

Community Stabilization Strategies—*Where Main Street meets Wall Street and Pennsylvania Avenue*

Joe Schilling (Jms33@vt.edu)
Metropolitan Institute, Virginia Tech and
National Vacant Properties Campaign
www.vacantproperties.org

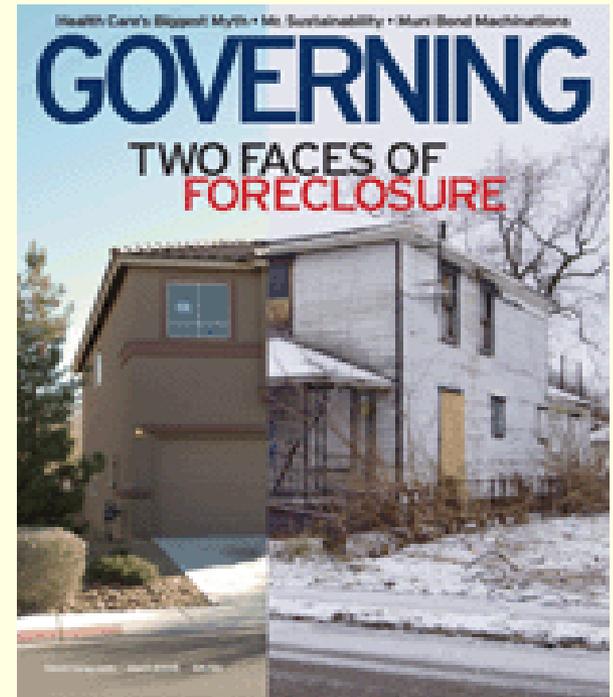


Today's Game Plan

- Community Impacts from Foreclosed and Vacant Homes
- The National Vacant Properties Campaign and the Vacant Properties Reclamation Cycle
- Community Stabilization Strategies—[REO Acquisition and Disposition](#)
- Latest Developments—HUD NSP Grants and Emerging Policy Discussions

Observations about Foreclosure and Financial Crisis

- Foreclosures will get worse before getting better
- More Foreclosures will create more vacant properties
- Four Policy Responses
 - Foreclosure Prevention
 - Code Enforcement and Neighborhood Stabilization
 - REO Acquisition/Disposition
 - Financial Markets Bailout
- Tale of Two Cities
 - Strong Markets
 - Weak Markets



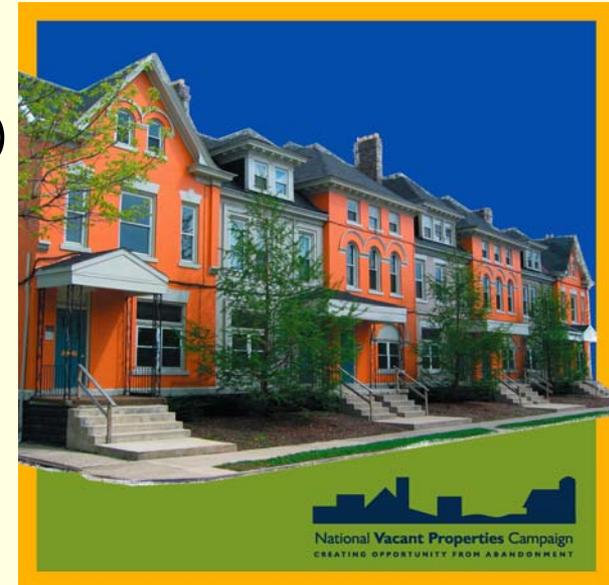
Community Impacts from Vacant & Foreclosed Homes

- Increases in vacant homes and public nuisances
- Increases in local government costs to track, inventory, maintain, abate, demolish, etc.
- Dramatic decreases in local government revenues
- Decreases in neighborhood property values
- Convergence and future compounding of community impacts

National Vacant Properties Campaign

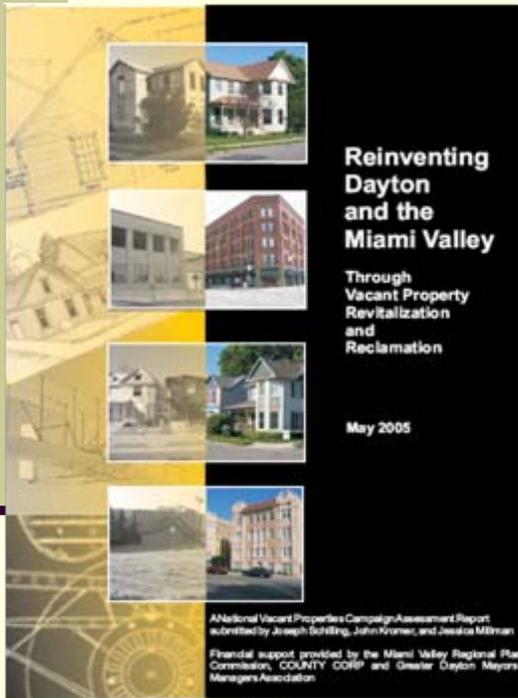
(www.vacantproperties.org)

- Build a national coalition of practitioners, policymakers, and experts
- Convene policy & practice forums
 - First National VP Forum, Pittsburgh (2007)
 - Second National VP Forum, Louisville, June 1-3rd 2009
- Provide technical assistance
 - Workshops, Roundtables, etc.
 - Policy Assessments



NVPC Technical Assistance Program

Translating Policy into Practice



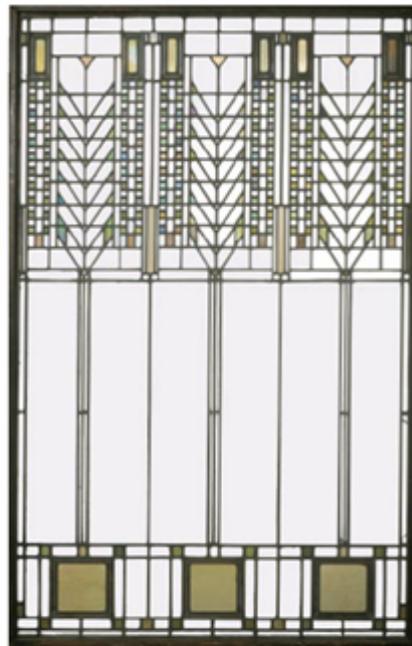
**Reinventing
Dayton
and the
Miami Valley**

Through
Vacant Property
Revitalization
and
Reclamation

May 2005

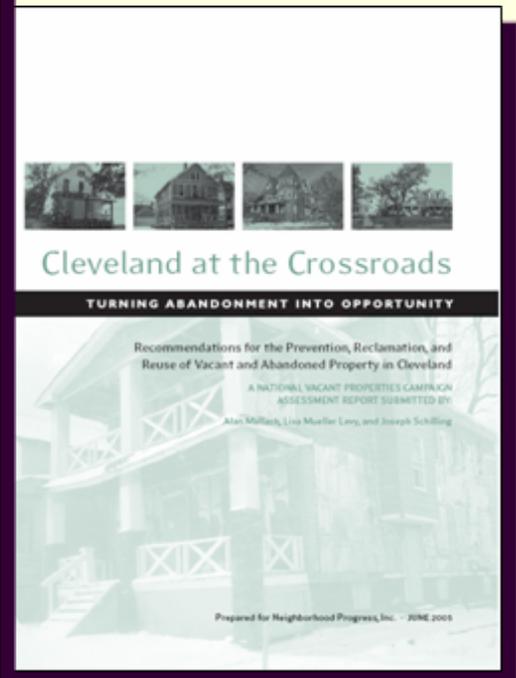
A National Vacant Properties Campaign Assessment Report
submitted by Joseph Schilling, John Kronec, and Jessica Mitrani

Financial support provided by the Miami Valley Regional Plan
Commission, COUNTY COSIP and Greater Dayton Mayors
Managers Association



BLUEPRINT BUFFALO

POLICY BRIEF REGIONAL STRATEGIES AND LOCAL TOOLS FOR RECLAIMING
VACANT PROPERTIES IN THE CITY AND SUBURBS OF BUFFALO



Cleveland at the Crossroads

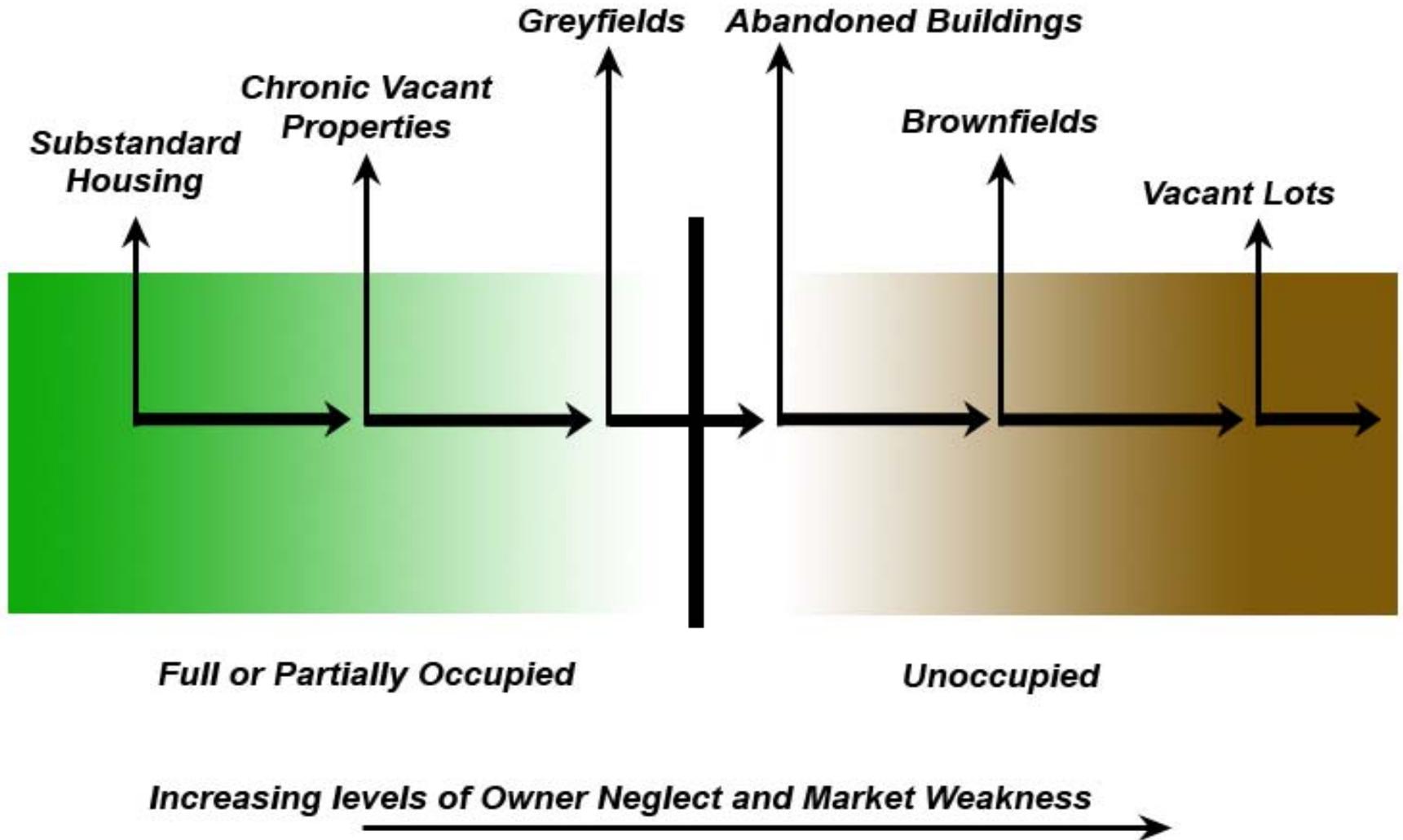
TURNING ABANDONMENT INTO OPPORTUNITY

Recommendations for the Prevention, Reclamation, and
Reuse of Vacant and Abandoned Property in Cleveland

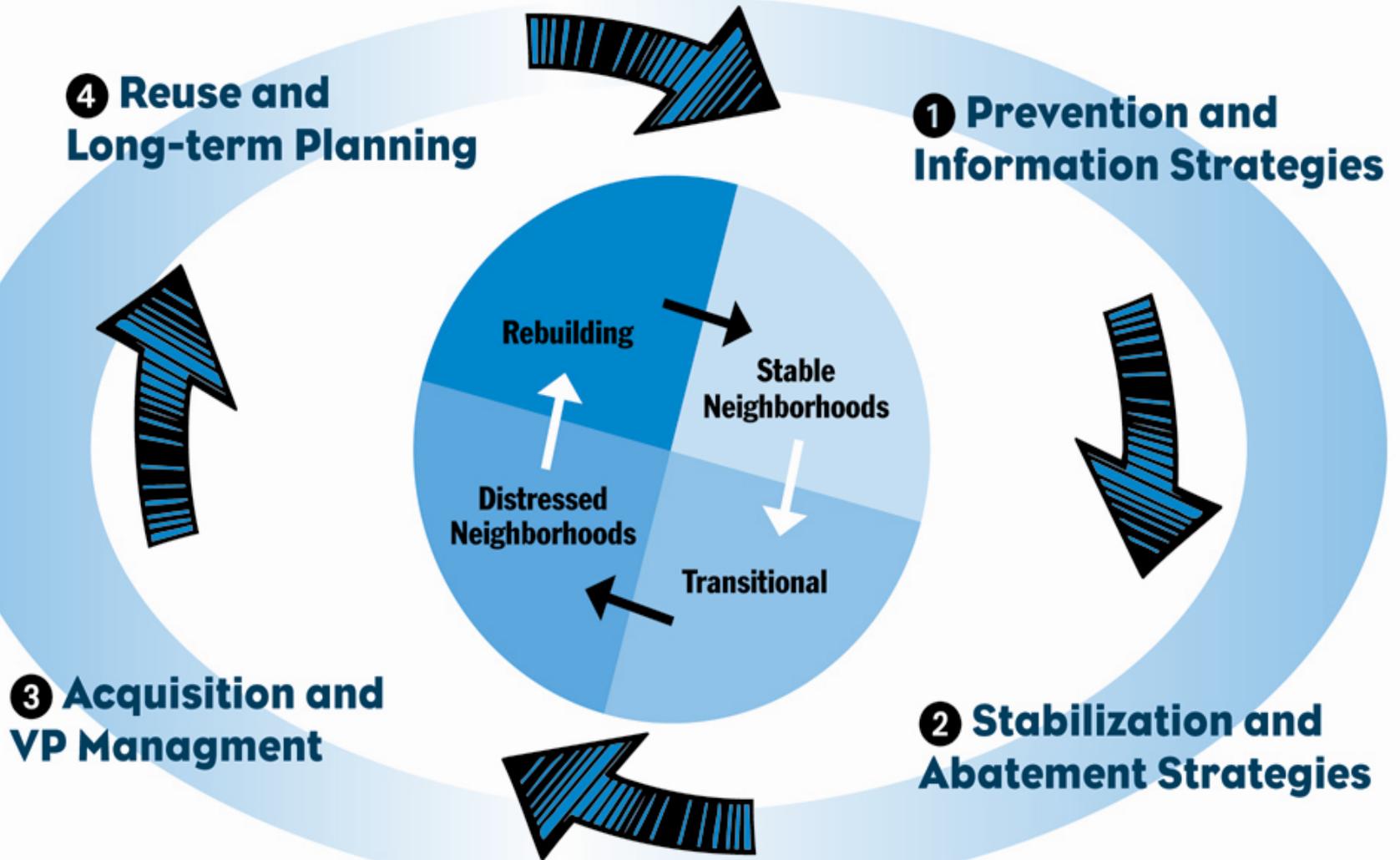
A NATIONAL VACANT PROPERTIES CAMPAIGN
ASSESSMENT REPORT SUBMITTED BY
Alan Mullick, Lisa Mueller Levy, and Joseph Schilling

Prepared for Neighborhood Progress, Inc. - JUNE 2005

Continuum of Vacant Properties



Vacant Properties Revitalization Cycle



Vacant Property Community Stabilization Strategies

- *Community Data*—Real property information systems and vacant property tracking and early warning systems
- *Code Enforcement*—First Responders of Foreclosure
 - Vacant property registration ordinances
 - MBA mortgage servicer communications tree
 - Inspection and demolition resources and processes
- *Property Control Entities*—Land banking, land trusts, land reutilization agencies and REO acquisitions avenues



Challenges of REO Acquisition

- Who's on first? Who owns or controls properties in foreclosure?
- What can they do or will do to maintain the property? *Mortgagee in Possession*
- Where do you start if you want to purchase REOs?
- I Don't Know—terms, appraisal/value, conditions



Local REO Capacity

- Local governments—land banks, redevelopment authorities, land trusts
- HUD Asset Control Areas
- CDCs Partnerships—city wide intermediaries vs. neighborhood based
- Connections with the [National Community Stabilization Trust](#) (LISC, Enterprise, the Housing Partnership Network, and NeighborWorks).

Neighborhood Stabilization Program

- Housing and Economic Recovery Act (HR 3221) enacted into law summer of 2008
- Title III created neighborhood stabilization program - appropriated \$3.92B
- HUD adopted regs and formula allocation Sept. 29
- <http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/nspnotice.pdf>

Emerging Developments & Discussions

- NSP Plans—local and state governments
- Local VP Registration Ordinances
- Safeguard Properties and MBA Phone Trees and MERS® registries
- FRB Community Foreclosure Workshops
- REO Acquisition and Disposition
- Implementation of the National Trust

Additional Resources

www.vacantproperties.org

- NeighborWorks: www.nw.org
- Federal Reserve Banks Foreclosure Resource Centers
<http://www.federalreserve.gov/consumerinfo/foreclosure.htm>
- Genesee County Land Bank: www.thelandbank.org
- Genesee Institute: www.geneseeinstitute.org
- LISC: www.lisc.org/resources
- Enterprise: enterprisecommunity.org
- Living Cities: www.livingcities.org
- Fannie Mae Foundation: www.knowledgeplex.org
- Brookings Center on Urban & Metropolitan Policy:
www.brook.edu
- National Housing Institute: www.nhi.org