



# 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	<ul style="list-style-type: none"><li>• Office of Historic Preservation</li><li>• 4 Staff, including 2 inspectors specific to program</li></ul>
Process	<ul style="list-style-type: none"><li>• Internal Initiation 2013, Adopted June 2014, Kicked Off January 2015</li><li>• Currently Expanding to other areas.</li></ul>
Policy	<ul style="list-style-type: none"><li>• Must Register, Submit Building Plan</li><li>• Failure to Register is Class C Misdemeanor - \$500 Fine /Day</li><li>• Fee Waiver if listed at Fair Market Value</li></ul>



## 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 Inflator
  - Require Building Activation Plan & Public Listing
  - Maintenance Requirements
  - Demolition Review
- Not Recommended
  - Use of Eminent Domain





# Demolition Review







# Demolition Review





# Timeline

---

<b>Phase 1</b>	<b>Discover</b>	<b>60 to 90 days</b>
	<ul style="list-style-type: none"><li>• Create Internal Task Force</li><li>• Complete Best Practice Research</li><li>• Get # of Vacant Buildings</li><li>• Visit San Antonio's Office, Attend Vacant Buildings Academy</li></ul>	
<b>Phase 2</b>	<b>Discuss</b>	<b>90 to 150 days</b>
	<ul style="list-style-type: none"><li>• Establish Framework</li><li>• Create External Advisory Task Force</li><li>• Identify Operations Model</li><li>• Refine Pilot Program</li></ul>	
<b>Phase 3</b>	<b>Decide</b>	<b>150 to 180 days</b>
	<ul style="list-style-type: none"><li>• Adoption by TIRZ #3 Board, City Boards &amp; Commissions</li><li>• Consideration by City Council</li></ul>	

---





## 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?