



Downtown Vacant Buildings



- Citywide Vacant Building Ordinance Requires Property Secured
- Downtown Vacant Building Ordinance Created in 2008
 - No Additional Staff, Optional Provisions
 - 2015 Property Maintenance Code Update
- **What is appropriate for Downtown Vacant Buildings?**



About Vacant Buildings

Costs to Communities:

- Creates Blight
- Attracts Vandalism, Criminal Activity
- Endangers Public Health & Safety
- Lowers Property Values

Various Community Approaches:

- Vacant Building Registration Programs
 - Eminent Domain
 - Receivership
-



Best Practice – Texas Vacant Building Registration Programs

- 3 of 10 Biggest Texas Cities have Registration Program
 - San Antonio, Dallas & El Paso

San Antonio's Program	
Staffing	• Office of Historic Preservation • 4 Staff, including 2 inspectors specific to program
Process	• Internal Initiation 2013, Adopted June 2014, Kicked Off January 2015 • Currently Expanding to other areas.
Policy	• Must Register, Submit Building Plan • Failure to Register is Class C Misdemeanor - \$500 Fine /Day • Fee Waiver if listed at Fair Market Value



Common Features of Vacant Property Registration Ordinances

- Property Registration
- Fees & Fee Waivers
- Inspections
- Posting Requirements
- Liability Insurance
- Vacant Structure Maintenance Plan

Source: Texas Problem Properties Toolkit, The Community Development Clinic at the UT School of Law, 2010



Downtown Vacant Buildings Pilot Registration Program

- Initial Concepts
 - Registration Program
 - Fee with Per Year Inflation
 - Require Building Activation Plan & Public Listing
 - Maintenance Requirements
 - Demolition Review
- Not Recommended
 - Use of Eminent Domain





Demolition Review





Demolition Review





Timeline

Phase 1	Discover	60 to 90 days
	• Create Internal Task Force • Complete Best Practice Research • Get # of Vacant Buildings • Visit San Antonio's Office, Attend Vacant Buildings Academy	
Phase 2	Discuss	90 to 150 days
	• Establish Framework • Create External Advisory Task Force • Identify Operations Model • Refine Pilot Program	
Phase 3	Decide	150 to 180 days
	• Adoption by TIRZ #3 Board, City Boards & Commissions • Consideration by City Council	



Downtown Vacant Buildings Pilot Registration Program

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ph 1 - Discover												
Ph 2 - Discuss												
Ph 3 - Decide												

- Questions?