

# Center for Community Progress Report

Community Development Department  
August 2020



# Introduction

The Center for Community Progress (CCP) conducted an assessment to help local officials and their partners better understand the systemic causes of and develop local solutions to vacant, abandoned, and deteriorated (VAD) properties.

# Key Takeaways:

- Center equity, both as a foundation principle & a desired outcome;
- Connect & coordinate the work, informed by common knowledge, shared goals, and a long-term strategic vision;
- Restore the vitality of housing markets & maximize impact by focusing and coordinating neighborhood investments;
- Engage and partner with the County in an intentional effort to optimize the Tax Enforcement System.
- Build capacity to steward VAD properties

# Code Enforcement

## Approach 1

### Move Existing Liens to Foreclosure

#### CITY'S OBJECTIVE:

Payment by private owner of amounts owed to City or transfer to responsible owner

#### ADDITIONAL CONSIDERATION IN STRATEGIC LAND BANKING AREAS:

City gain control of property for affordable housing

# Code Enforcement

## Approach 2

### Inspection and Registration Programs

#### CITY'S OBJECTIVE:

Identify and monitor long-term unoccupied structures

#### ADDITIONAL CONSIDERATION IN STRATEGIC LAND BANKING AREAS:

Inspection efforts complement Land Banking strategy

# Code Enforcement

## Approach 3

### Code Enforcement on Property with *No Structure*

#### CITY'S OBJECTIVE:

Compliance by owner or transfer to responsible owner, minimize City cost

#### ADDITIONAL CONSIDERATION IN STRATEGIC LAND BANKING AREAS:

City gain control of property for affordable housing

# Code Enforcement

## Approach 4

### Code Enforcement on Property with *Unoccupied* Structure that is *Unsafe* or *Too Costly to Repair*

#### CITY'S OBJECTIVE:

Compliance by owner or transfer to responsible owner, minimize City cost if City must act

#### ADDITIONAL CONSIDERATION IN STRATEGIC LAND BANKING AREAS:

City gain control of property for affordable housing

# Code Enforcement

## Approach 5

### Code Enforcement on Property with Unoccupied Residential Structure That is Repairable at Reasonable Cost

#### CITY'S OBJECTIVE:

Compliance by owner or transfer to responsible owner, minimize City cost

#### ADDITIONAL CONSIDERATION IN STRATEGIC LAND BANKING AREAS:

1. Assist low-income owners with repairs
2. City gain control of property for affordable housing



# Conclusion

The 5 points suggest ways to apply code enforcement approaches and resources differently and strategically across a range of VAD properties in different neighborhoods in support of equitable outcomes.

- Enforcement generally – Citywide
- Strategic land banking areas
- Understanding neighborhood markets

## Next Steps

- Convene a temporary, small working group of City and County officials and appropriate executive staff to immediately begin discussion of property tax enforcement system reforms
- Launch a permanent Vacant Properties Task Force to break down silos and facilitate a more equitable, effective and efficient approach to VAD properties.