



Strategic Approach to Addressing Vacancy & Abandonment in Indianapolis

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Commissioned
Center for
Community
Progress Report

Defined Vacancy
& Abandonment

Available Tools

Convened Vacant
& Abandoned
Properties
Working Group

Developed
Problem
Properties List

Streamlined
Demolitions

Vision Setting

Refined Focus of
the Land Bank

Process Mapping

Center for Community Progress



- Leading national nonprofit resource for urban, suburban, and rural communities dedicated to addressing to full cycle of property revitalization.
- Goals are to ensure that public, private, and community leaders have the knowledge, policies, tools, capacity and resources to support effective reuse of vacant and abandoned properties.



Center for Community Progress Recommendations

Comprehensive Strategy for Vacancy & Abandonment

- Data Collection & Analysis
- Fix It Up Tools & Strategies
- Pay It Up Tools & Strategies
- Give It Up Tools & Strategies
- Land Banking

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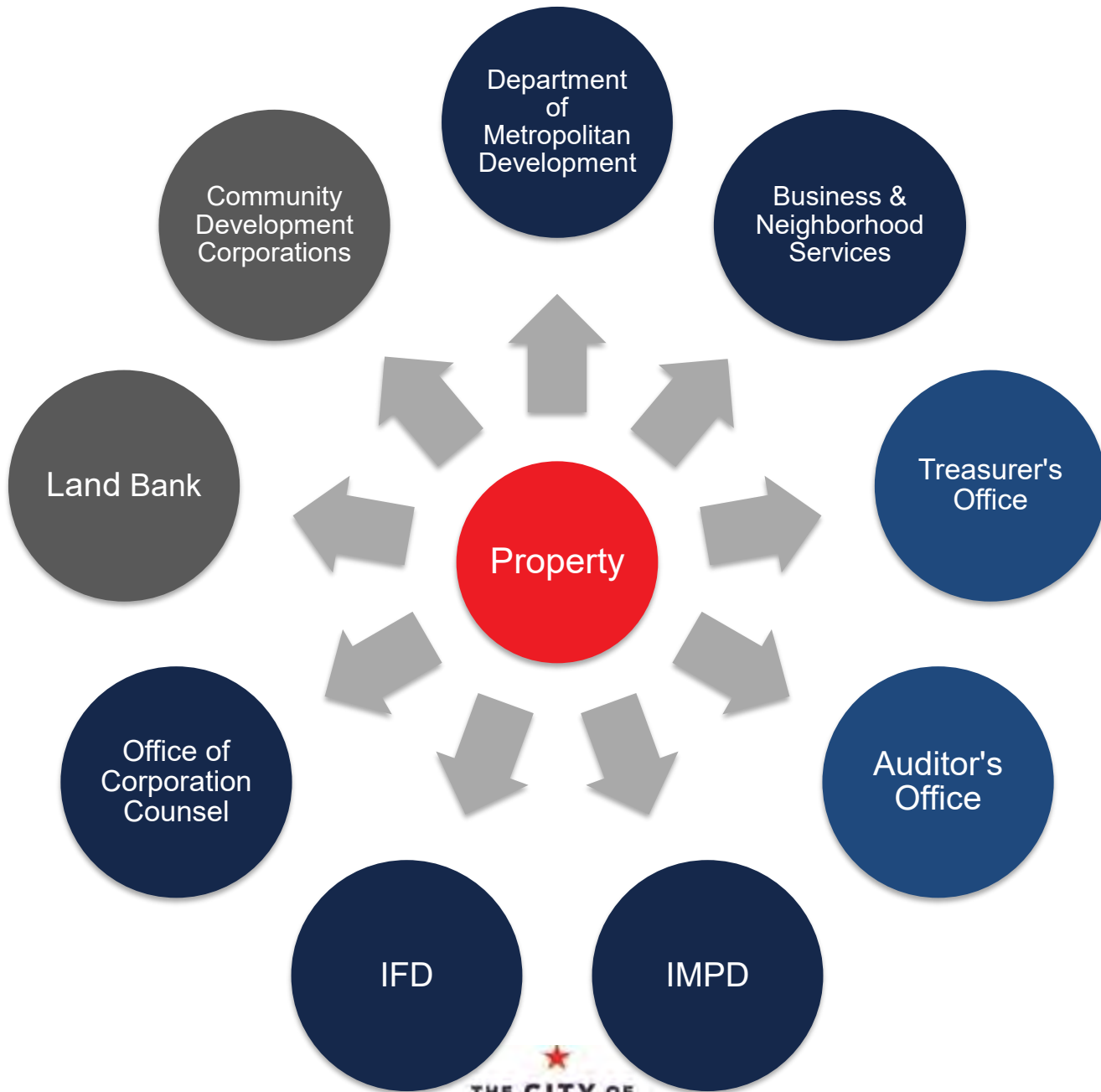
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Property

CDC

Department of
Metropolitan
Development

Land Bank

Business &
Neighborhood
Services

Office of
Corporation
Counsel

Treasurer's
Office

IFD

Auditor's
Office

IMPD



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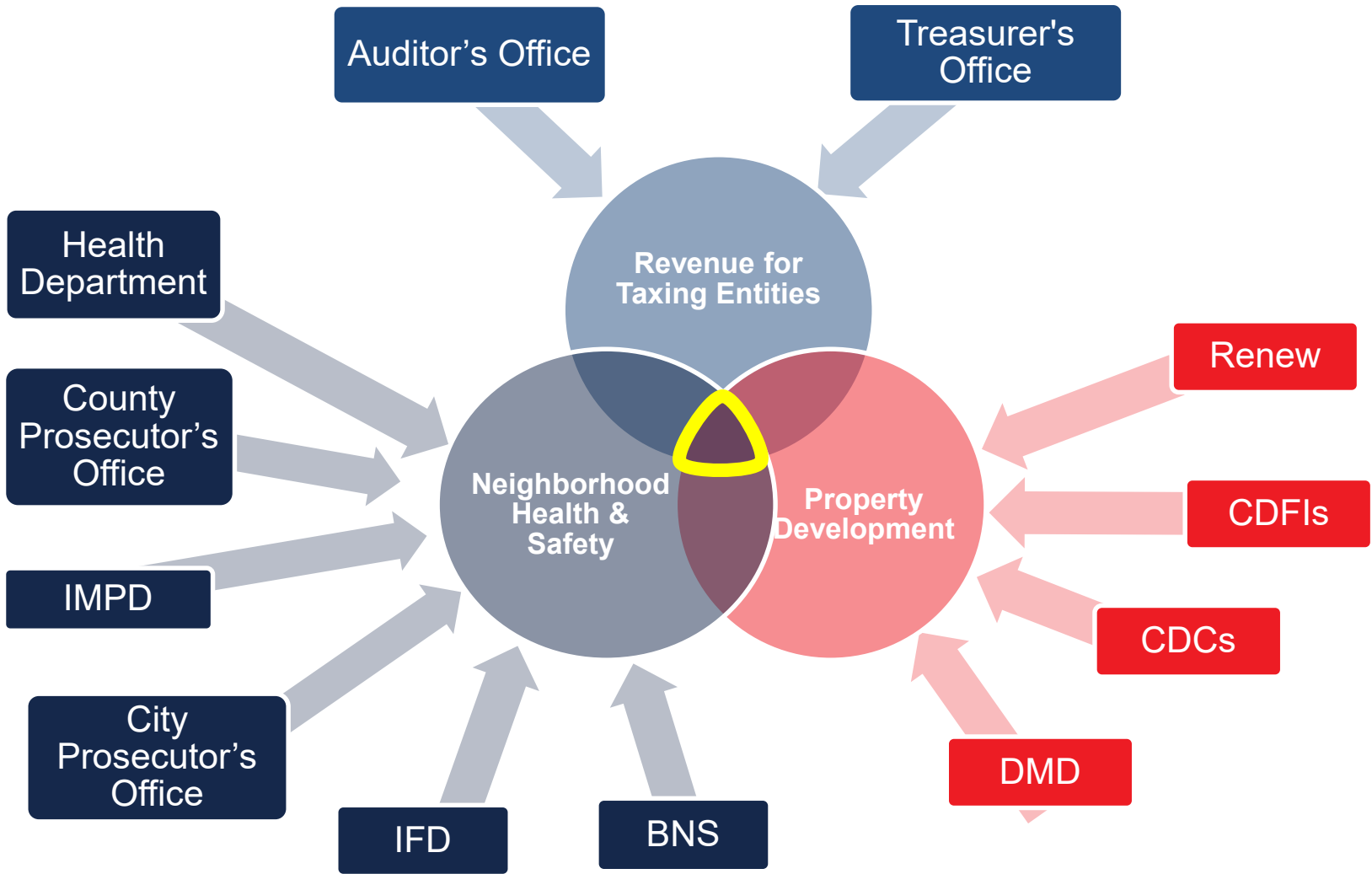
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The Mission

- The purpose of this group is to **generate broad policy discussions** and decisions that **remove barriers** to redevelopment, **incentivizes** rehabilitations or new constructions, and **decreases the time** a property remains vacant or distressed.

The How

- This group will begin working towards this mission by **evaluating processes** a property undergoes, **identifying inefficiencies** in these processes, and **devising interdepartmental solutions**.

The Results

- This will result in systems that deal with the worst of the **problem properties**, and **build a pipeline of properties** with a clean and clear title that feed existing redevelopment efforts.

Highest Priority Processes



Centralized real-time data sharing



Test all available tools on at least 10 of the problem properties



System for recommending properties and updating stakeholders on the status of properties



Process to achieve marketable title

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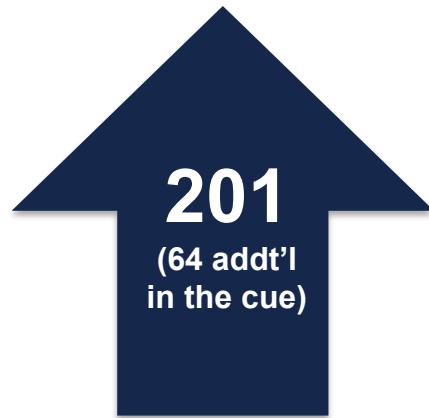
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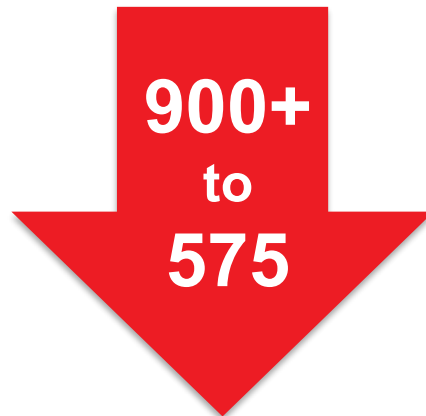
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Renewed Focus

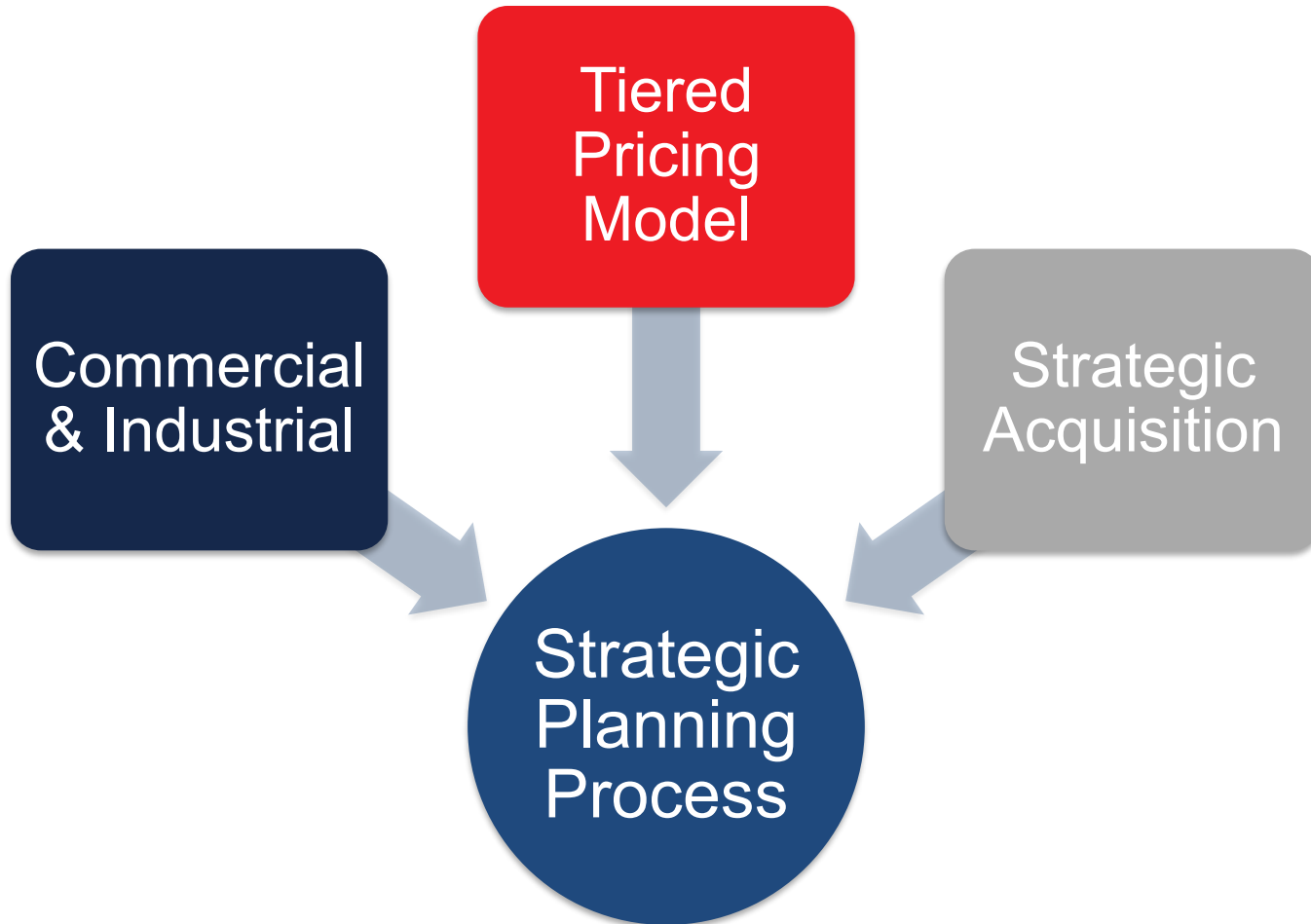


Property Sales
(2017-2018)



Property Holdings
(2017-2018)

Renewed Focus



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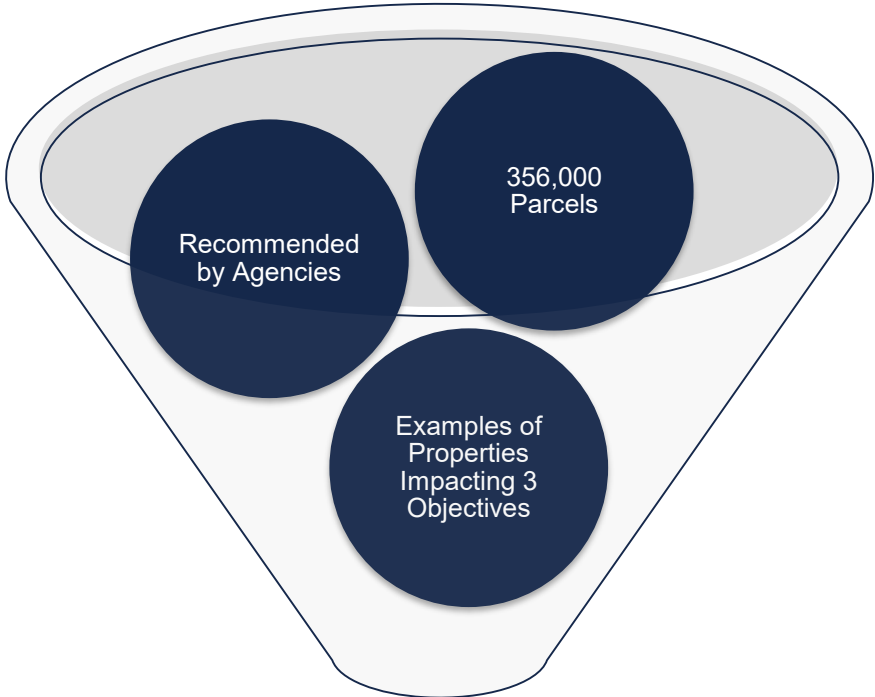
Process Mapping

356,000
Parcels

3 Objectives:

1. Revenue Generation
2. Property Development
3. Neighborhood Health

12
Agencies



232 Problem Properties

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Vacancy

No open Health Dept. order

**No electricity
from IPL for
greater than 12
months**

**No water from
Citizens for
greater than 12
months**

**Active Unsafe
Building order
from BNS**

Abandoned

Vacant

Active Unsafe Building Order for
Longer than 6 months

Two Tax Cycles
Delinquent

No Active
Permit

One Tax Cycle
Delinquent

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Pay It Up Tools & Strategies

Give It Up Tools & Strategies

The Unsafe Building Laws

Issue Repair Orders

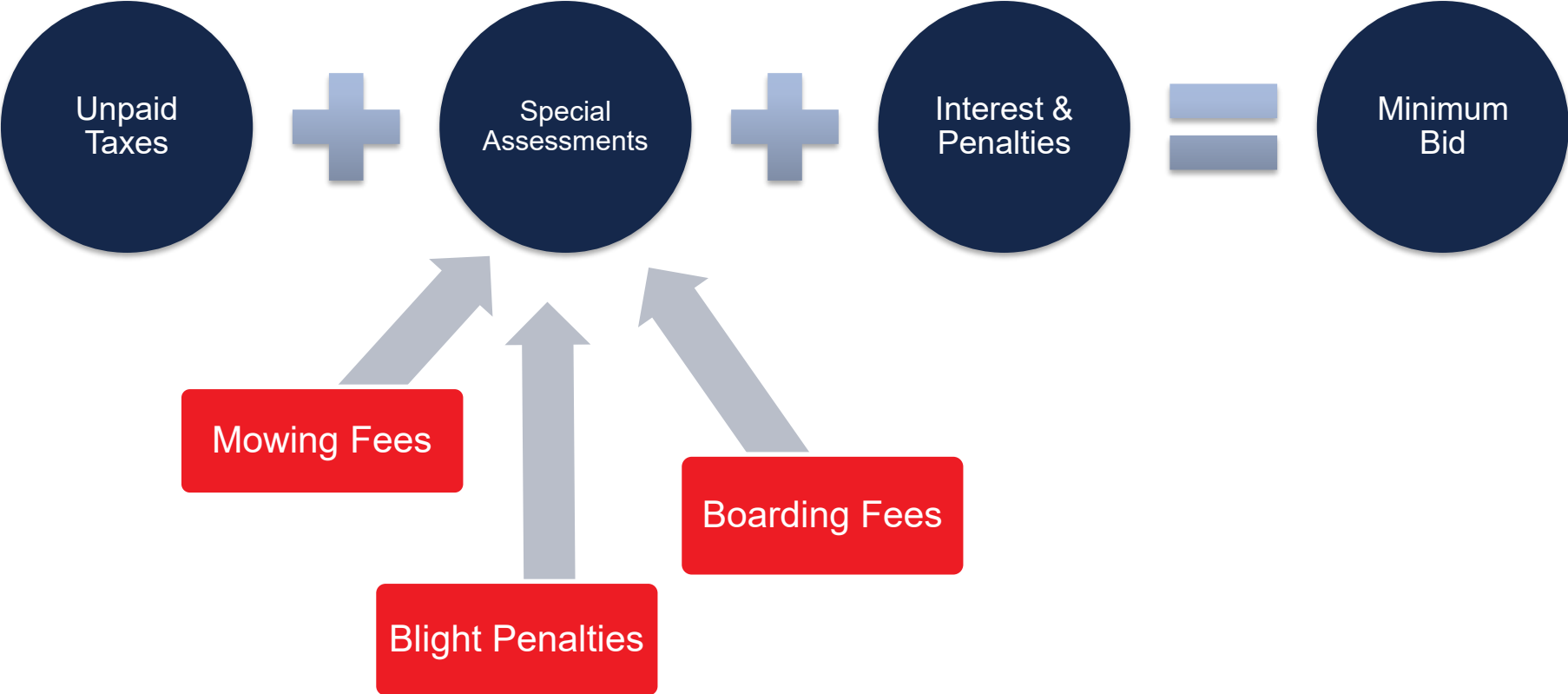
Issue Board Orders

Issue Demolition Orders

Issue Trash Removal Orders

Issue Orders to Vacate

Tax Sale: Property Tax Delinquency



Pay It Up

Expedited Transfer of Property

Declaration of
Abandonment

Not Suitable for Sale

Serially Delinquent

Give It Up

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Blight Elimination Program



- Surplus Properties
- BNS Recommendations
- Community Development Corporation Partners



- Scoring Matrix



- Via IHCDA



2017-Mar. 2018

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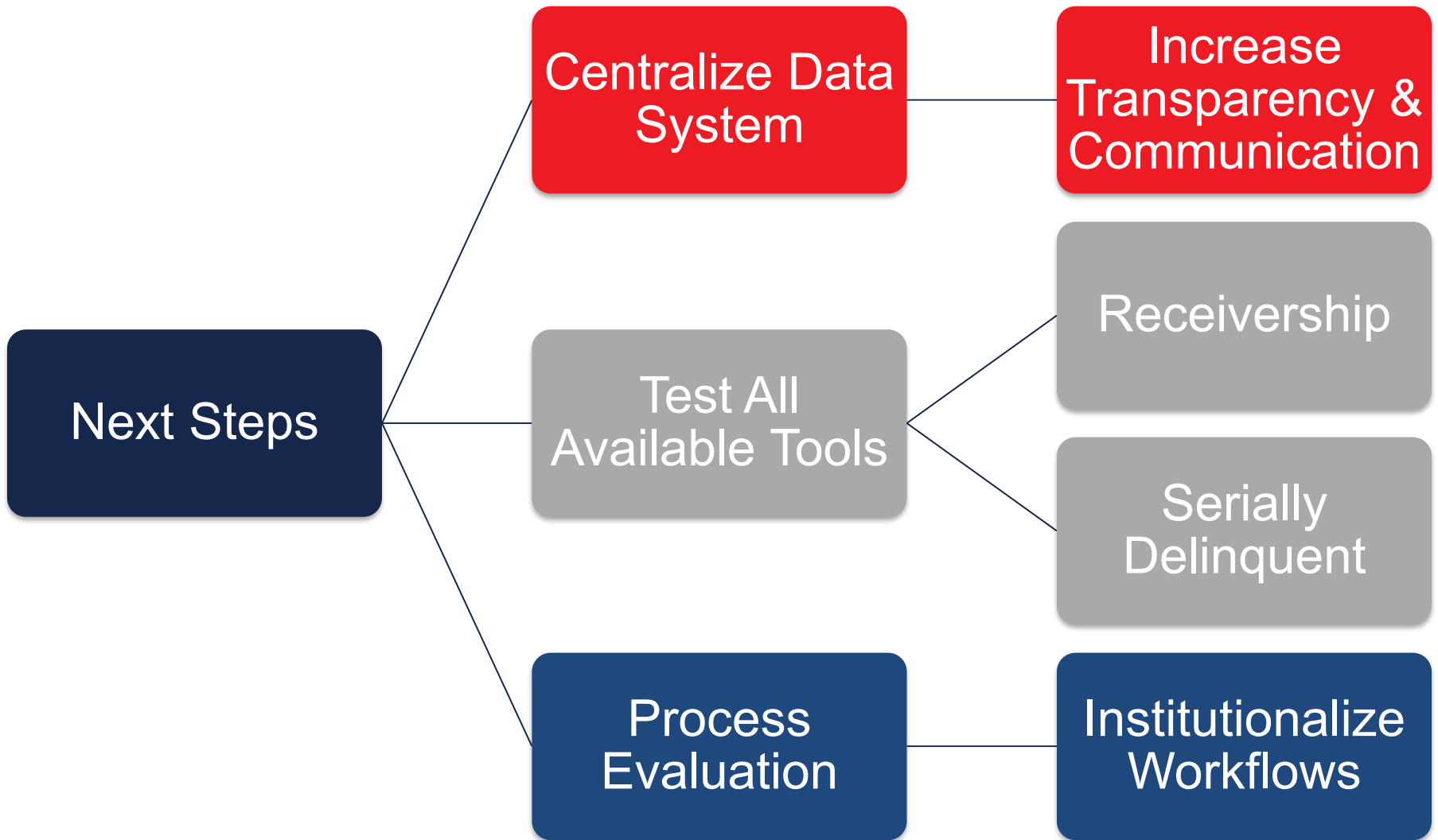
Stakeholder
Process
Map



Comprehensive
Process Map

Tools
Process
Map

Where will Indianapolis go from here?





**Thanks for being a
fabulous audience!**

