VAPSTAT Forum Presentation

April 29, 2013

Agenda

4:00-4:15
- Welcome and Introductions
- Background, Intent & Scope of VAPSTAT Forum

4:15-4:30
- Key Definitions & Numbers
- LMG Current Initiatives

4:30-5:10
- Key Performance Indicators
  - Demolitions, Foreclosures, Boarding/Cleaning, Revenue Collection

5:10-5:30
- Questions
- Closing Remarks

~ Please submit VAPSTAT feedback form on back page of ~ presentation at end of meeting

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INTRODUCTION

Background

Background: With more than 5,000 reported vacant properties (over 1,100 of which are listed as abandoned) in 2012. Louisville, like much of the country, has struggled to make a significant impact against the problem of vacant and abandoned properties. Despite on-going efforts to address the problem at all levels, there is a growing sense that the magnitude of the problem demands a more comprehensive and coordinated response from all parties to have a substantial and lasting impact.

Strategic Goal: Mayor Fischer and his administration have set a strategic goal of reducing abandoned properties by 40 percent by 2015 and 67 percent by 2017.

During VAPSTAT, short for Vacant and Abandoned Properties Statistics, the Mayor and City leaders from across multiple departments and agencies will use data and metrics to assess Metro Government's performance in tackling the complex problems associated with the city's many vacant properties.

VAPSTAT will analyze progress against key vacant and abandoned property metrics like the number of Code Enforcement Service Requests, Foreclosures, Demolitions, and the amount of Liens Collected. With this information, the Mayor and his senior management team will track trend data to assess the impact of current initiatives and identify new tactics or operational changes that must be made to ensure we reach our goals and ultimately eradicate vacant and abandoned properties from our community.

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Intent and Scope

In addition to meeting our strategic goal, the VAPSTAT forum will help Louisville Metro Government better:

- **Understand** the magnitude of the problem by agreeing upon a standard definition of vacant and abandoned properties and the starting number (baseline) we must address
- **Coordinate** our efforts across departments, agencies, and external partners
- **Track and improve** performance against the standard definition, baseline, and best-in-class benchmarks
- **Engage** the community and be transparent

Scope: VAPSTAT focuses on what Louisville Metro Government is doing to solve the cross-departmental, community-wide issue of vacant and abandoned properties. VAPSTAT does not focus on individual department performance tracked in LouieStat, nor does it discuss complaints about specific locations in depth.

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Key Definitions

Vacant Property	Any structure not occupied or being used for legal purposes or lot free from activity, work, or development.
Abandoned Property	Any property that has been vacant or unimproved for at least the last calendar year and, due to failure of the property owner to maintain the property, required Metro to either cut the grass/weeds, clean the lot, board the structure, or demolish the structure within the same period.

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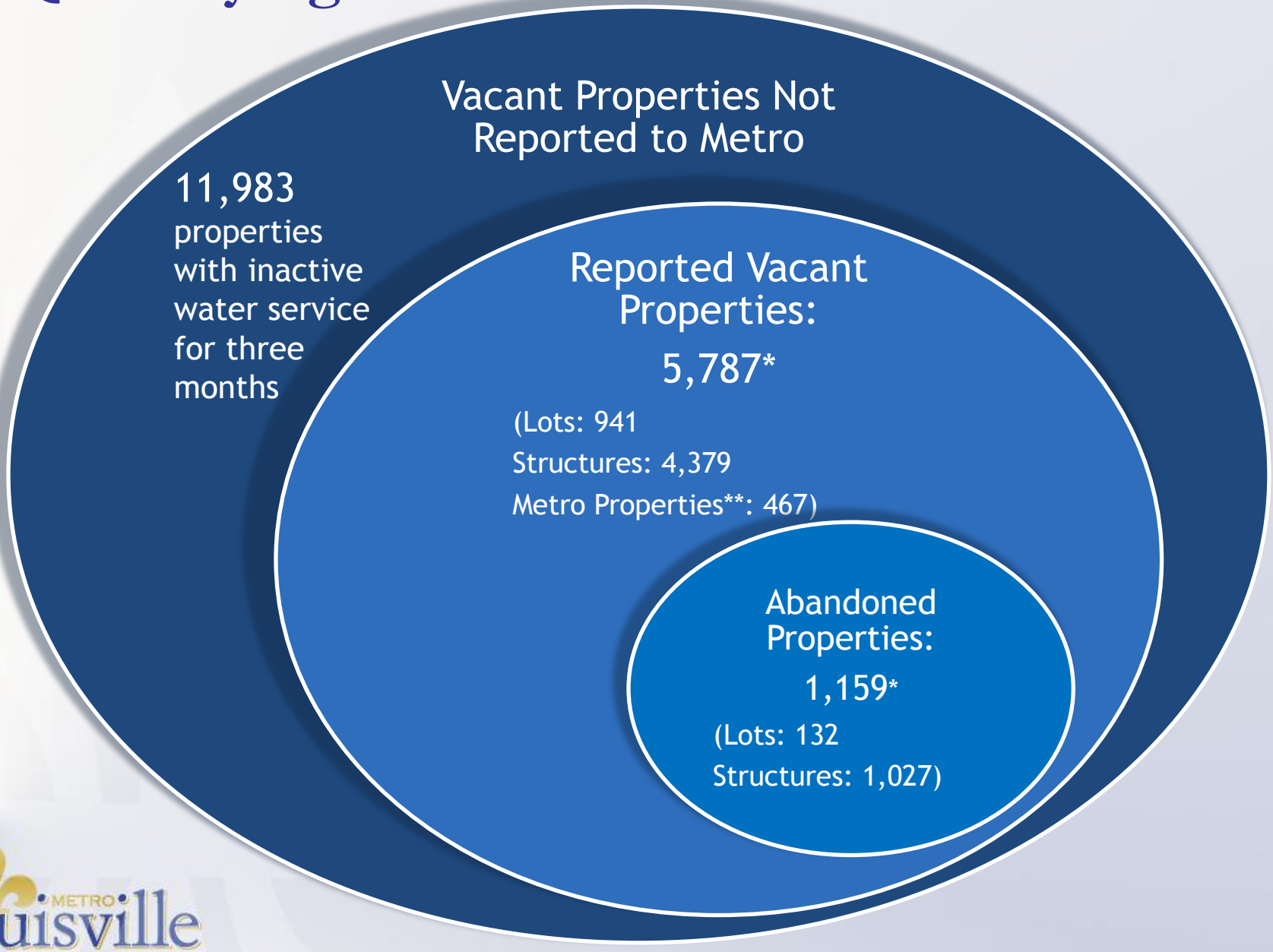
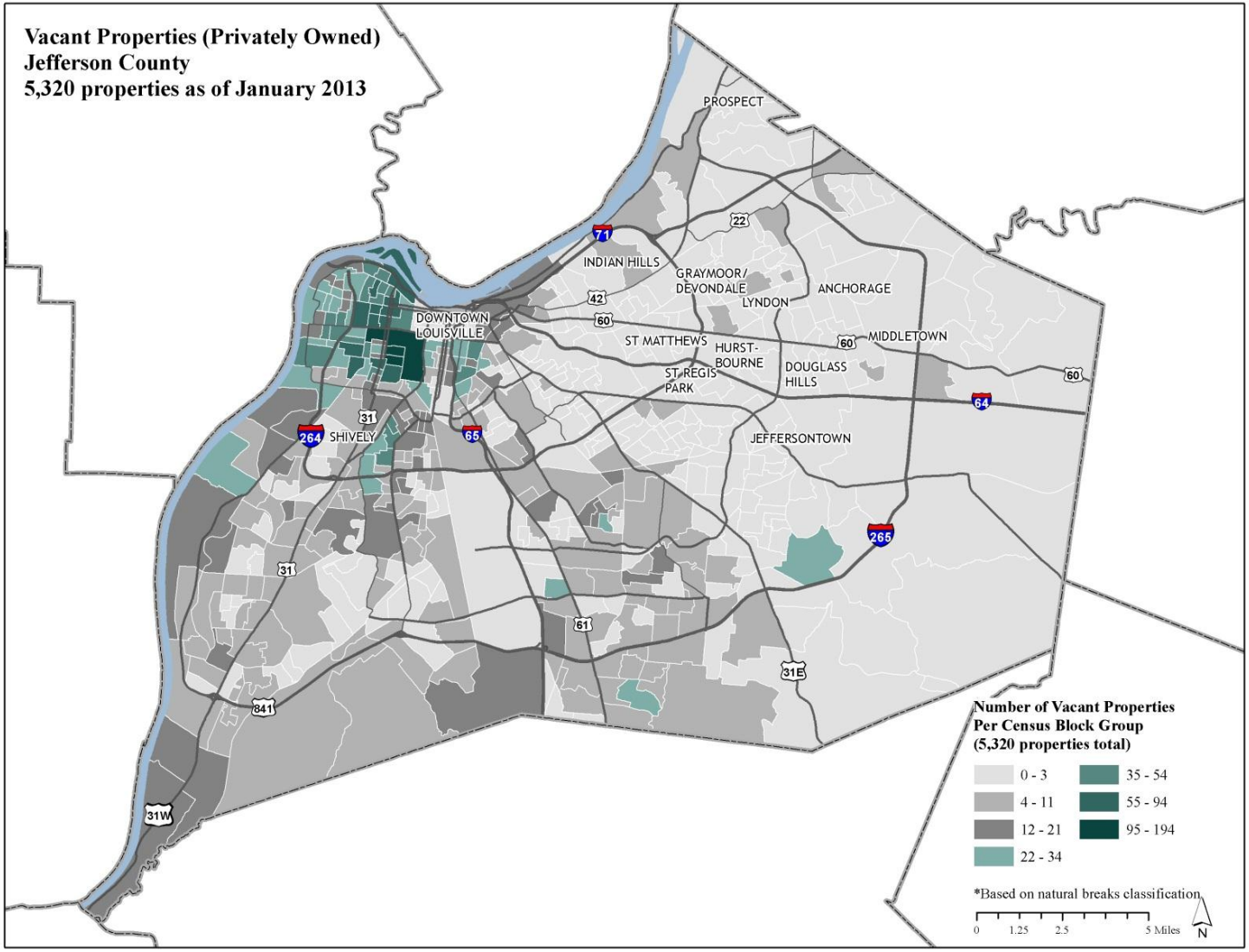
Quantifying VAPs

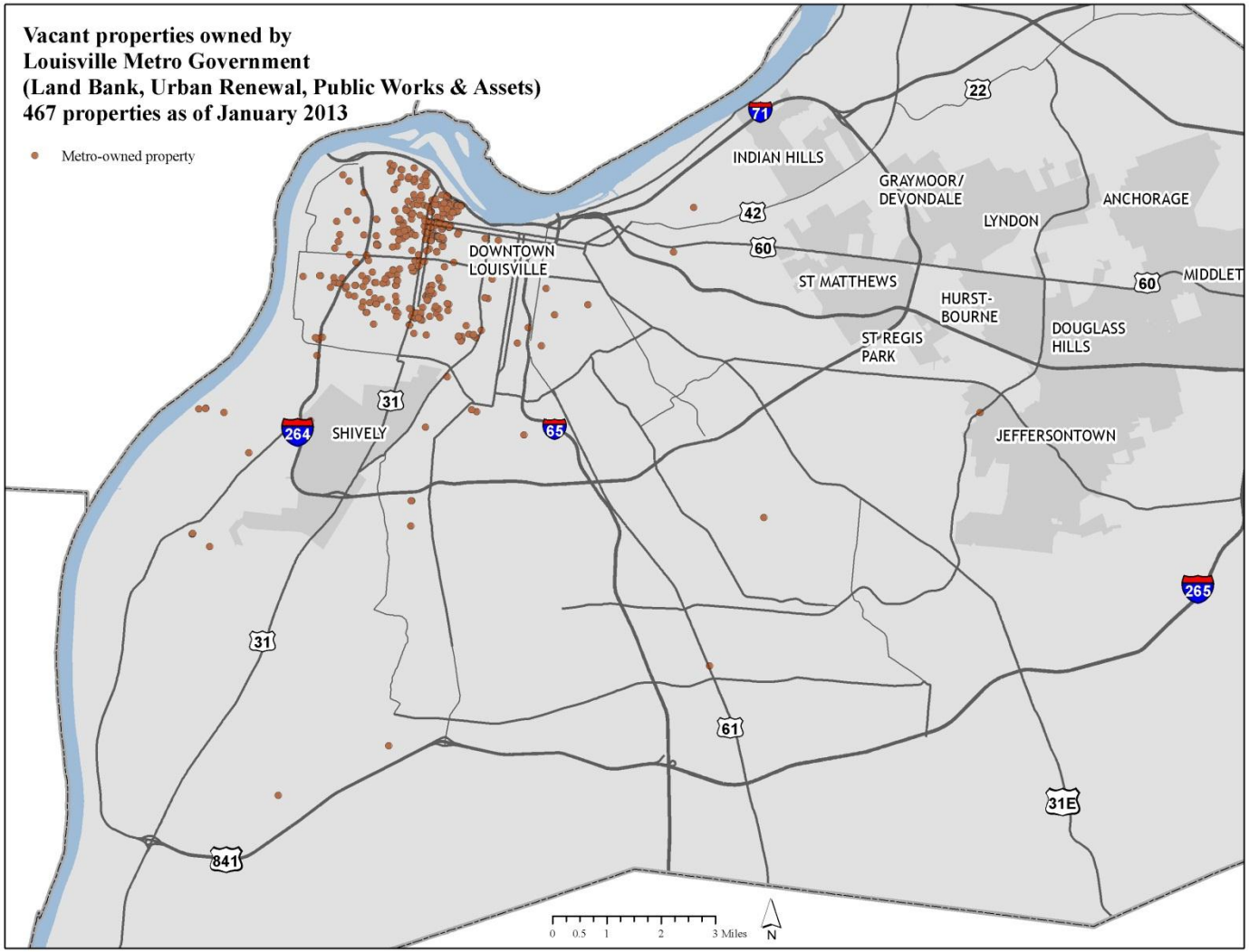


*Snapshot data from 1/15/13
** Includes Landbank, Urban Renewal and Metro Owned

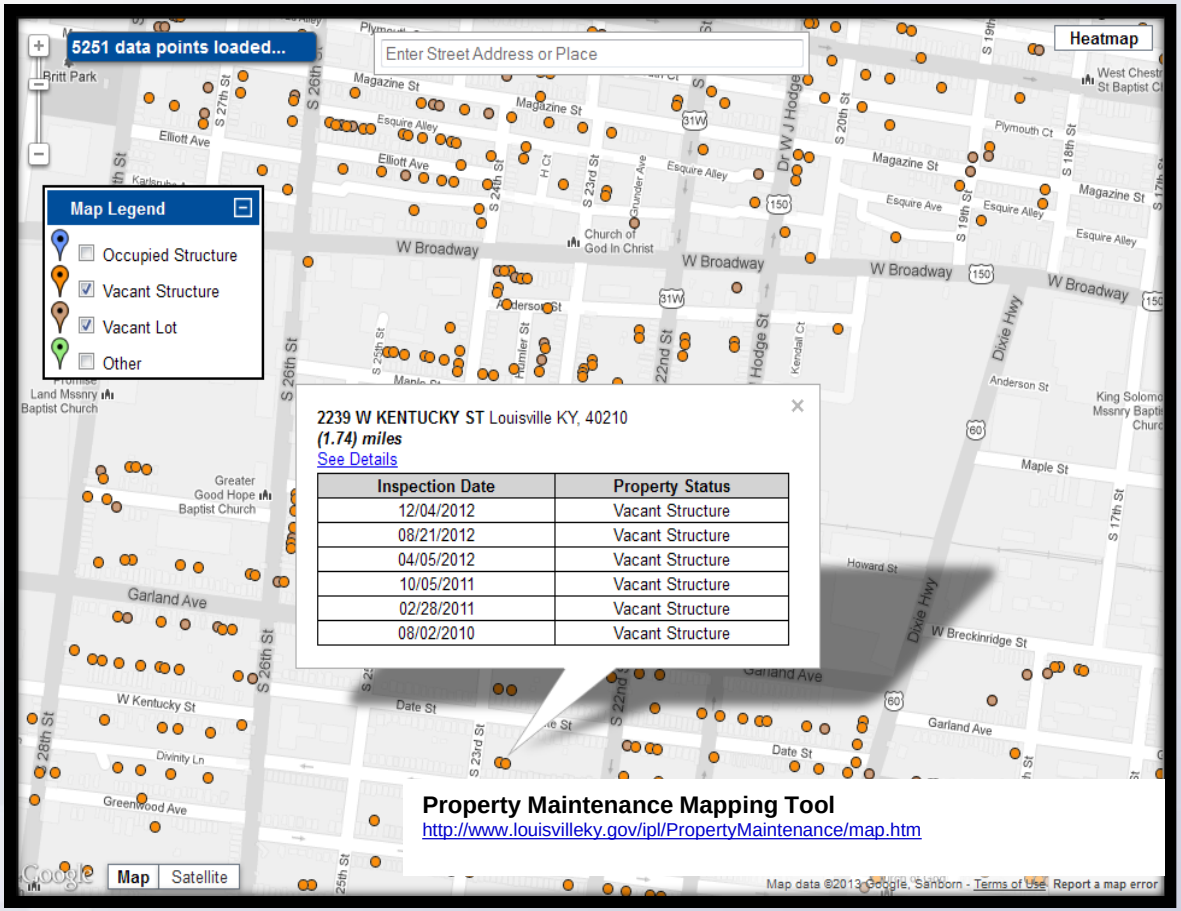
Vacant Properties by Location



Metro-owned Properties by Location



Property Maintenance Mapping Tool



Property Maintenance Mapping Tool
http://www.louisvilleky.gov/ipl/PropertyMaintenance/map.htm

CURRENT INITIATIVES

What is Metro Government doing about it?

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Current Metro VAP Initiatives

Initiative Category	Initiative	Start Date	Progress to Date
Prevention	Foreclosure and abandonment prevention. Identify borrowers in the pre-foreclosure phase and initiate outreach strategy to provide counseling to prevent foreclosure.	Nov. 2012	- Outreach committee formed - Public Service Announcement - Planned project w/ Metro TV - Foreclosure prevention segment - Updated website - Flyer/mailer and outreach strategy
Maintenance	Property Maintenance Mapping Tool. An interactive map that pinpoints vacant structures and vacant lots by address along with property maintenance violations.	Sep. 2012	- Launched in September - 2,494 site visits from September 2012 to January 31, 2013
Maintenance	Blight Out-Brighten Up. Volunteers paint plywood boards that are used to board up vacant & abandoned structures throughout Louisville neighborhoods.	May 2012*	- Over 100 boards were painted during a single spring event and have been installed throughout Louisville - Posters of this project are sold for $30 to raise money to continue and expand this project - $1,050 raised to date

*** Recurring annually – June 1st, 2013 2nd Annual**

Current Metro VAP Initiatives

Metro Organization	Initiative	Start Date	Progress to Date
Maintenance	Inmate Cutting & Cleaning Crews. A group of low-risk LMDC inmates are utilized to cut and clean Metro owned vacant lots and cleaning referrals of vacant properties	Jul. 2012	- Two inmate crews are utilized - Crews assist with over 400 vacant properties each month
Maintenance	Summer Works Programs. Youth workers assisted in cutting vacant lots through Mayor's SummerWorks Program.	Jun. 2012	- 46 youth workers assisted with cutting 648 vacant lots - June 11th – July 26th
Acquisition	Targeted foreclosure. By targeting vacant and abandoned properties for foreclosure, Metro can then return them to productive use by selling the property at auction to a new owner	Jul. 2012	- 79 foreclosures have been initiated* - 3 have been settled (property sold to third party)
Redevelop-ment	Targeted demolitions. Demolitions remove structures that negatively affect the economic, social and health aspects of out community	Jul. 2012	- Metro has demolished 41 properties in FY13* - Owners have demolished 48 properties in FY13*

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* Through January 31, 2013

Current Metro VAP Initiatives

Metro Organization	Initiative	Start Date	Progress to Date
Policy & Enforcement	Renewed payment/collection plan. 50 civil suits will be targeted that have accumulated fine and liens in excess of $12,000 on multiple properties	Jul. 2012	- 10 civil suits have been initiated in FY13* - 4 suits have been resolved ($27,010.87)
Policy	Cost Recoupment Revamp. OMB is more actively trying to recoup costs of Metro maintenance of private property.	Jul. 2012	- Collected $667,409 to date in current fiscal year* - This represents a 72% increase over the same time last year
Policy & Redevelop-ment	Master Plan for Vacant and Abandoned Properties. The plan will guide and prioritize Metro's agenda and highlight areas of opportunity for public and private investment.	Nov. 2012	- In development - RKG is assisting in the Master Plan

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* Through January 31, 2013

DEMOLITIONS

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Demolitions

- **Why measure:**
  - Abandoned, deteriorating structures pose a blighting influence on the neighborhood, depressing property values and community vitality, and in some cases, pose a direct health and safety concern to citizens.
- **Measurement method:**
  - Count of vacant/abandoned structures demolished monthly by Louisville Metro; demo permits by private property owners
- **Target:**
  - 100 per year (steady state) – 8 to 9 structures per month after initial project ramp up

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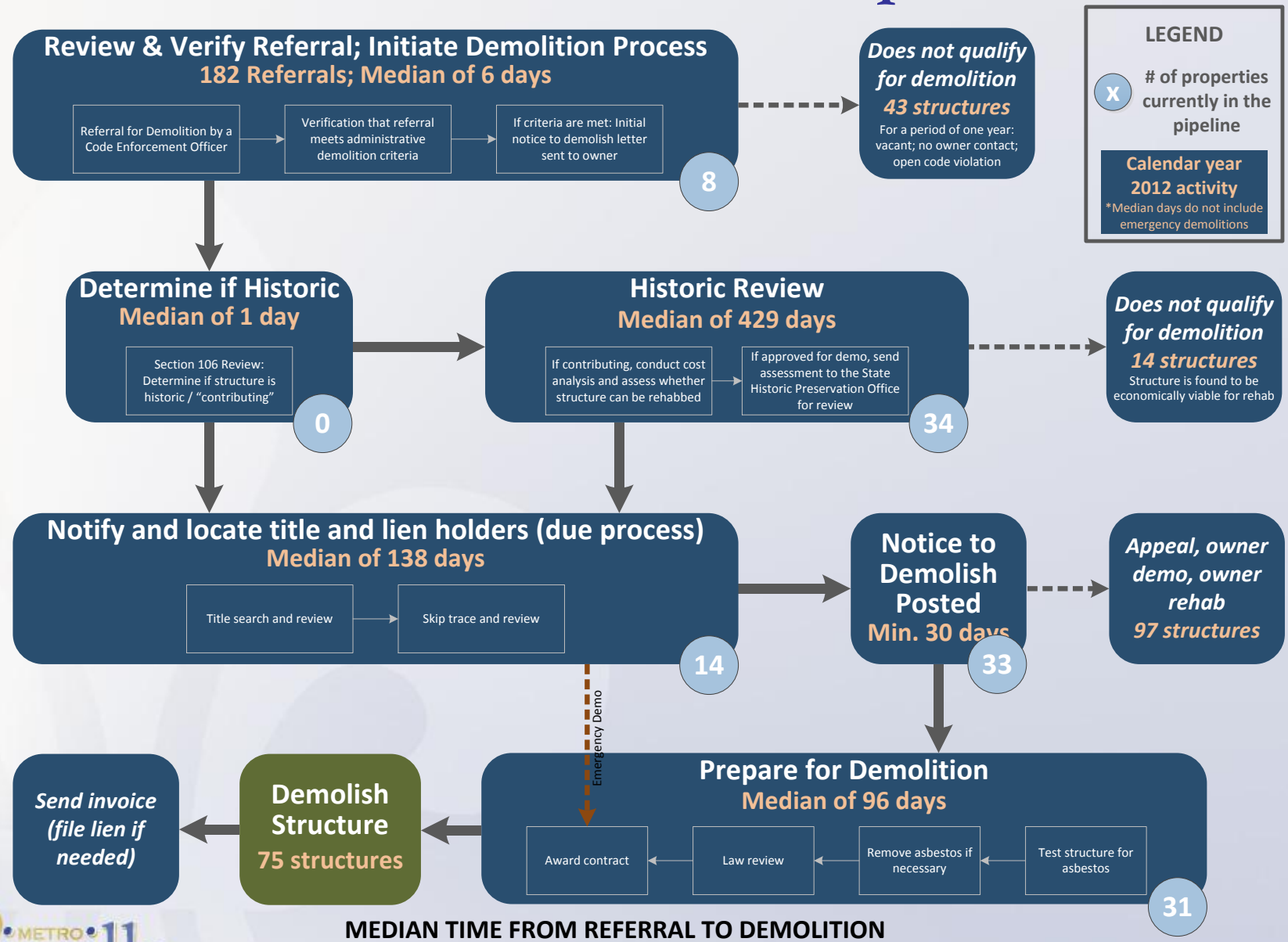
Demolitions Process Map - 2012



MEDIAN TIME FROM REFERRAL TO DEMOLITION
587 days (31 days for emergency demos)

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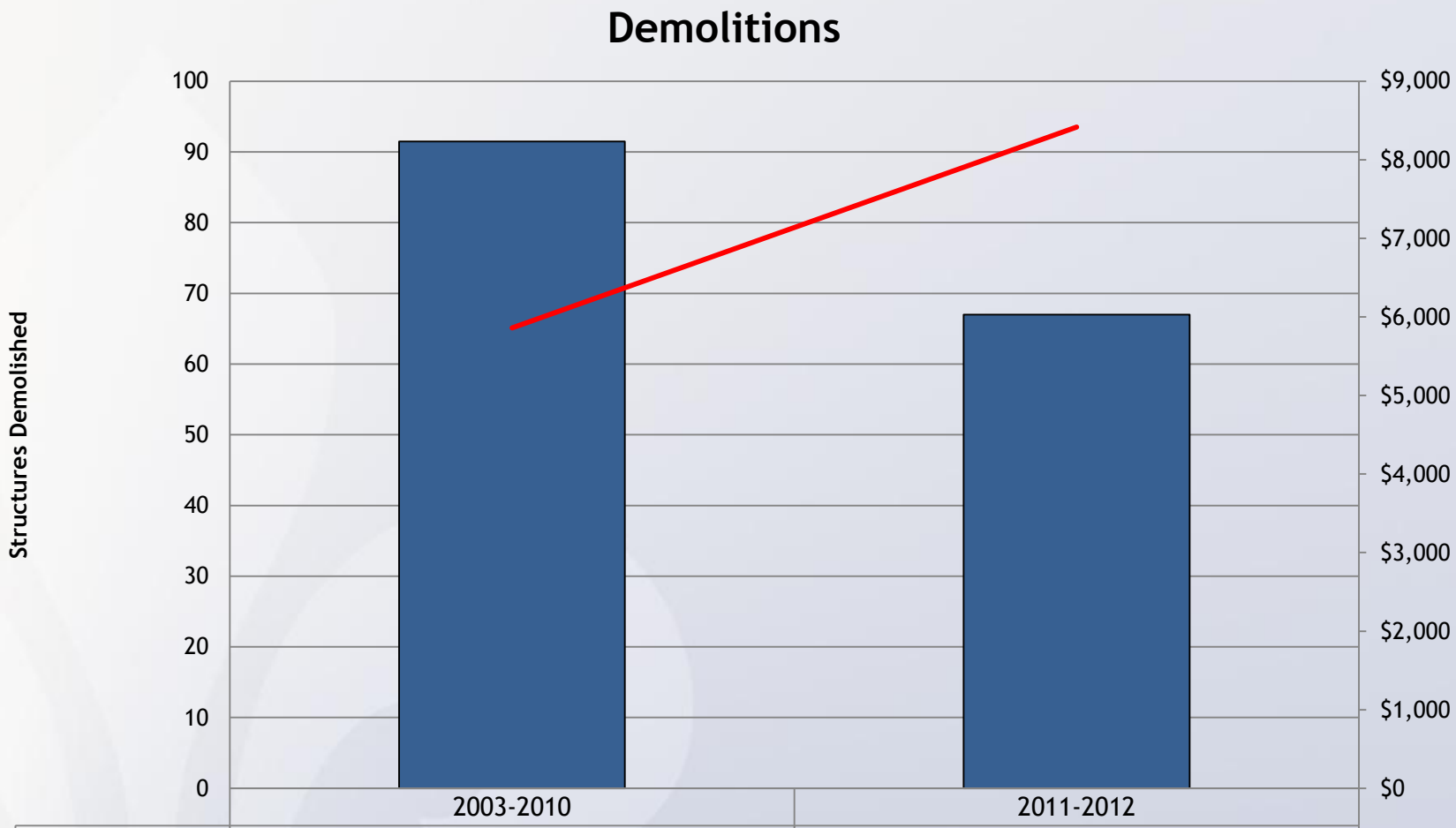
Post-Merger Historical Data



	2003-2010	2011-2012
City Demo Average	91.5	67
Average Cost per Demo	$5,860.24	$8,417.85

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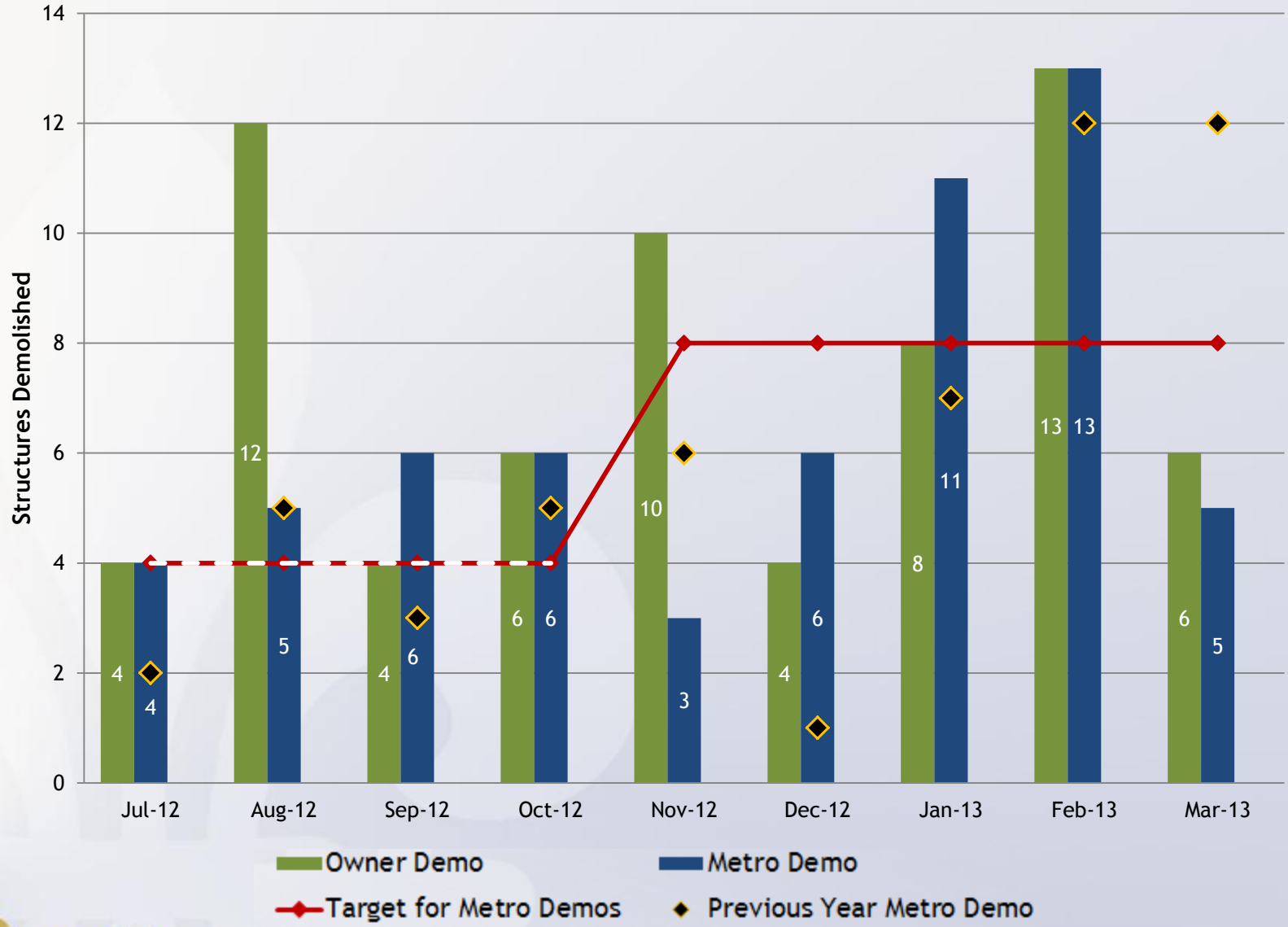
Current Demolitions



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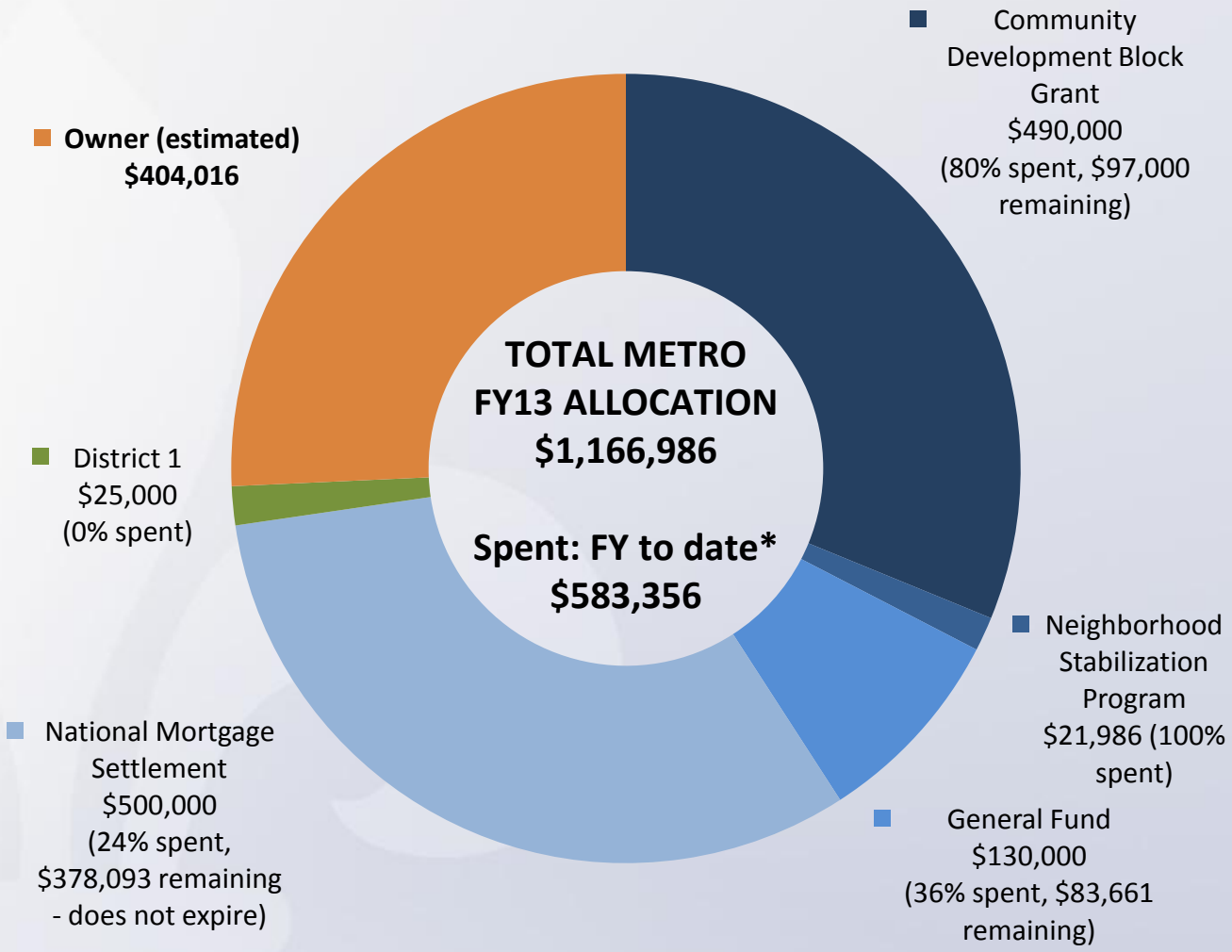
Funding Sources for Demolitions (FY13)



* As of 4/1/13

FORECLOSURES

Foreclosures

- **Why measure:**
  - Foreclosure is a significant tool that enables Louisville Metro to return an abandoned property to productive use by changing the owner(s).
- **Measurement method:**
  - Count of vacant/abandoned properties on which Metro has initiated foreclosure or escheatment
- **Target:**
  - 100 per year (steady state) – 8 to 9 properties per month after initial project ramp up

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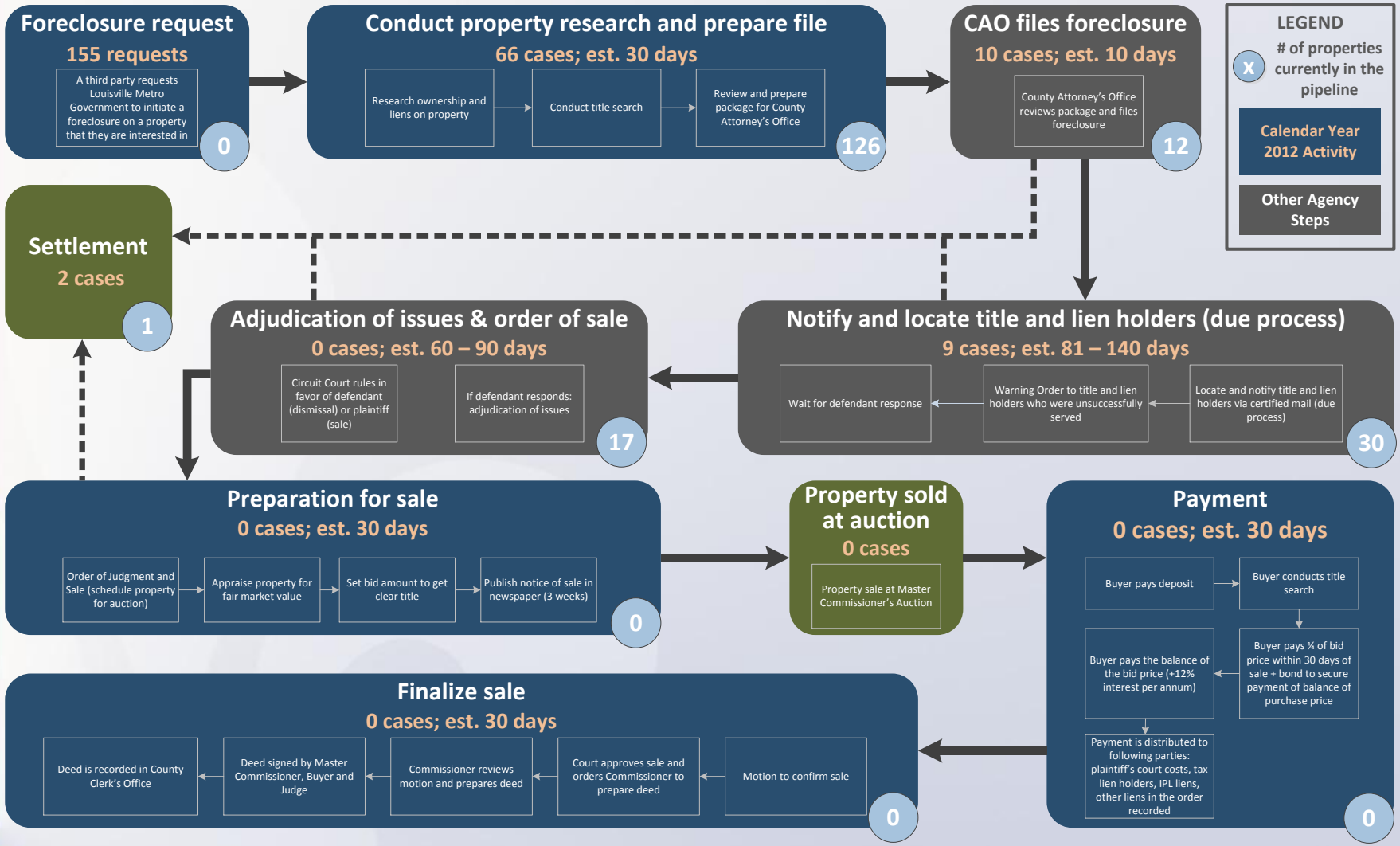
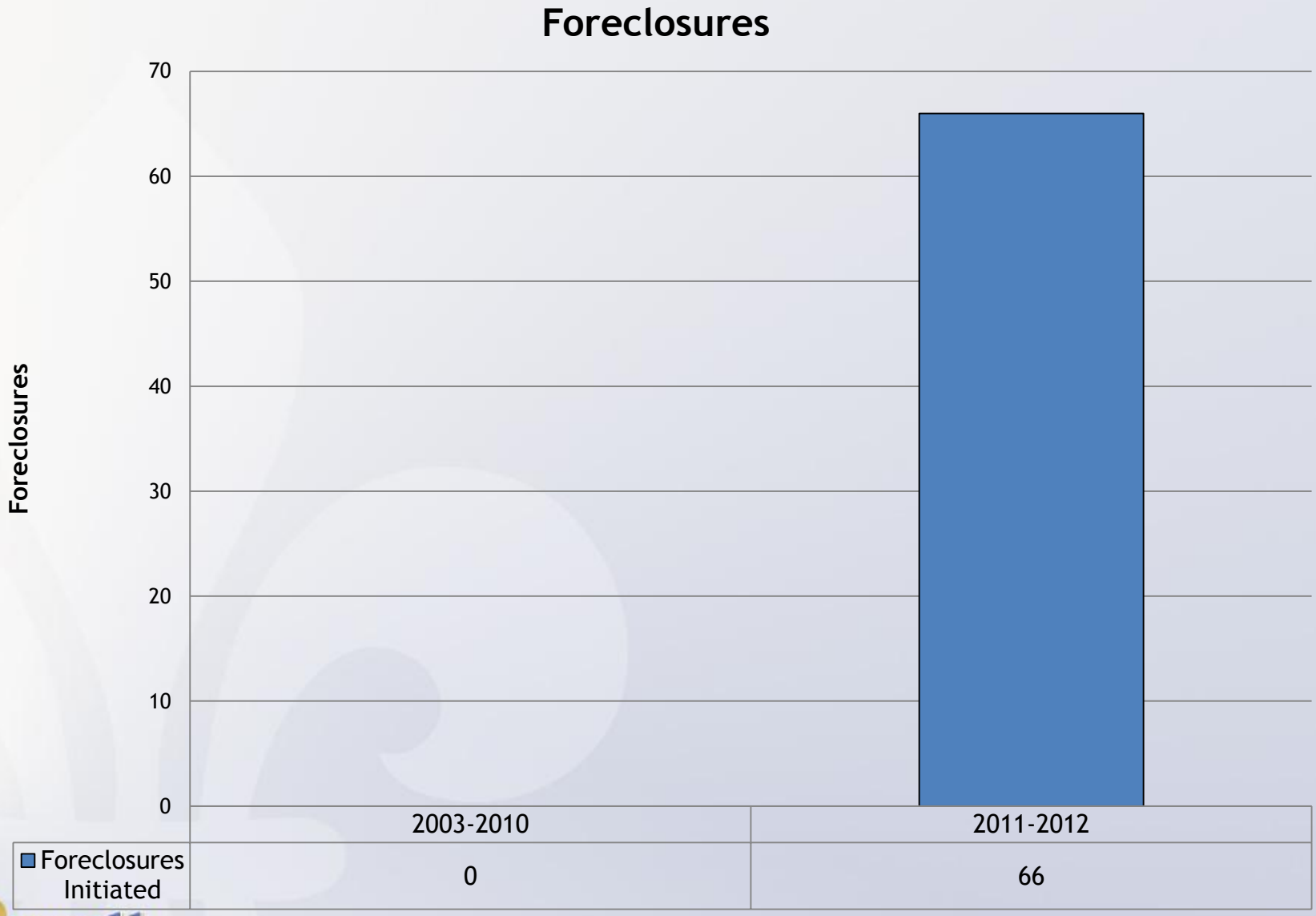
Foreclosure Process Map – 2012

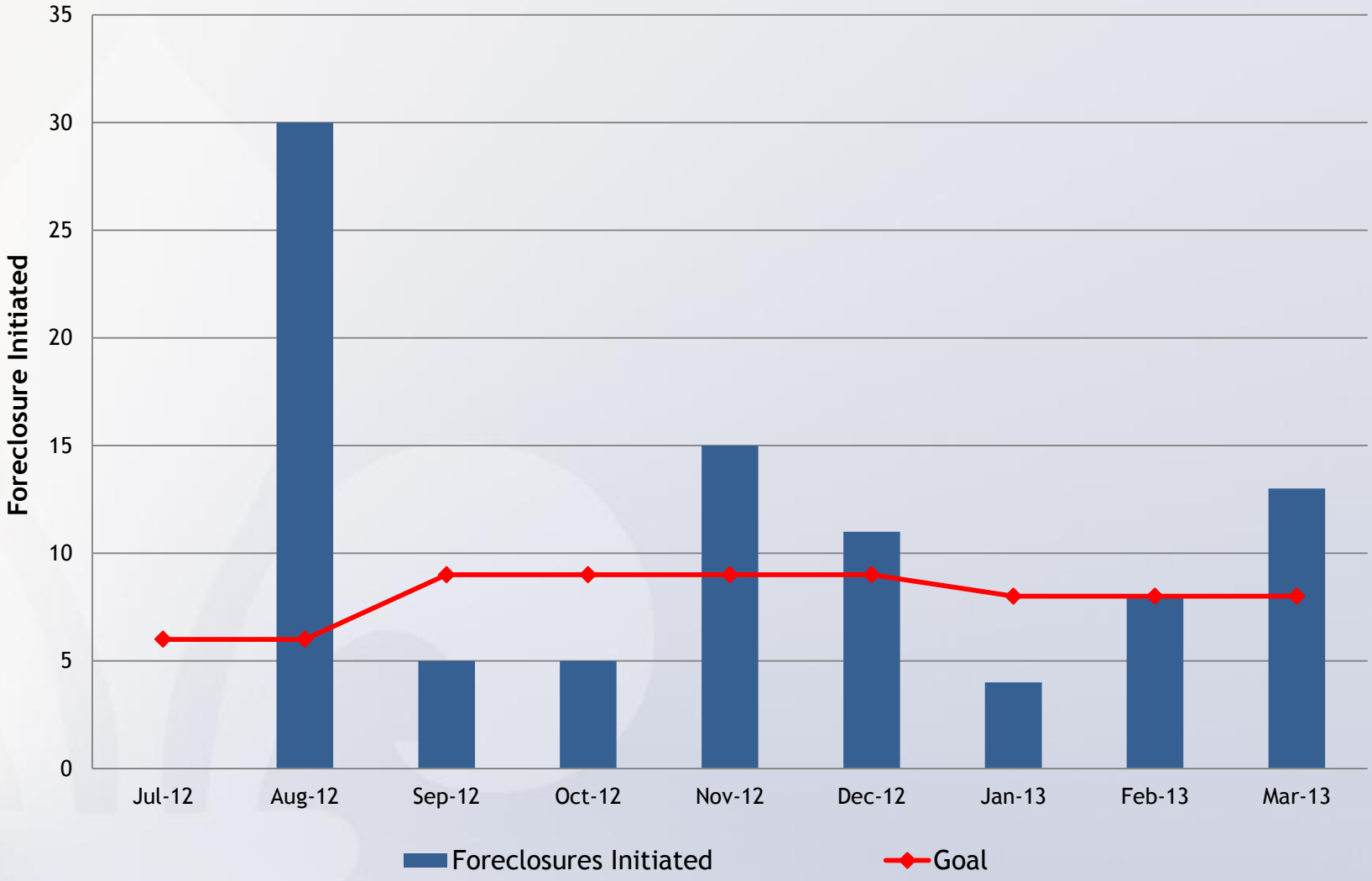


***Because this is a new program for Louisville Metro, there have not been enough cases to generate reliable data on the time it takes to complete each step of the process.**

Post-Merger Historical Data



Current Foreclosures by Month



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BOARDING AND CLEANING

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Boarding and Cleaning

- **Why measure:**
  - The number of boarding & cleaning referrals represents vacant properties not being maintained by their owner. The number of referrals completed reflects the abatement work Metro has performed in an effort to reduce blight and ensure public health, safety and welfare.
- **Measurement method:**
  - # of boarding and cleaning new referrals in a month
  - # of boarding and cleaning cases resolved in a month
  - # of open boarding and cleaning referral cases open at the end of a month
- **Target:**
  - Boarding: 160 cases resolved/month
    - Refers to open boarding referrals abated by Codes and Regulations
  - Cleaning: 450 cases resolved/month
    - Refers to open cleaning referrals abated by Codes and Regulations

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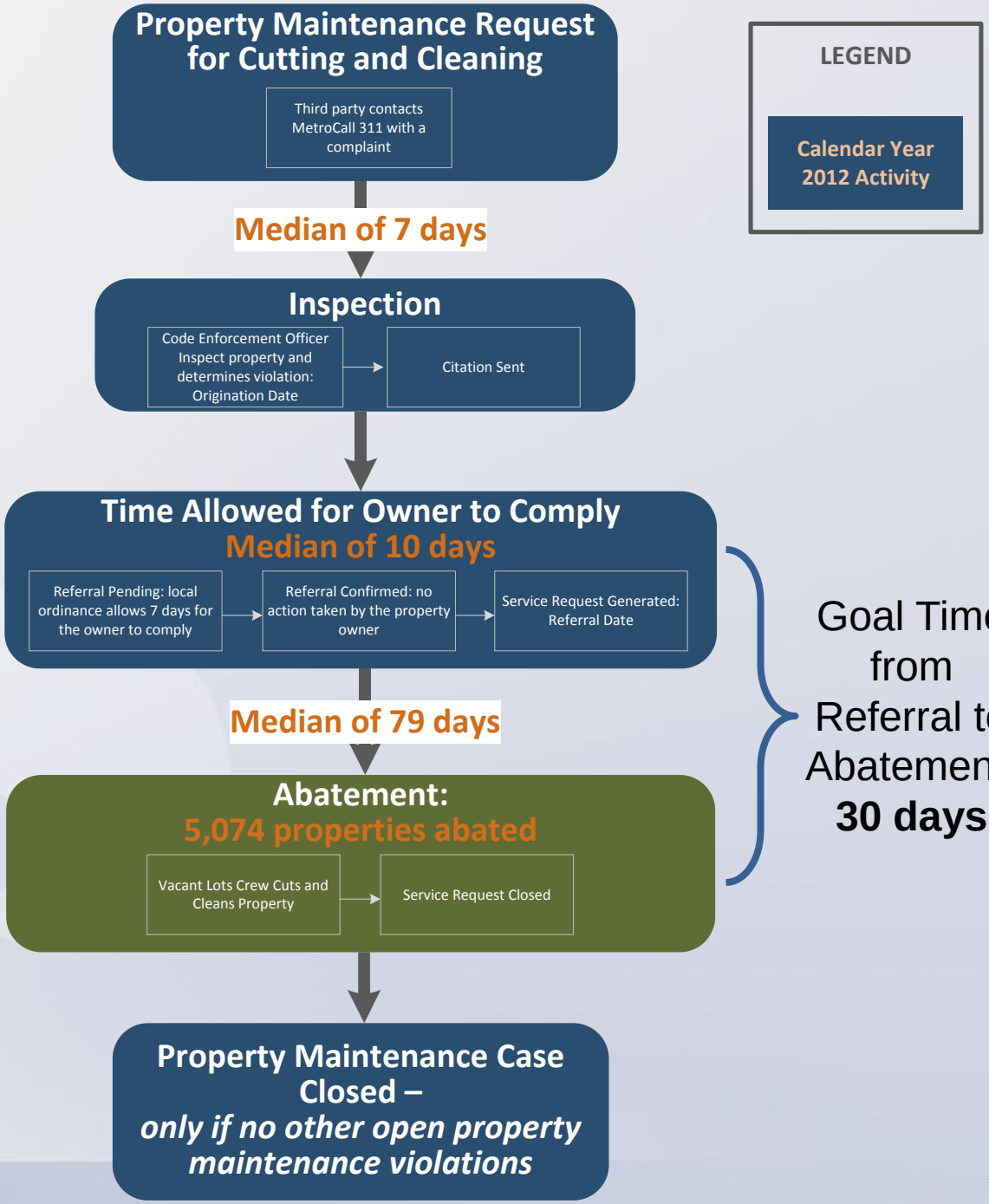
Cutting & Cleaning Process Map

Median Time from Request to Abatement:
96 days



Goal Time from Referral to Abatement:
30 days

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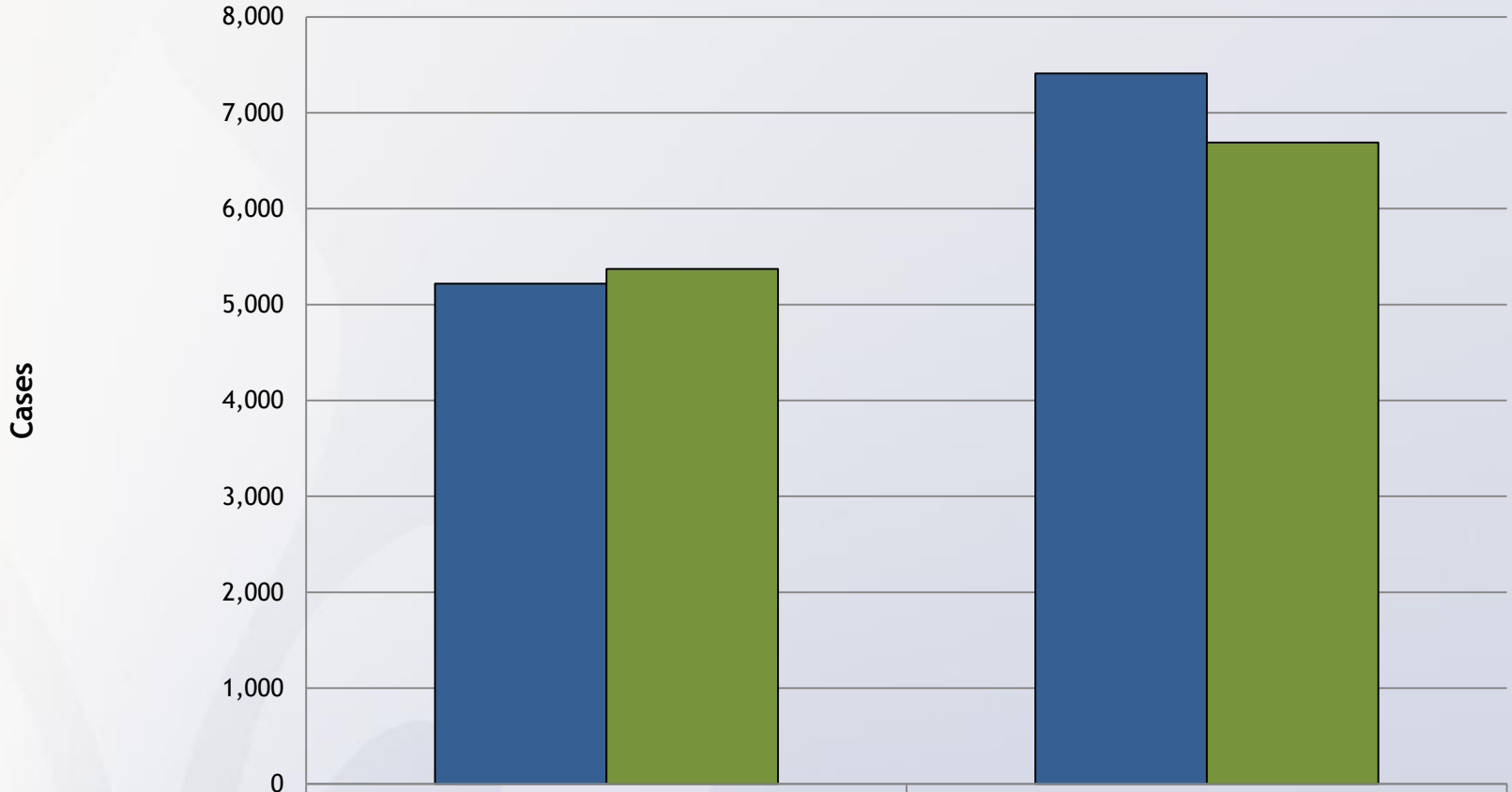
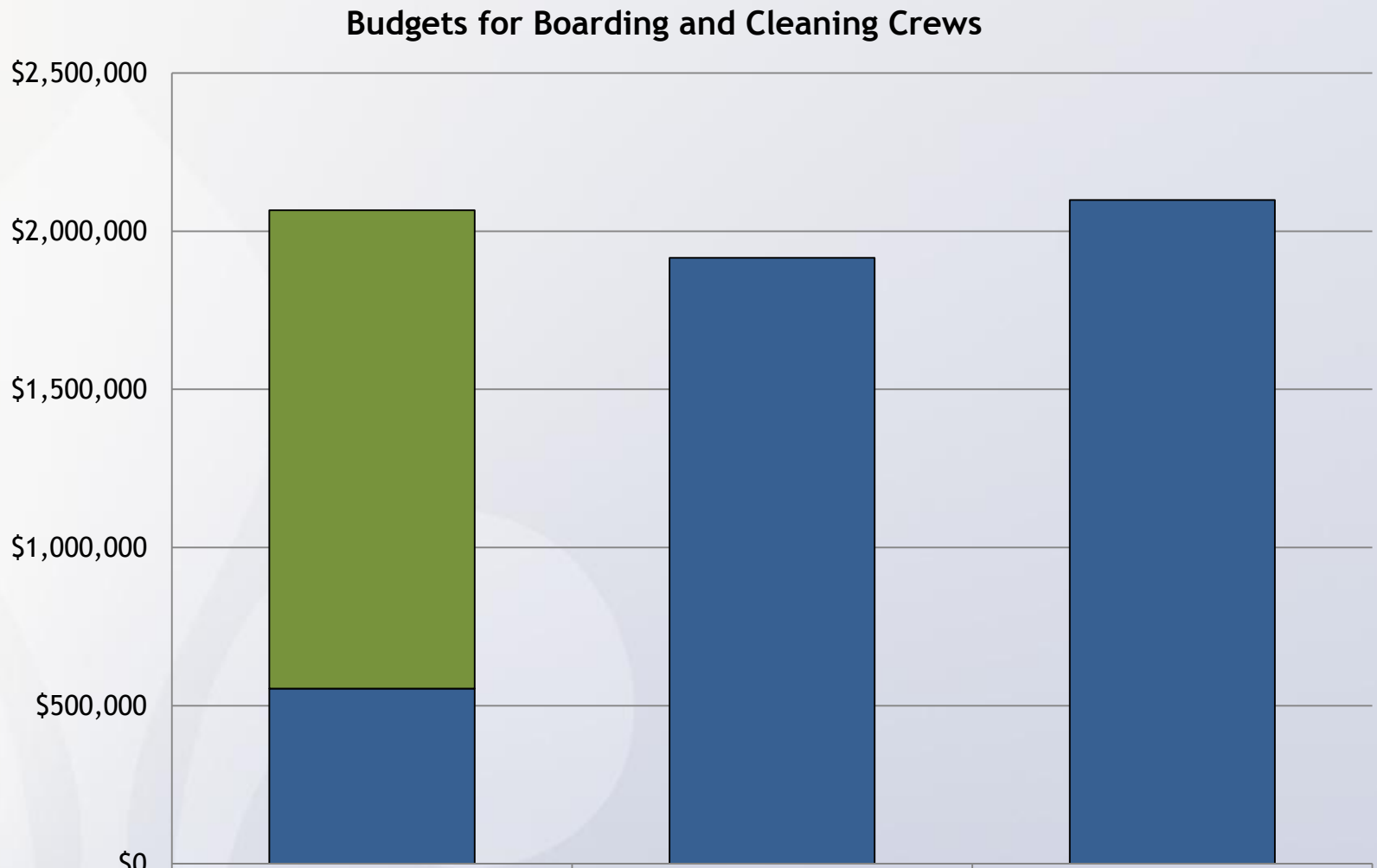
Post-Merger Historical Data

Boarding and Cleaning Referrals



	2007-2010	2011-2012
Average Open Referrals Received	5218	7410
Average Open Referrals Closed	5371	6692

Post-Merger Historical Financial Data



	FY2003-FY2011 Average	FY2012	FY2013
CDBG	$1,512,320	$0	$0
General Fund	$554,196	$1,915,500	$2,098,600

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Boarding

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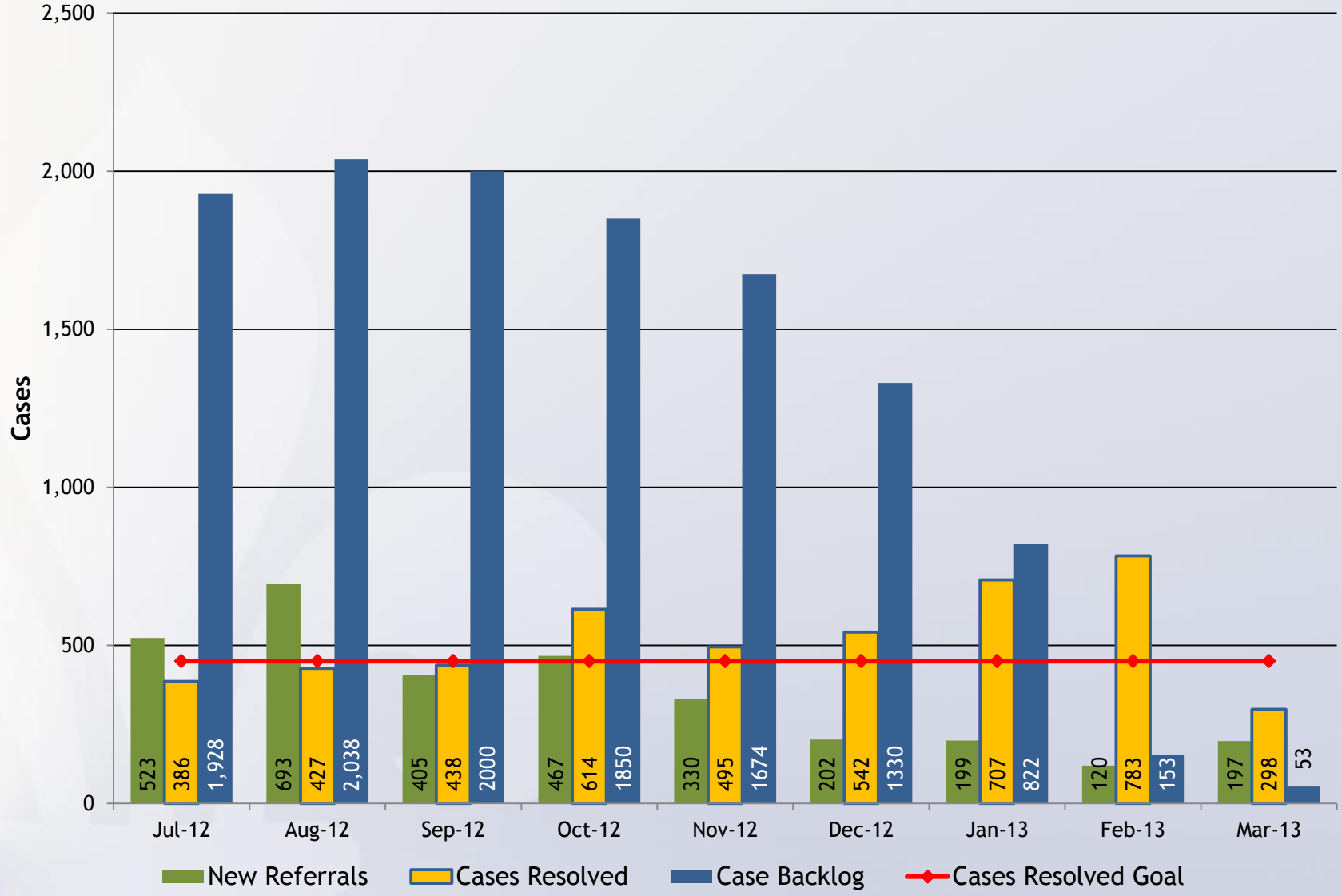
Cutting and Cleaning



* Codes and Regulations also maintains Metro properties (~467) monthly, which are not displayed in this chart

Payment/Collection from Fines, Abatement Cost, & Liens

Payment/Collection from Fines, Abatement Cost, & Liens

- **Why measure:**
  - Fines are a tool used by the code enforcement officer to encourage property owners to correct violations of the Louisville Property Maintenance Code. Abatement cost is the cost incurred by the City to correct violations (cleaning, boarding, etc…) Unpaid fines and abatement cost are secured by filing liens against the property. Funds recovered by Louisville Metro could enhance maintenance on vacant property and create programs designed to avoid vacancy in the future.
- **Measurement method:**
  - The dollar amount of code enforcement fines and abatement cost recovered.
- **Target:**
  - Jul – Sept (program ramp up) – $50,000/month
  - Oct - (program ramp up) - $60,000/month
  - Nov – (program steady state) – $66,733/month

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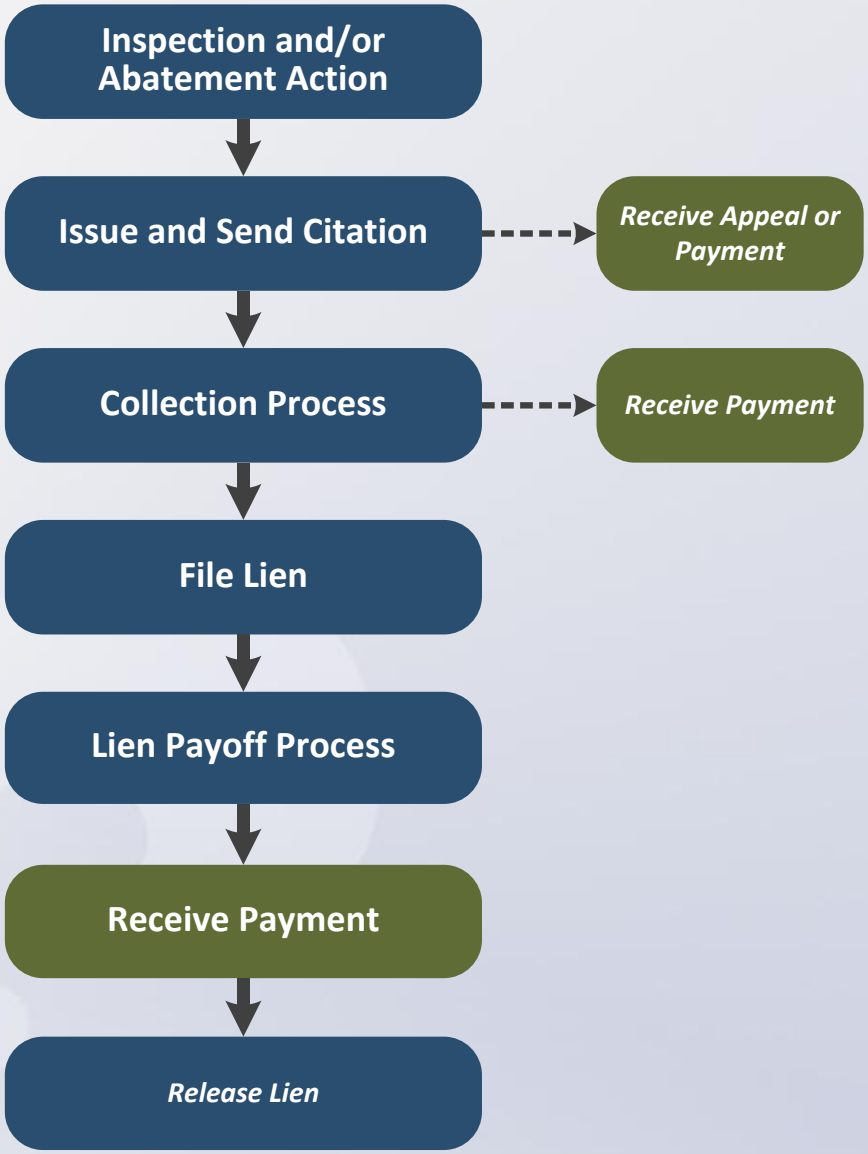
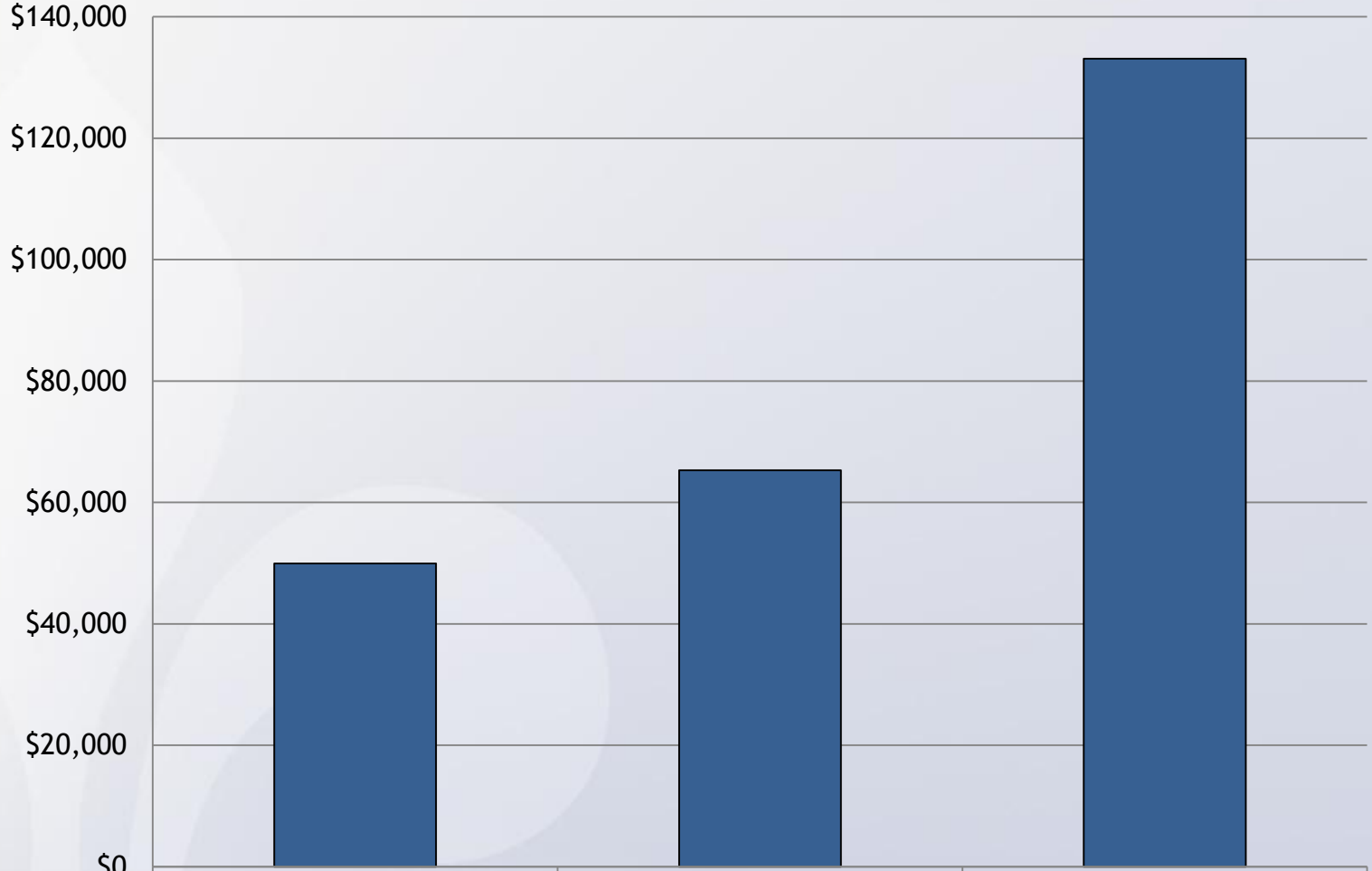
Payment/Collection Process Map

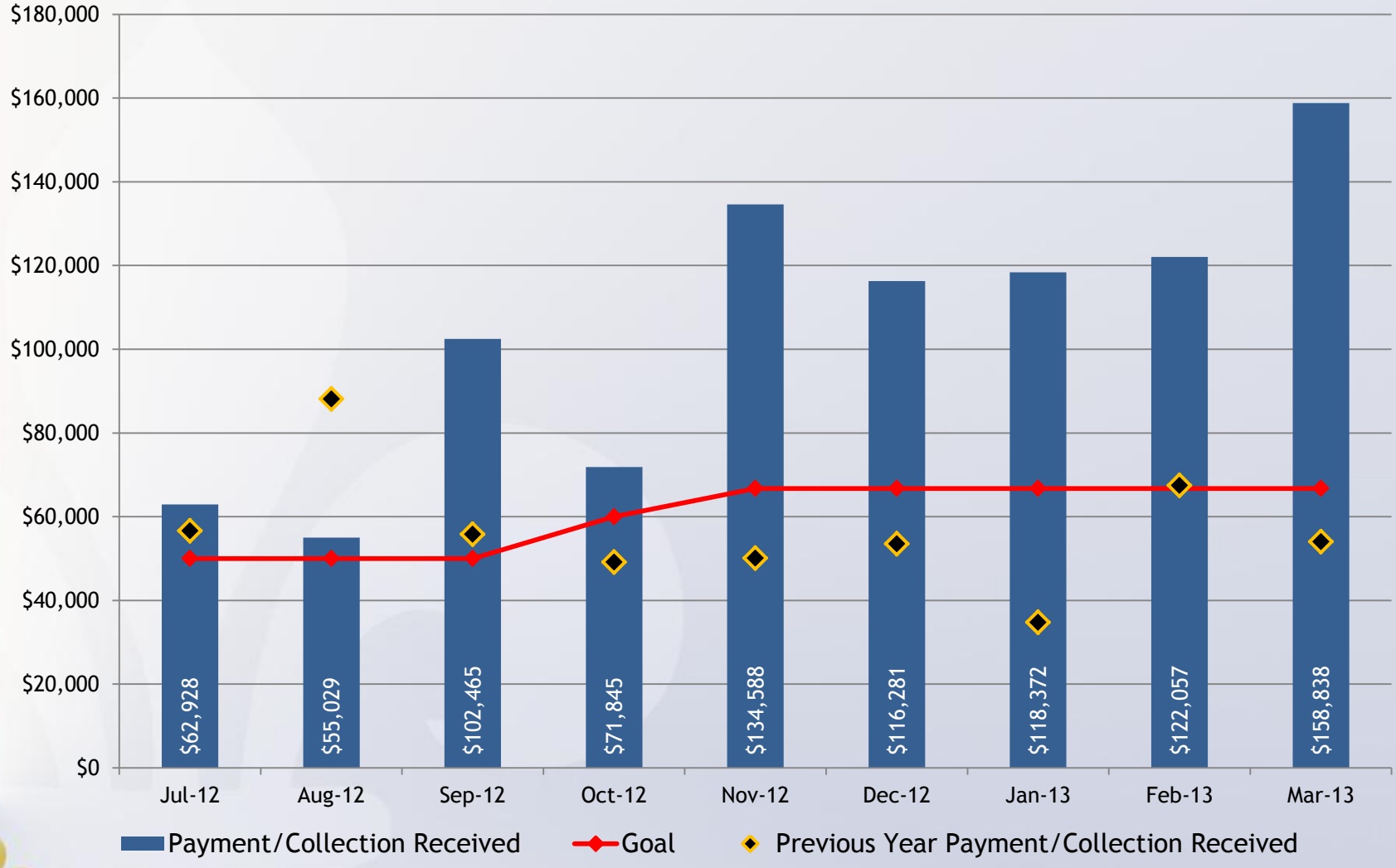


Post-Merger Historical Data



	2003-2010	2011-2012	2013 (through March)
Average Monthly Collections	$49,960	$65,304	$133,089

Payment/Collection from Fines, Abatement Cost & Liens



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Opportunities for Citizen Involvement

SPREAD THE WORD ABOUT FORECLOSURE PREVENTION
Help families who are struggling to make their mortgage payments stay in their homes. Refer them to Protect My Kentucky Home at (866) 830-7868 or visit www.ProtectMyKYHome.org.

ORGANIZE A NEIGHBORHOOD CLEAN-UP / "ADOPT A PROPERTY"
Call MetroCall at 311. Brightside and Codes & Regulations may be able to assist with supplies and services.

PARTICIPATE IN THE 2ND ANNUAL BLIGHT OUT - BRIGHTEN UP EVENT ON JUNE 1, 2013
Volunteers are recruited to paint plywood boards to enhance the boarding of vacant structures.
Call Codes & Regulations at 574-3364 or e-mail Caroline.Fletcher@louisvilleky.gov.

REPORT DUMPING, VACANCIES OR IF YOU SEE SOMEONE REMOVING PARTS FROM A BOARDED VACANT STRUCTURE
Call MetroCall at 311.

CHECK CODES & REGULATIONS WEBSITE FOR VACANT STRUCTURES AND PROPERTY MAINTENANCE ENFORCEMENT INFORMATION
Visit www.louisvilleky.gov/IPL/PropertyMaintenance

LEARN ABOUT AFFORDABLE HOUSING DEVELOPMENT, HOME REPAIR AND OTHER REVITALIZATION EFFORTS FROM COMMUNITY SERVICES AND REVITALIZATION
Visit www.louisvilleky.gov/csr

PURCHASE PROPERTY OR A SIDE LOT FROM THE LANDBANK AUTHORITY
Call (502) 574-4016 or view property list at www.louisvilleky.gov/CSR/Revitalization/Landbank+Authority+Inc

STAY APPRISED OF THE CITY'S EFFORTS TO REDUCE VACANT AND ABANDONED PROPERTIES
Starting April 29, 2013, VAPStat public forums will be held bi-monthly. VAPStat – short for Vacant and Abandoned Properties – will provide the public the chance to see and to track how Louisville Metro is dealing with these properties. Visit www.louisvilleky.gov/performanceimprovement for VAPStat reports and meeting dates.

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Evaluation Form

- What describes you best? Circle one:

  Concerned Citizen Metro Employee

  Private Business Non-profit Representative

- On a scale 1-5, how useful was this meeting to you? (1= least useful and 5= most useful)

  1 2 3 4 5

- What's working?

- What's not working?

- What would you like to see discussed in future forums?

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