Strategic Approach to Addressing Vacancy & Abandonment in Indianapolis

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Commissioned Center for Community Progress Report

Convened Vacant & Abandoned Properties Working Group

Vision Setting

Defined Vacancy & Abandonment

Developed Problem Properties List

Refined Focus of the Land Bank

Available Tools

Streamlined Demolitions

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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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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Renewed Focus

Property Sales (2017-2018)

201 (64 add'l in the cue)

Property Holdings (2017-2018)

900+ to 575
Renewed Focus

Tiered Pricing Model

Strategic Acquisition

Commercial & Industrial

Strategic Planning Process
3 Objectives:
1. Revenue Generation
2. Property Development
3. Neighborhood Health

12 Agencies

356,000 Parcels

Recommended by Agencies

Examples of Properties Impacting 3 Objectives

232 Problem Properties

The CITY of INDIANAPOLIS
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Process Mapping
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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Process Mapping
Available Tools

- Fix It Up Tools & Strategies
- 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

Fix It Up
Tax Sale: Property Tax Delinquency

- Unpaid Taxes
- Special Assessments
- Interest & Penalties

= Minimum Bid

- Mowing Fees
- Blight Penalties
- Boarding Fees

Pay It Up
Expedited Transfer of Property

- Declaration of Abandonment
- Not Suitable for Sale
- Serially Delinquent

Give It Up
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Process Mapping
Blight Elimination Program

Identify
- Surplus Properties
- BNS Recommendations
- Community Development Corporation Partners

Inspect
- Scoring Matrix

Seek Approval
- Via IHCDA

184
2017-Mar. 2018
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Process Mapping
Stakeholder Process Map

Comprehensive Process Map

Tools Process Map
Where will Indianapolis go from here?

Next Steps

Centralize Data System

Increase Transparency & Communication

Test All Available Tools

Receivership

Process Evaluation

Serially Delinquent

Institutionalize Workflows
Thanks for being a fabulous audience!