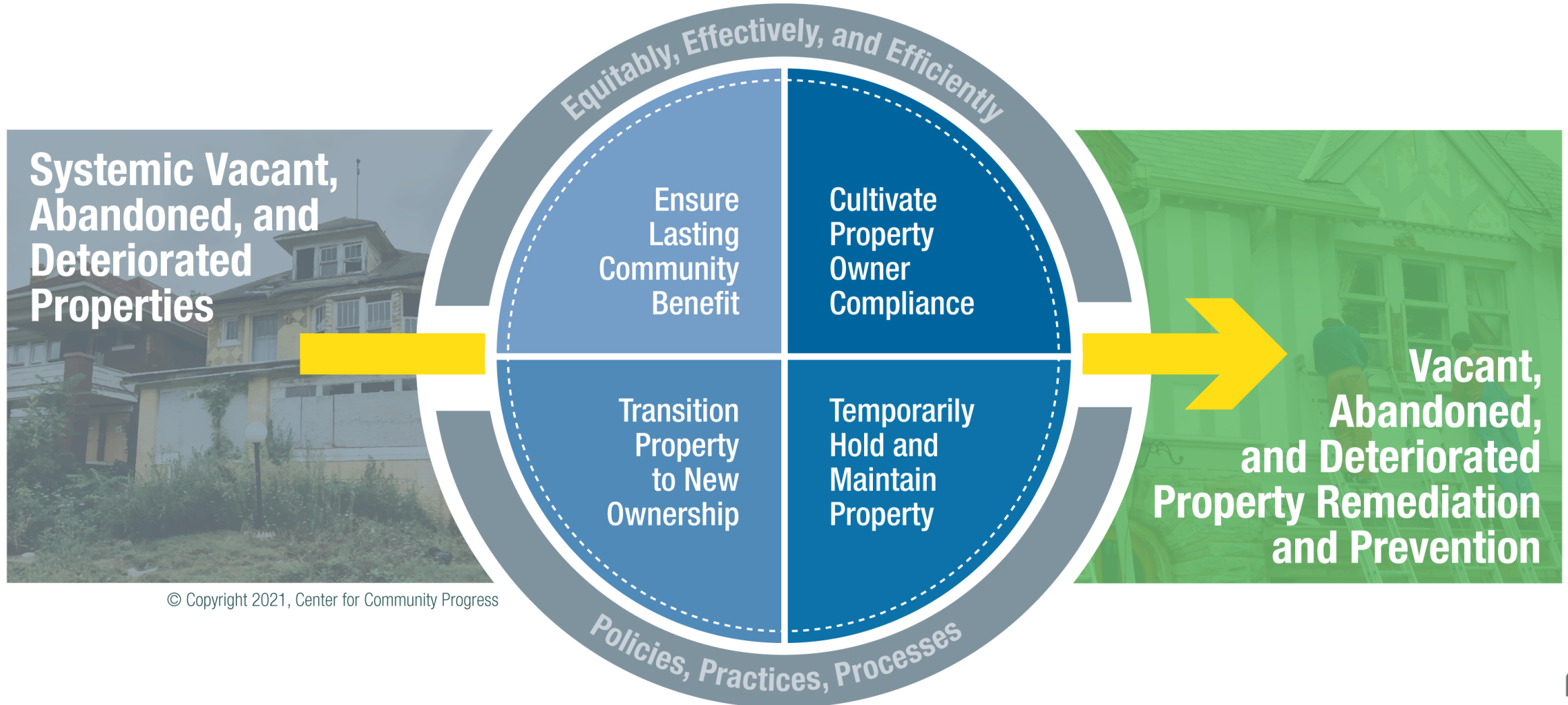
Cycle of Vacancy



The top of the slide features a decorative header with overlapping orange and light orange geometric shapes. The main content area is white.

Property Revitalization Framework

Equitable Revitalization Framework



A Comprehensive Approach

Uses a **Diverse** set of Tools both supportive and punitive to address a variety challenges related to market conditions, ownership issues, legal issues, etc.



VAD properties touch many local departments and people – from housing and building code enforcement to tax collection to police; all need to be brought into **collaborative**, solution driven discussions



Considers various stages of property deterioration and vacancy and uses **comprehensive** strategies to develop various pathways to revitalization



Occupied



Vacant



Deteriorated



Abandoned



Unmaintained lot



A Need to Center Equity & People

- Helps entire neighborhoods recover from disinvestment through intentional, supportive approaches to reinvestment.
- A **collaborative** approach improves community conditions and ensures ALL people live in strong, equitable communities where vacant, abandoned, and deteriorated properties no longer exist.
- Acknowledges different situations demand different approaches

**Able but
unwilling**

**Able and willing
but needs a
reminder**

**Willing, but not
able**

**Able, willing,
and proactive**



Equitable Revitalization Framework



Cultivate Property Owner Compliance



Goal: Enable Property Compliance

Goal: Prevent Property Decline



Property Compliance



Tools: Code Enforcement Education and Procedures, Rental Regulation

- Established property maintenance standards
- Dangerous Building and Nuisances Abatement standards
- Provide education to homeowners and tenants
- Resources for vulnerable homeowners and landlords
- Home repair grants/loans incentives

[Filling the Gaps: Helping Struggling Property Owners Connect to Rehab and Repair Resources](#)



Property Compliance

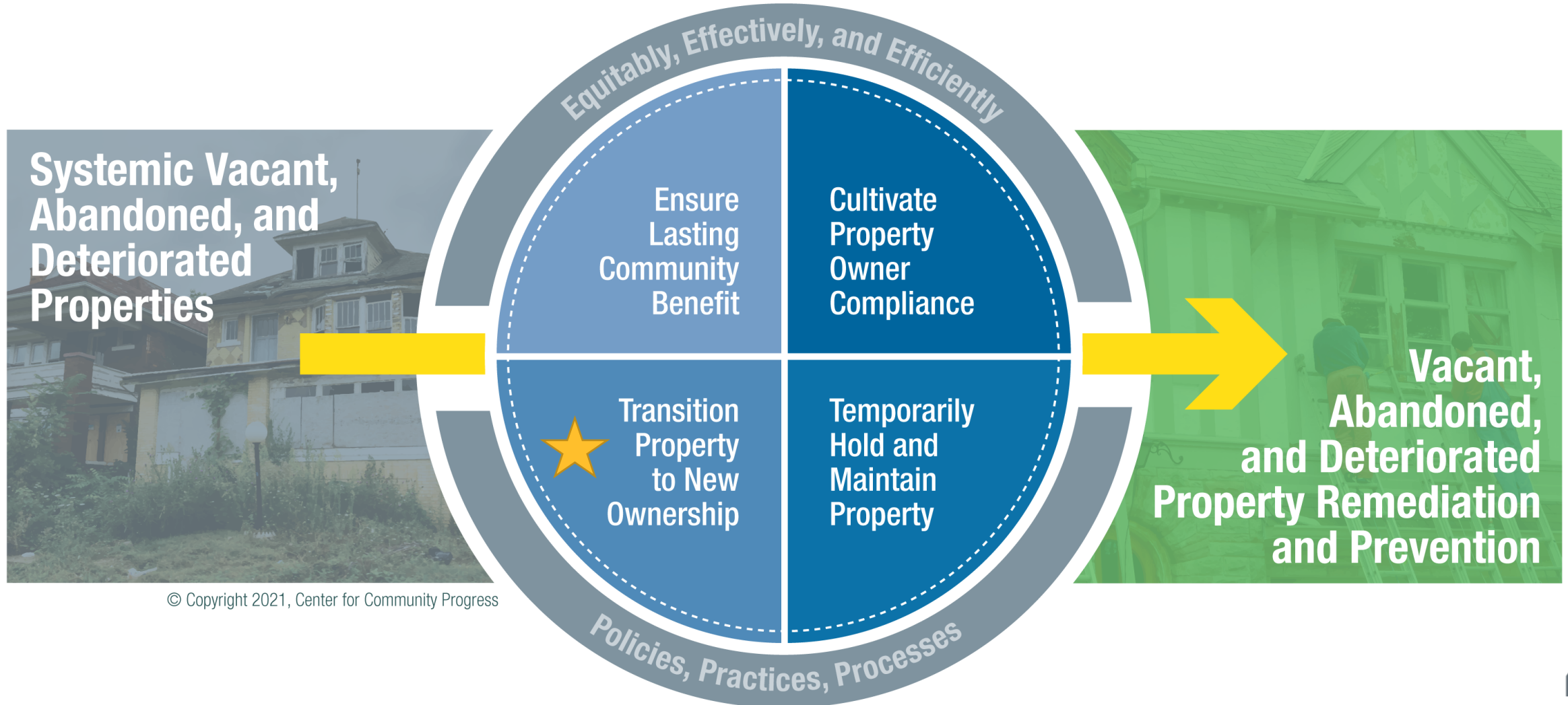


Tools: Property Tax Assessment, Incentives, Exemptions; Property Tax Enforcement Procedures

- Property tax incentives and exemptions e.g. homestead exemptions
- Property tax relief, education, and resources for vulnerable homeowners
- Property tax enforcement procedures



Equitable Revitalization Framework



Transition Property to New Ownership

Goal: When compliance measures have failed; tools are needed to enable a transfer of the property to new, responsible owners



Transfer Property to New Ownership



Tool: Property Tax Foreclosure



Transfer Property to New Ownership



Tools: Code Lien Foreclosure, Receivership

- Where the existing delinquent tax enforcement system is insufficient, explore local government's authority to leverage key housing and building code enforcement to compel transfer
 - Ex., [*Alternative Strategies for an Equitable, Efficient, and Effective Code Enforcement System in Mobile, Alabama*](#) (Community Progress, June 2016)
- Explore use of eligible third parties to abate problems at properties
 - Ex., Baltimore City's [*Vacants to Value Program*](#); Chicago's [*Troubled Buildings Program*](#)



Transfer Property to New Ownership



Tool: Public & Private Entities for New Responsible Stewardship

- Develop network of end users (CDCs, private developers, public entities, mission driven organizations) in place to transfer properties to that will be responsible owners for different property types (1-4 family, multiunit residential, commercial, vacant lots and land).

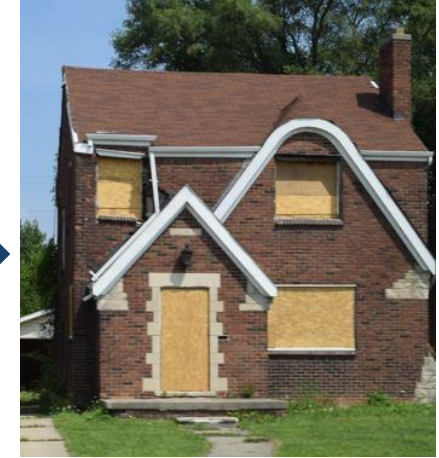


Equitable Revitalization Framework



Temporarily Hold & Maintain Property

Goal: Ownership that is responsible for the maintenance of properties to prevent further decline and neighborhood harm.



Temporarily Hold & Maintain Property



Tool: Code Compliance

- Enforce property maintenance standards
- Dangerous Building and Nuisances Abatement standards



Temporarily Hold & Maintain Property

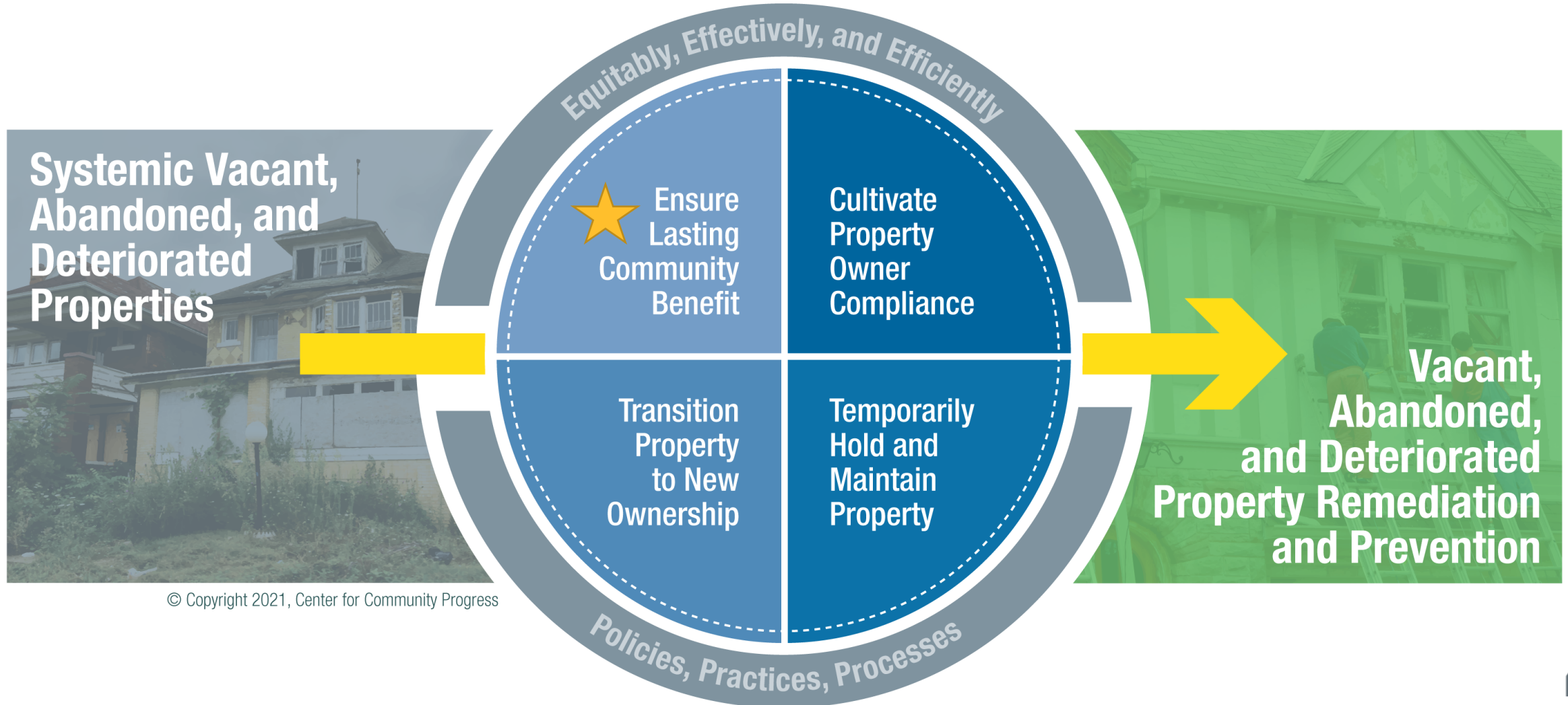


Tool: Land Banks

- A land bank is a public authority or nonprofit that focuses on the conversion of vacant, abandoned, tax-delinquent, or foreclosed properties to support equitable community development outcomes. Powers include:
 - Acquisition of Tax Foreclosure properties
 - Property assembly
 - Tax exemption
 - Disposition below market value



Equitable Revitalization Framework



Ensure Lasting Community Benefit

Goal: New ownership and use of properties that aligns with community goals



Ensure Lasting Community Benefit



Tool: Community Visioning; Planning & Zoning; Vacant Land Management; Innovative Ownership Models

- Develop clearly articulated community visions and goals to serve as guidance for property end use
- Revisit plans and zoning to ensure allowable use of properties to serve community needs
- Develop vacant land management plans that enable long term use of land as a community asset
- Look to community land trusts, land conservancies, affordable housing developers and other community innovations for reuse of properties which support communities



Ensure Lasting Community Benefit

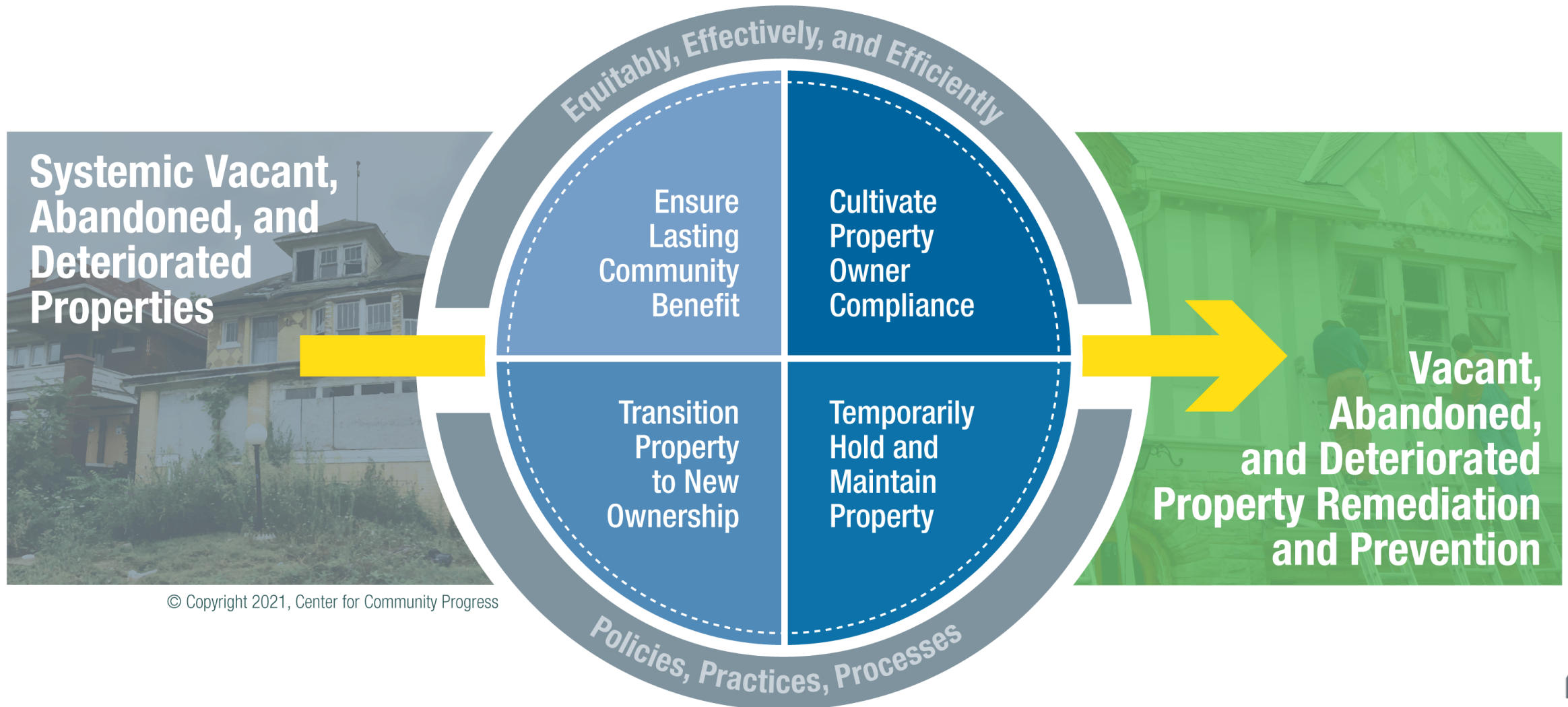


Tool: Funding & Financing for Structure Repair, Rehabilitation, Redevelopment, and Land Management & Reuse; Property Tax Exemptions

- Evaluate existing public funding program (CDBG, HOME) and how they can be used to support community goals
- Dedicate funding to repairs and reuses of properties
- Property tax incentives and exemptions e.g. homestead exemptions, TIFs, Neighborhood Homes Investment Act



Equitable Revitalization Framework



The top of the slide features a decorative header with overlapping orange and light orange geometric shapes. The main body of the slide is white.

What's Next?



Where to Start?

- ✓ Gather partners and coordinate across silos
- ✓ Gather, analyze and aggregate data to understand systemic causes and opportunities for strategic intervention
- ✓ Understand and implement tools for property revitalization

Questions?

Thank You!

Justin Godard

Associate Director of National
Leadership and Education

jgodard@communityprogress.org



**Headquarters:**

111 E. Court St.
Suite 2C-1
Flint, MI 48502

National Office:

1101 14th Street NW
Suite 510
Washington, DC 20005

877.542.4842
communityprogress.org

twitter.com/CProgressNews
facebook.com/CenterForCommunityProgress

© 2022 Center for Community Progress. The Center for Community Progress owns all copyright for this presentation. You may reproduce copies of this presentation for non-commercial use to share with colleagues at your organization. The presentation may not be copied or reproduced for other purposes without the express written permission of the Center for Community Progress.