

# VACANT BUILDINGS

Presented by:  
Code Enforcement  
Department

# ***68% increase in Vacant Building cases over the last three yrs.***

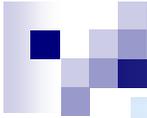
➤ 2004 =178

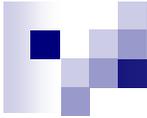
➤ 2005=221

➤ 2006=252

➤ 2007=300







# ***490% increase in securements over the last three years***

- 2004= 57
- 2005=95
- 2006=229
- 2007=280



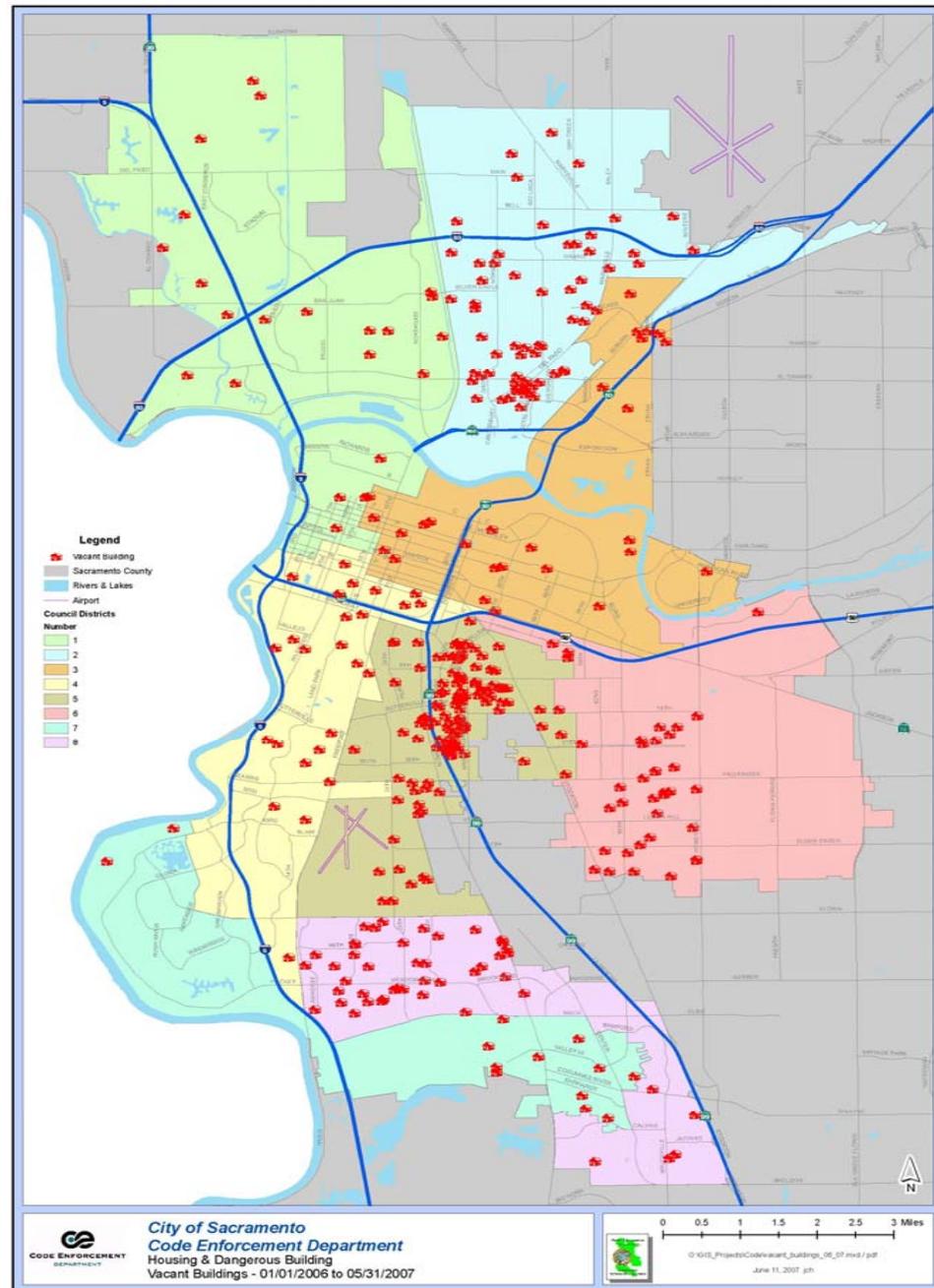




DANGER  
NO ENTRY  
UNSAFE TO OCCUPY

# Vacant Building Cases FY 06-07

Over 300 open cases

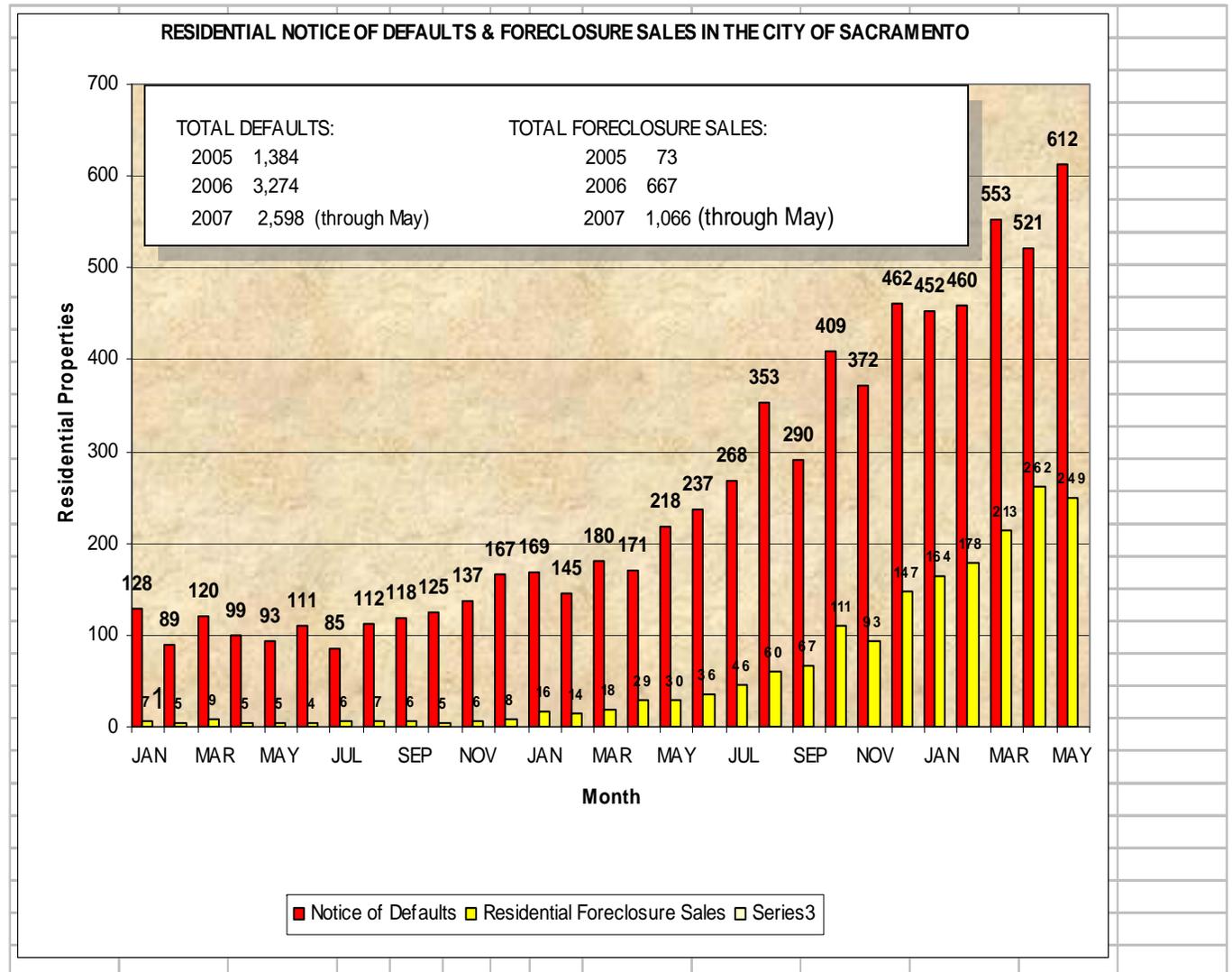




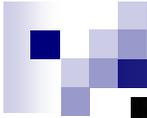
# ➤ Rise in Foreclosures

➤ Over 1000 since 1<sup>st</sup> of year

➤ 30% of our cases







# Streamlining the Ordinance

- Reduced time 30-days for compliance



# Streamlining the Ordinance

- Imposes monthly monitoring Fee
- Imposes additional response Fee



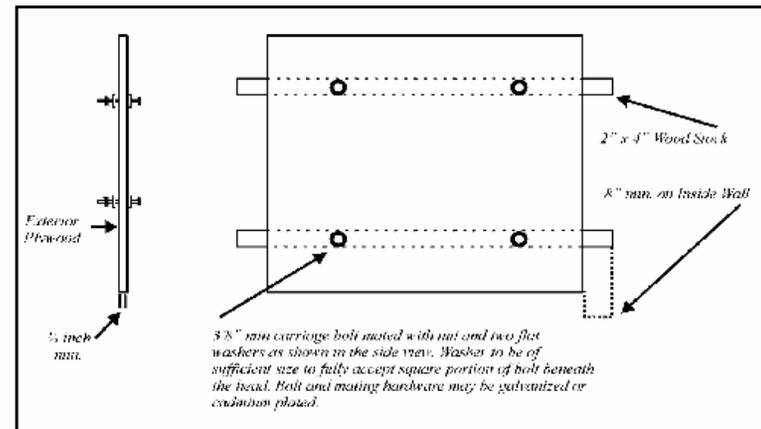
# Streamlining the Ordinance

## BOARD-UP SPECIFICATIONS

A 3/4" exterior plywood outer door shall be fitted to the front entry door casing with a maximum 1/8" clearance on all sides. The plywood door shall be double hinged from the inside with hasp and padlock for securing. The installation shall be such that all exposed bolt of screw heads cannot be removed (i.e. flatten screw shank,peen threads or double nuts). The installation should be non-interfering with the property's front entry (which shall remain) and should open and close freely from any obstructions.

## MINIMUM SPECIFICATION TO SECURE PROPERTY

1. All windows and doors, except the front door, through with access to the interior of the dwelling is made, shall be secured. All window boards will be fit to screen inset molding stop.
2. Plywood to be painted a neutral color.
3. Vent holes to be cut in and screened over



4. Minimum 1/2 inch plywood (3/4 inch for doors) or approved material shall be cut to fit openings and be applied in a neat and workman-like fashion, and shall be painted in a color similar to the main structure. (Section 8.04.100 (E) and (K), Sacramento City Code).
5. The land surrounding the building shall be kept free from junk, trash, debris, and high grass or weeds as may be necessary to avoid fire hazard at all times during which the building is vacant (Section 8.04.100 (A) and (I), Sacramento City Code).

Property maintenance of all the above requirements must be maintained until the building is occupied or removed from the property.

➤ Establishes minimum standard for board up

# Streamlining the Ordinance

- Requires Contact information on building



# Streamlining the Ordinance

- Standardizes appeals process by using Title 1 provisions

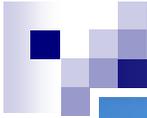




# Vacant Building Team will be established

## ➤ Goals

- Focus on Public Nuisance Properties
- Improve quality of life for neighborhoods
- Quick Response to deal with problem
- Gain compliance with ordinance requirements
- Educate and involve our communities





# Vacant Building Team

## ➤ **What will be the difference**

- Improved quality of life for neighborhoods
- Improved property values
- Responsive system for dealing with the problem
- Improved community involvement

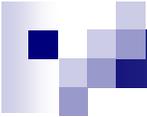




# Vacant Building Team

- **Community Involvement**
  - **Web design strategy**
  - **Create outreach plan through existing Neighborhood Response Teams**
  - **Neighborhood Pride V/B program model**





---

# Vacant Building Team

## ➤ **Accountability**

- Annual performance report to council
  - # of open case
  - # of summary abatements
  - #of resolved cases
  - Revenue & program cost
  - Adjust fees/penalties in annual report