



Better choices for our communities

Local Leaders in Vacant Property Revitalization

Don Chen
New Partners for Smart Growth Conference
28 January 2006
Denver, Colorado

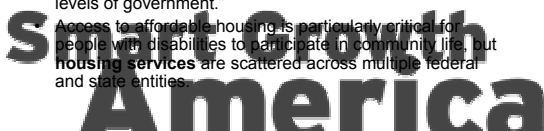






- We concluded that the current arrangement was not the best way to organize for **homeland security** because responsibility is scattered across the government, information is not fully shared, authority is shared by multiple agencies, and numerous redundancies cause inefficiency.
- These questions proved challenging because the pertinent information was scattered across the numerous autonomous agencies in each county's **criminal justice** system.
- "America's **mental health** system is in shambles," with responsibility "scattered among agencies, programs, and levels of government."

Access to affordable housing is particularly critical for people with disabilities to participate in community life, but housing services are scattered across multiple federal and state entities.





The Importance of Leadership

- Local officials are the most appropriate people to articulate a long-term vision for the community, and lay out the strategies to achieve that vision.
 - Local officials are the only people who can bring the different local agencies that must play a role in an abandoned property strategy to the table, and make them work together around a common body of goals.
 - Local officials are in a strong position to advocate for the city or county at the state level, in order to obtain legal reforms and program changes to better enable localities to tackle problems.
- Local officials are well situated to build partnerships with the community, institutional and business leaders whose involvement is critical to the success of any long-term strategy.

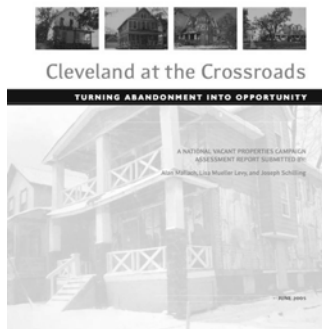
Smart Growth America











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FOR IMMEDIATE RELEASE
Tuesday, November 22, 2005

Edward Skyles/Paul Elliott (212) 789-2958
Carol Abrams (HPD) (212) 863-5176
Adam Giantz (HUD) (212) 264-1100

MAYOR BLOOMBERG AND HUD SECRETARY JACKSON ANNOUNCE AGREEMENT TO RESTORE VACANT PROPERTIES

Neighborhood Residents, Military Veterans, and Municipal Workers
Given Preference For Rehabilitated Homes

Mayor Michael R. Bloomberg and U.S. Housing and Urban Development (HUD) Secretary Alphonso Jackson announced today an agreement to restore up to 360 one-to-three-family homes in New York City and resell them as affordable housing for approximately 650 families. The City and its nonprofit partners will purchase homes in distressed communities that are owned by the Federal Housing Administration (FHA) as a result of the Asset Control Area agreement, a 1998 Congressional initiative whereby FHA sells its foreclosed homes in designated areas to municipalities and experienced nonprofit developers at a discount. Often HUD-owned homes have major repair needs requiring substantial renovations, including nominally or non-functioning heating, plumbing and electrical systems, damaged roofs, kitchens, bathrooms, illegally converted basements and unventilated bedrooms. Homes purchased and rehabilitated as a result of this City and Federal agreement are to be sold to owner-occupants.

Mayor Bloomberg, HUD Secretary Jackson and Housing Preservation Development (HPD) Commissioner Shaun Donovan announced the City and Federal agreement in *Press Room*. *Rehabilitation of the last five years HPD continues to be the focus*

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National Vacant Properties Campaign

http://www.vacantproperties.org/

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Creating Opportunity from Abandonment

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June 15, 2005
FIRST-OF-ITS-KIND PROGRAM TO HELP CITIES RECLAIM ABANDONED PROPERTIES, REVERSE BLIGHT
 National Vacant Properties Campaign will give extra boost to seven cities already working to help themselves.

- PRESS RELEASE
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The National Vacant Properties Campaign exists to provide everyone – individuals, advocates, agencies, developers, non-profits, and others – with information resources, tools, and assistance to support their vacant property revitalization efforts.

Far from being confined to urban and industrial areas, the abandonment of properties is a national phenomenon. Rapid growth on the fringes of many metropolitan regions has sucked development from urban cores and inner-ring suburbs, leaving abandoned buildings and vacant properties. Abandonment takes many forms – houses left behind because of suburban migration, industrial downsizing, and predatory lending practices, once vibrant downtowns turned into ghost towns, or local retail stores abandoned when large, regional centers moved in. No matter how the phenomenon manifests itself, the increasingly profound effects of vacant properties are the same: lower tax revenues, higher municipal costs, and serious environmental and public health consequences. Before communities can plot their
