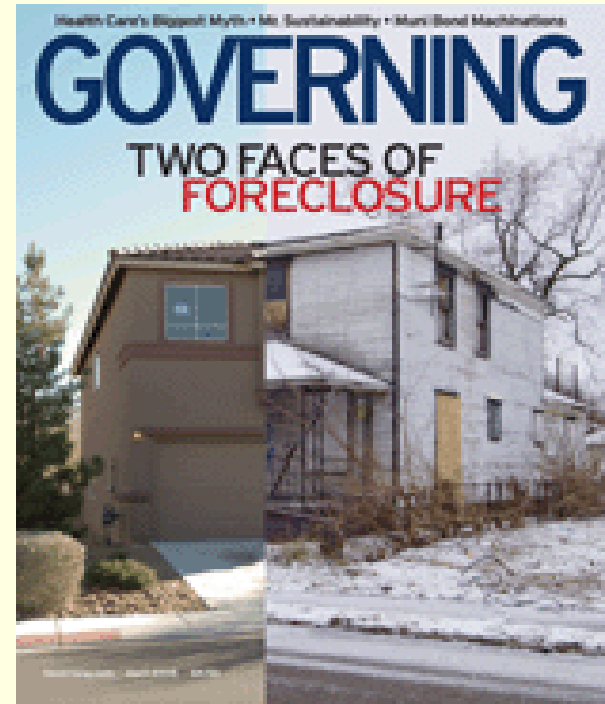


Community Stabilization Strategies

Joe Schilling (Jms33@vt.edu)
Metropolitan Institute, Virginia Tech and
National Vacant Properties Campaign
www.vacantproperties.org

Observations about Foreclosure Crisis

- Tale of Two Cities
 - Strong Markets
 - Weak Markets
- Three Policy Waves
 - Individual borrowers & new industry regulations
 - First responders & community stabilization
 - REO acquisition & disposition



Community Stabilization Strategies

- *Community Data*—Real property information systems
- *Code Enforcement*—First responders
 - Vacant property registration ordinances
 - Inspection and demolition resources
- *Property Control Entities*—Land banking and REO acquisitions avenues

Vacant Properties State Policy Agenda

- Facilitate real property information exchange and data base networks
- Expand (do not constrict) local government nuisance abatement powers
- Provide resources to rehab and demolish derelict structures
- Establish land bank authorities or adapt existing models to facilitate REO acquisitions
- Establish REO acquisition and management funds

National Vacant Properties

Campaign www.vacantproperties.org

- Launched in 2003 with assistance from Fannie Mae Foundation, EPA, Ford and Surdna Foundations
- NVPC Executive Committee: Smart Growth America, Local Initiative Support Corporation (LISC), Virginia Tech's Metropolitan Institute, and the Genesee Institute (Flint, Michigan)
- Advisory Committee: APA, NAR, NTHP, ICMA, NHI, Fels Institute of Government, CEOs for Cities, etc.

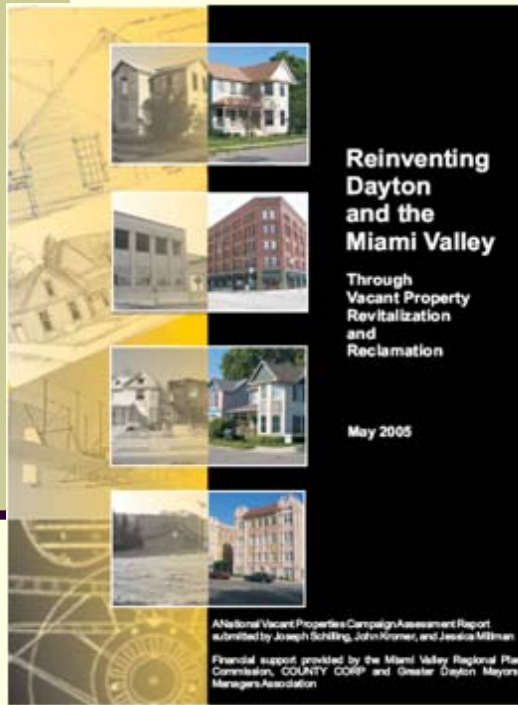


Campaign Activities & Services

- Build a national coalition of practitioners, policymakers, and experts
- Convene policy & practice forums
 - [First National VP Forum, Pittsburgh \(2007\)](#)
 - [Second National VP Forum, Louisville, June 1-3rd 2009](#)
- Provide technical assistance
 - Workshops, Roundtables, etc.
 - Policy Assessments



NVPC Assessment Processes— *Translating Policy into Practice*



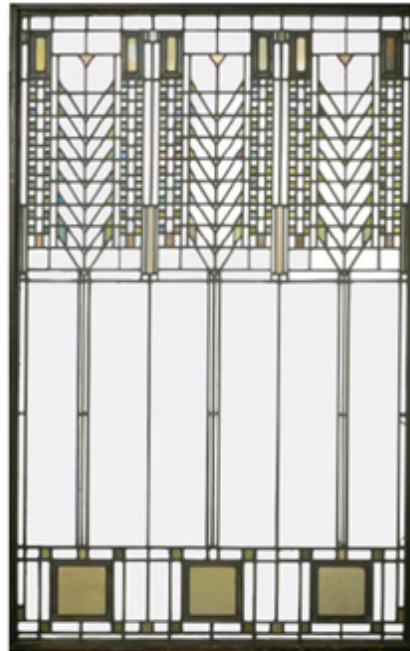
**Reinventing
Dayton
and the
Miami Valley**

Through
Vacant Property
Revitalization
and
Reclamation

May 2005

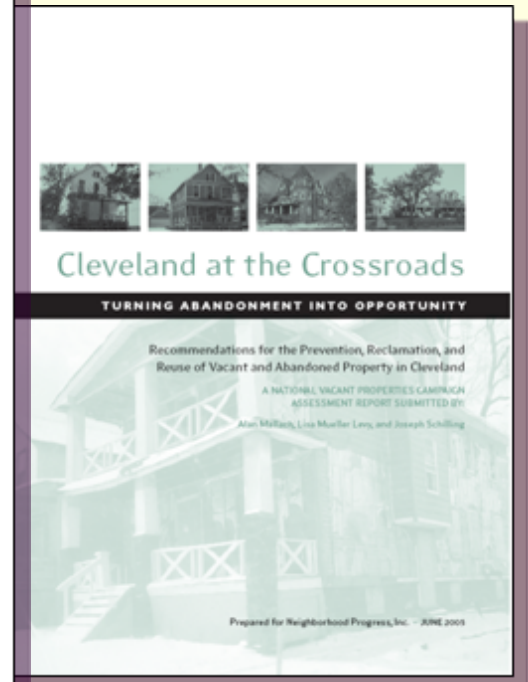
A National Vacant Properties Campaign Assessment Report
submitted by Joseph Schilling, John Krinner, and Jessica Milman

Financial support provided by the Miami Valley Regional Plan
Commission, COUNTY COOP and Greater Dayton Mayors
Managers Association



BLUEPRINT BUFFALO

POLICY BRIEF REGIONAL STRATEGIES AND LOCAL TOOLS FOR RECLAIMING
VACANT PROPERTIES IN THE CITY AND SUBURBS OF BUFFALO



Cleveland at the Crossroads

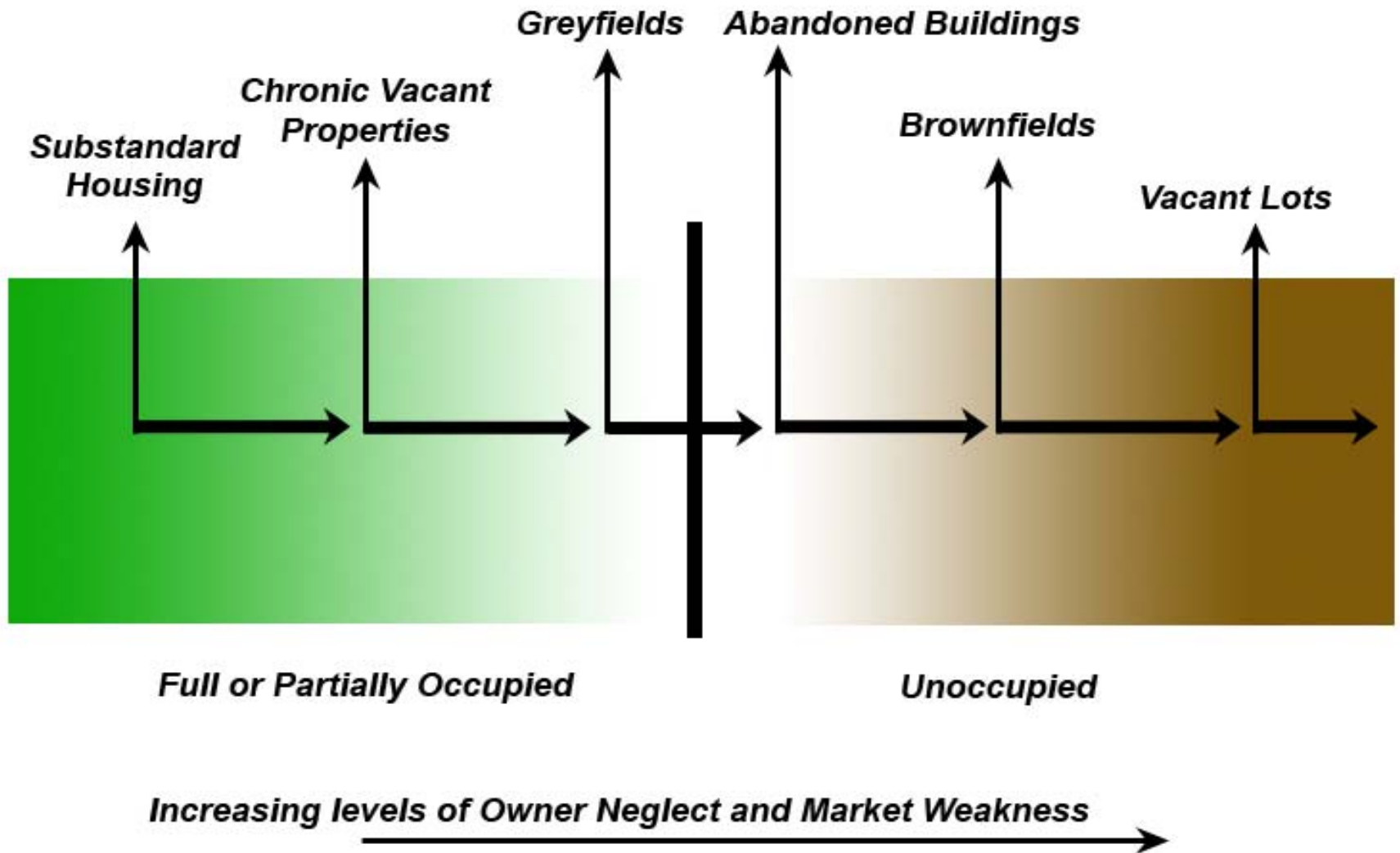
TURNING ABANDONMENT INTO OPPORTUNITY

Recommendations for the Prevention, Reclamation, and
Reuse of Vacant and Abandoned Property in Cleveland

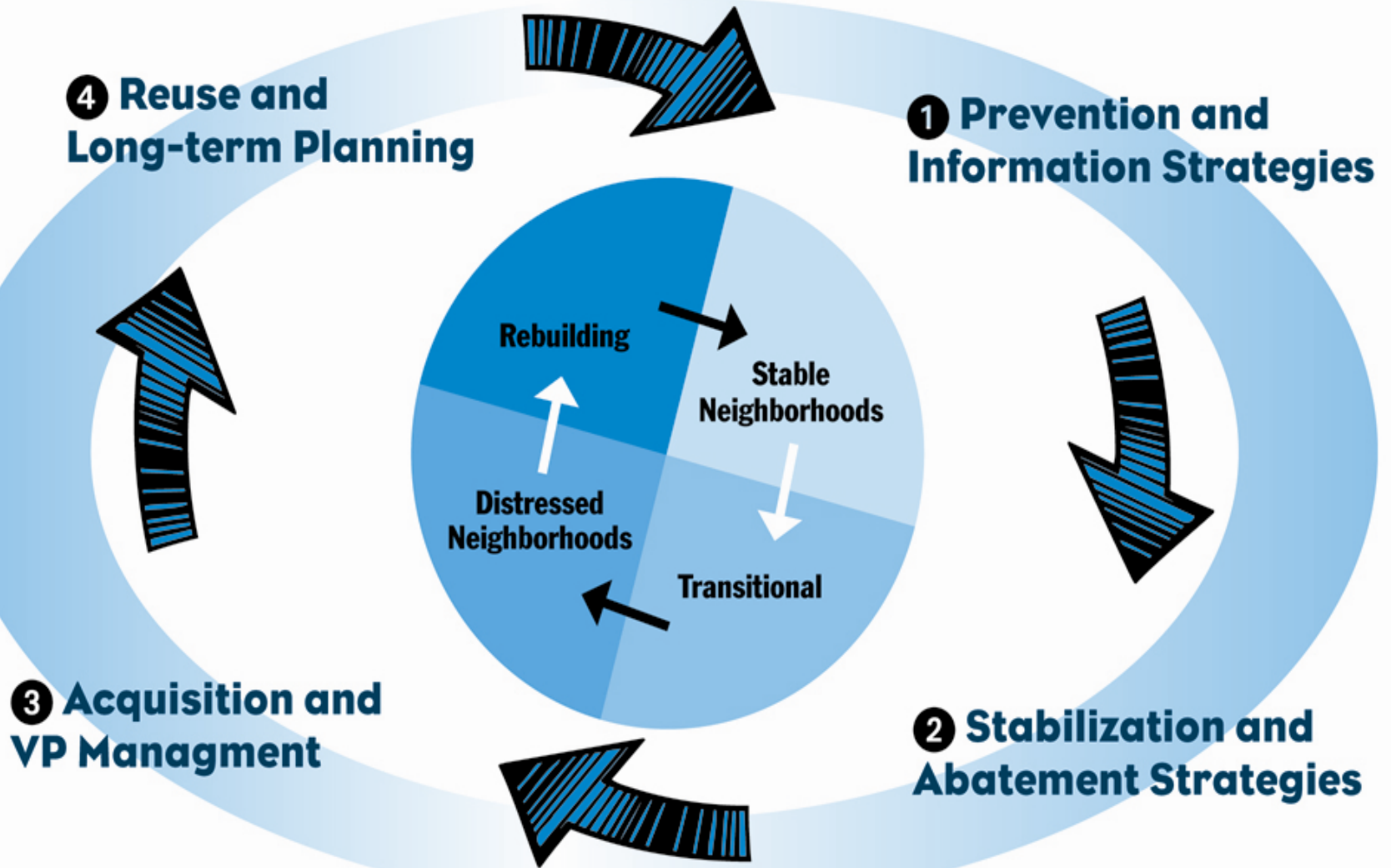
A NATIONAL VACANT PROPERTIES CAMPAIGN
ASSESSMENT REPORT SUBMITTED BY:
Alan Mulligan, Lisa Mueller-Lenz, and Joseph Schilling

Prepared for Neighborhood Progress, Inc. - JUNE 2005

Continuum of Vacant Properties



Vacant Properties Revitalization Cycle



Essential VP Strategies & Tools

Prevention/Stabilization

- Develop a comprehensive real property information system
- Institute comprehensive code enforcement strategies
 - Registration ordinances
 - Targeted demolition
 - Vacant property coordinators, slumlord task forces, and Housing Courts
 - Civil Receivership
- Enhance and expand rehabilitation and housing assistance resources

Acquisition/Management

- Create multi-purpose land banks & urban land trusts
- Streamline tax foreclosures
- Launch city-wide right sizing through green infrastructure
- Design a network of neighborhood and city wide reclamation plans to guide revitalization and target resources

How Many Vacant Properties?

- Brookings 2004—15% vacant land
- Lack sufficient and reliable data bases
 - US Census Vacant Housing Units
 - US Post Offices Non-deliverable Addresses
- Handful of real property information and early warning systems
 - Philadelphia NIS (University of Penn)
 - Minneapolis
 - Chicago's CNT
 - Pittsburgh community information system
 - Cleveland's CANDO (Case Western Reserve)

Real Property Information Systems & Network of Neighborhood Plans

- Inventory vacant properties and their costs
- Design and implement a comprehensive real property info system
- Create a classification of neighborhood types/characteristics and network of neighborhood revitalization plans
- Target programs and resources based on neighborhood plans

Community Information Systems Overview

- Collect **integrated information on community conditions**, and provide it to local stakeholders

- Use **address-level data** collected from multiple data sources on an ongoing basis

- **Empower community leaders** through the regular, direct use of information on a wide array of topics and issues



Classic Vacant Property Registration Ordinances

- Definition of Abandonment:
30 to 120 consecutive days
- Residential, Commercial & Industrial Properties
- Graduated Registration Fee
- Maintenance Requirements
- Penalties
- Miscellaneous Provisions
 - Rehabilitation plans
 - Waivers for nonprofits
 - Liability insurance and/or performance bond
- Wilmington, Delaware
- Milwaukee
- Chicago
- Minneapolis
- Albany, NY
- Washington, DC

Chula Vista Model

Mortgage Lending Industry

- Vacant residential properties in default
- *Mortgagee in possession*
- Registration Fee
- Clean & Secure
- Weekly Inspections
- Local POC and/or Property Manager
- Chula Vista, California
- Palmdale, CA
- Santee, CA
- Revere, MA
- Lawrence, MA
- Riverside County, CA
- Chicago
- Boston

What is a Land Bank?

A land bank is a public authority created to efficiently acquire, hold, manage and develop tax-foreclosed property, as well as other vacant and abandoned properties.

Michigan's Land Bank Law

- Created State Land Bank Authority
- Allows counties to create Land Banks for tax foreclosures
- Intergovernmental agreement with state authority
- Defines all Land Bank properties as “Brownfields”
- Land Bank properties are tax-exempt
- Provides 90-day expedited quiet title action
- Can sell at less than fair market value
- Can lease, sell, demolish, maintain, rehab, improve
- 5yr/50% tax capture

The Genesee County Land Bank

Progress since 2003...

- 7,431 foreclosures (12% of Flint)
- 2,200 foreclosure prevention cases
- 800 demolitions
- 893 properties in “Clean & Green”
- 40 + single family rehabs
- 80 + infill single family homes
- \$4.2 million mixed-use redevelopment of 30,000 sq. ft downtown building – The Land Bank Center
- 700 tons of debris removed since summer 2004



The Genesee County Land Bank

- Foreclosure Prevention
- Housing Renovation
- Side Lot Transfer
- Property Maintenance and Rental Management
- Planning
- Clean & Green
- Demolition
- New Development



Land Bank Development Tools

- Clear Title
- Low Acquisition Costs
- Brownfield TIFs
- Land Assembly Vehicle
- Equity Partnerships



Emerging Policy Discussions

- Vacant Property Registration Ordinances
- Code Enforcement Coordination and Communication (www.Safeguardproperties.com Vacant Blight and Code Enforcement Working Group)
- CDCs Partnerships
- Acquisition and Conveyance
 - Entity—land banks, land trusts, HUD asset control areas, development authorities?
 - Neighborhood planning and process

Additional Resources

www.vacantproperties.org

- Genesee County Land Bank: www.thelandbank.org
- Genesee Institute: www.geneseeinstitute.org
- ICMA's Research & Case Studies
www.icma.org/vacantproperties
- LISC: www.lisc.org/resources
- Fannie Mae Foundation: www.knowledgeplex.org
- Brookings Center on Urban & Metropolitan Policy:
www.brook.edu
- National Housing Institute: www.nhi.org