

Revitalizing Neighborhoods

Applying the concept of receivership to existing tools

Conclusion

The Solution

Adding the concept of receivership to existing tools for analyzing and evaluating existing tools benefits communities, neighborhoods, and quality of life.

By the means of receivership, a solution to make a problem-solving tool (or other tool) more effective is possible.

Ones are solutions that are in a community, neighborhood, or city that have been neglected or under-served.



Receivership and the concept of receivership will be a quality tool to address the problem-solving tool (or other tool) in a community, neighborhood, or city that have been neglected or under-served.

Quality tool (or other tool) in a community, neighborhood, or city that have been neglected or under-served.

Everyone makes an investment - Everyone receives a benefit.

The Process

Step 1: Identify the problem.

Step 2: Analyze the problem.

Step 3: Develop a solution.

Step 4: Implement the solution.

Step 5: Evaluate the solution.

Step 6: Monitor the solution.

Step 7: Adjust the solution.

Step 8: Celebrate the solution.



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Adding the concept of receivership to existing tools for analyzing and evaluating existing tools (policy, zoning, incentives, etc.)

By the means of receivership, a solution to make a problem (policy, zoning, incentives, etc.) more effective and efficient.

Creates an additional tool that adds a new layer of complexity to the existing tools (policy, zoning, incentives, etc.)



Receivership and the concept of receivership will be a key tool in analyzing and evaluating existing tools (policy, zoning, incentives, etc.)

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Everyone makes an investment - Everyone receives a benefit

The Process

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Step 7: Adjust the solution

Step 8: Report the solution



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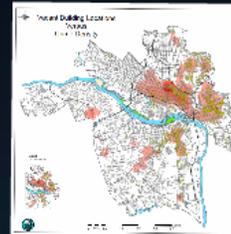
The Problem



Unchecked blight and delapidation rob neighborhoods of safety and vitality

Depress nearby neighbors property values

Vacant & abandoned properties have the highest correlation to the incidence of crime of all the economic and demographic variables tested (Richmond crime data analysis)



The longer properties remain blighted, the more they serve as magnets for criminal behavior and lower property values, and deprive surrounding neighbors who follow the law of their property rights

Current code enforcement tools cannot compel evasive or insolvent owners to rehabilitate



Government involved initiatives are slow (two or more years), inefficient waste of resources and taxpayer dollars

Spot Blight proceedings falsely convey the message that a locality wants to own a property when the opposite is true

Localities want viable properties contributing to tax rolls and neighborhood stability

As it stands today, in order to solve the problem of a neglected, blighted property, the government has to file a Spot Blight case to seize it in order to save it

The problem is problem properties are not getting fixed



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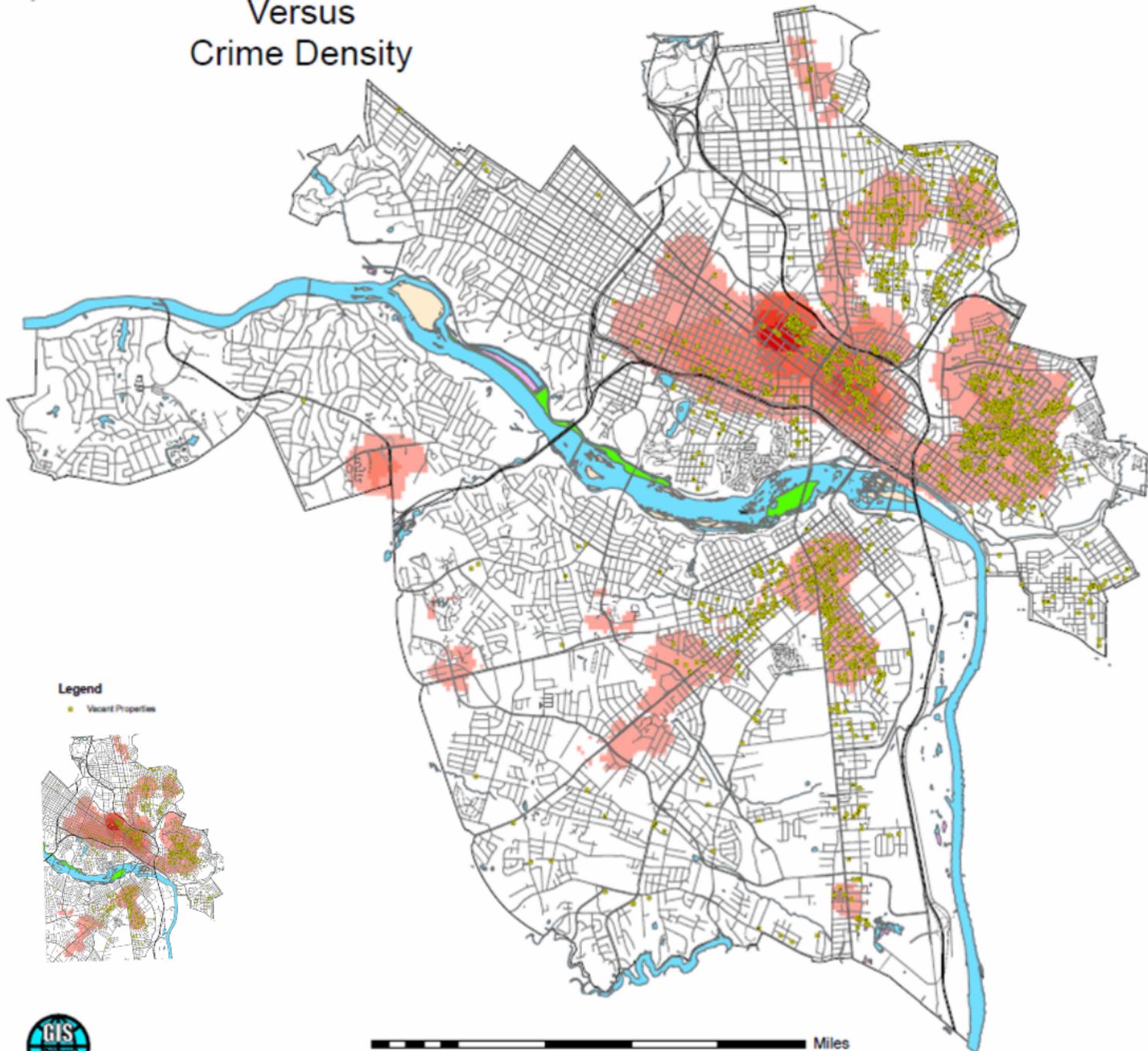
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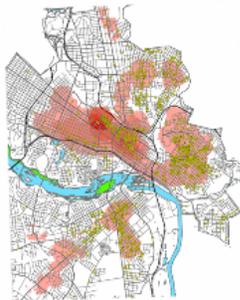


Vacant Building Locations Versus Crime Density

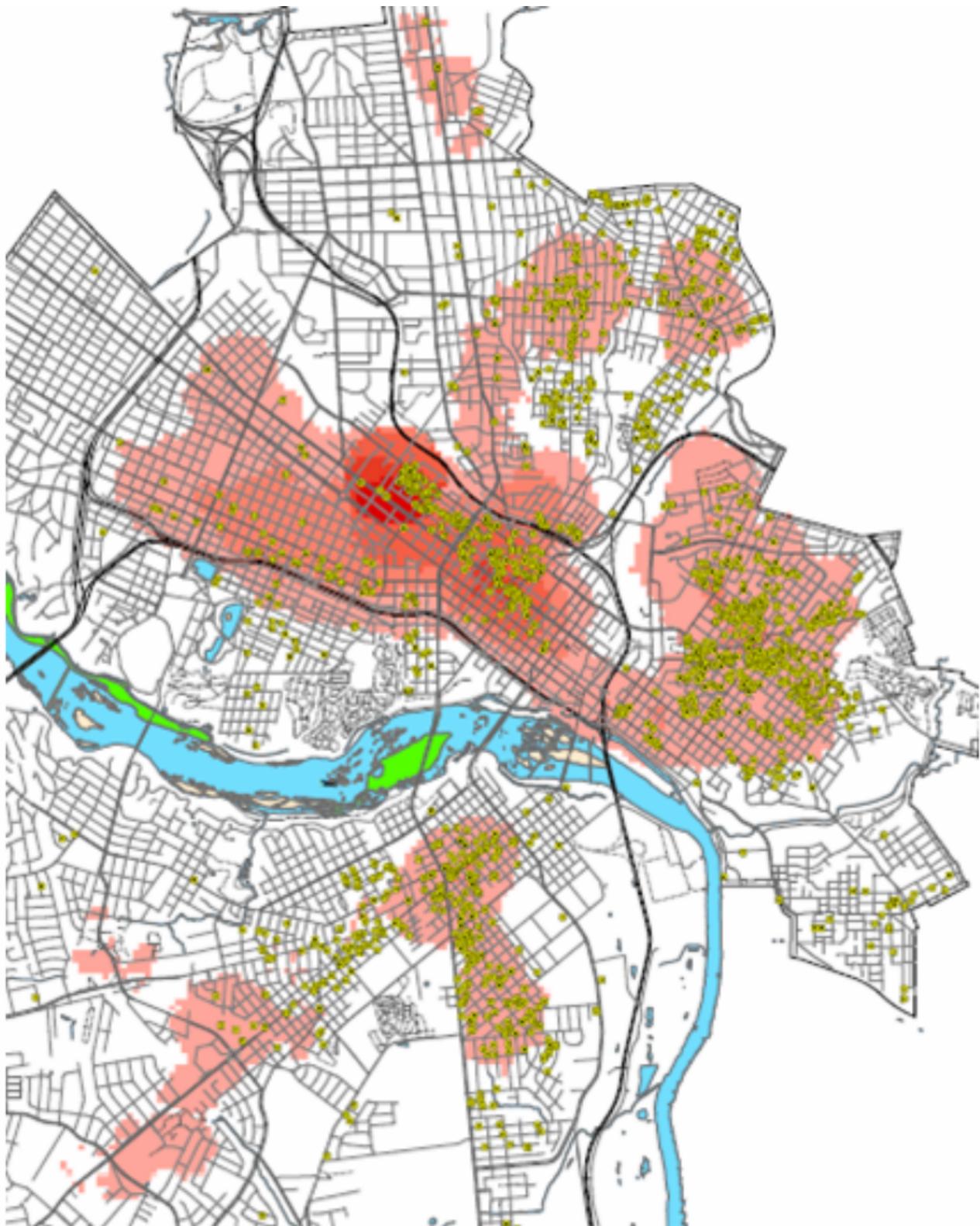


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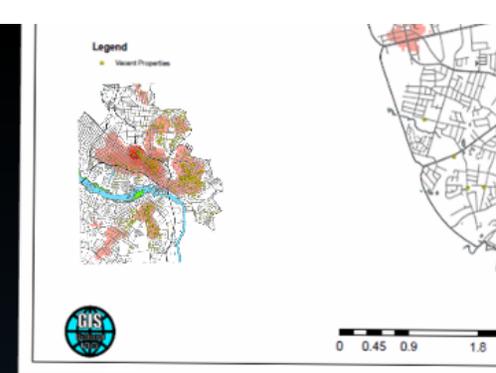
● Vacant Properties



0 0.45 0.9 1.8 2.7 3.6 4.5 Miles



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The Process

Began as Senate Bill 1312

Worked with Chip Dicks and Mark Flynn to significantly alter the legislation from last year

Receivership concept now is really in name only - the revised version includes the "first half" of the idea of receivership

It is only adds an enhancement of existing tools, Spot Blight and Tax Sale

The transfer of ownership provision allowed in traditional forms of receivership was removed

The goal of adding the concept of receivership remains: restore the house to a livable condition

Revised proposal would allow the concept of receivership to be used only AFTER Spot Blight proceedings begin.

This step signifies the seriousness of the blight and neglect and that the property is a danger to the surrounding property owners and the locality wants the problem solved



Localities can put more money into hiring more lawyers to file more Spot Blight cases but that does not solve the problem

Can not repair a derelict property or sign a development agreement to repair a property until Spot Blight proceedings are concluded

Allowing the concept of receivership adds a flexible tool within Spot Blight legislation to speed the repair of the property and encourage the owner to address the issue

In Baltimore, 85% of cases were resolved by owners prior to action by the government



Ownership remains unchanged unless process proceeds to conclusion

Owner can negotiate a private sale before, during or after renovations

Owner can resolve at anytime by by paying liens

Result the same = restored, livable house



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The Solution

Adding the concept of receivership to be employed as part of existing tools benefits owners, neighbors, and locality

It is the missing catalyst for finding a solution to make a problem property and otherwise unmarketable property into a viable asset

Owners get assistance that results in a renovated, marketable property that has been neglected for years or decades



Neighbors and the neighborhood will see property values stabilize/improve because removing the blight removes the gathering point for trash, criminals and prostitution

Locality gets a renovated house on tax rolls, removes a chronic drain on police and fire resources, and adds stability and safety to a neighborhood

Everyone makes an investment = Everyone receives a benefit

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Adding the concept of receivership to be employed as part of existing tools benefits owners, neighbors, and locality

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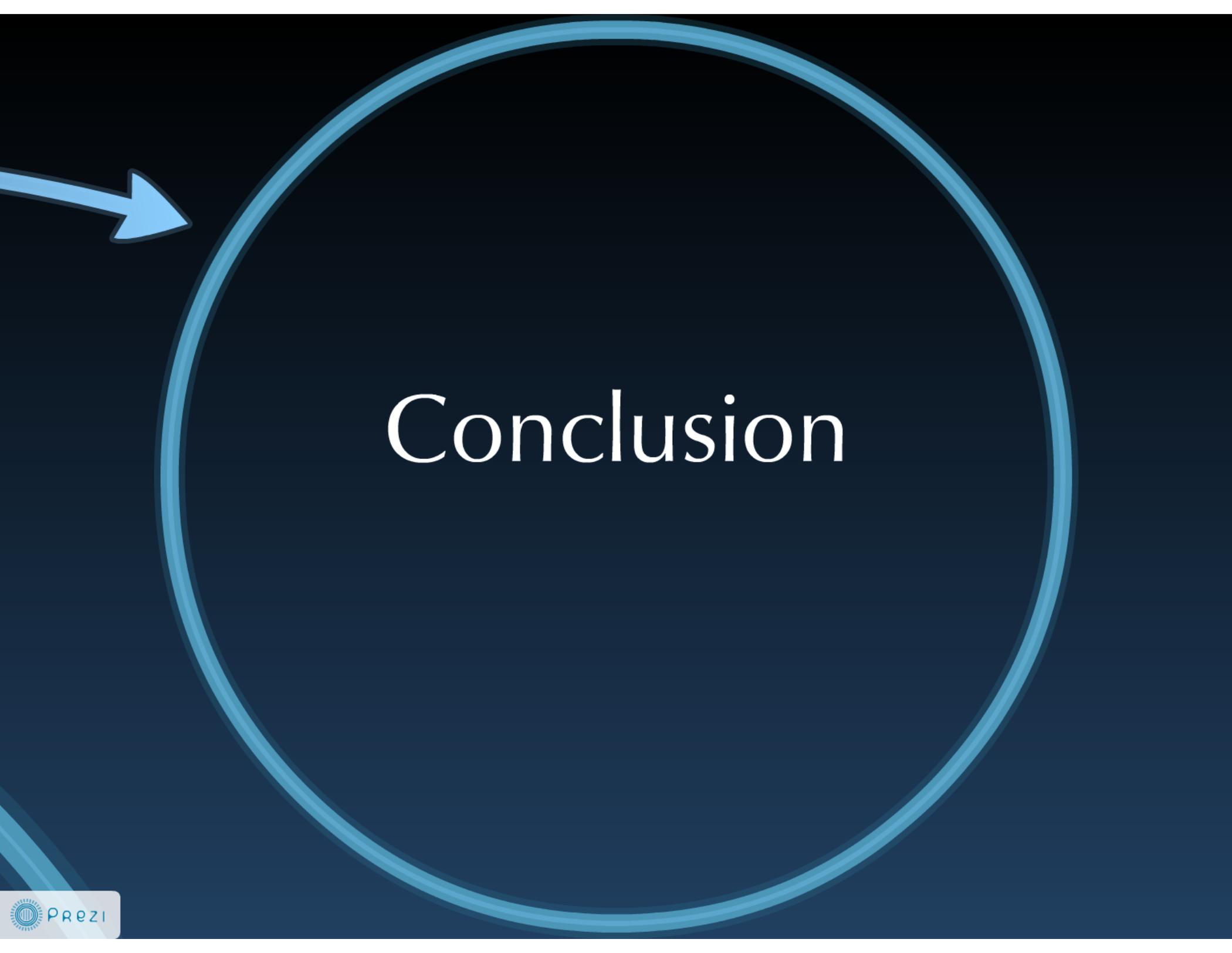
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Receivership and the concept of receivership will be a quality tool to address a problem-solving tool (or other tool) in a community, neighborhood, or village that has been neglected or under-served.

Locally, you can implement receivership, services, programs, policies, and other initiatives, and other to improve your community.

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