



**Heritage Ohio  
Vacant Property Registration Program  
November 6, 2012**

# CITY OF PAINESVILLE

## PROPERTY MAINTENANCE TOOLBOX

### PROFILE OF THE CITY:

- **Population:**
  - 2010 = 19,563 and growing
  - 11.6% increase over the 2000 Census (Recognized as the fastest growing City between Cleveland and Buffalo)
- **Diverse Community**
  - White/Other = 64.9%
  - Black = 13.1%
  - Hispanic = 22.0%
- **Designated Low-Moderate Income**
- **Housing Stock**
  - 7,867 = Total House Units
  - 50.2% Owner Occupied                      49.8% Rental Property
  - 772 Vacant Units

# CITY OF PAINESVILLE

## PROPERTY MAINTENANCE TOOLBOX

### TOOLBOX FOR ACHIEVING GOALS:

- Crime Free Multi-Housing Program
- **Crime Free Rental Housing Program**
- **Nuisance Ordinance**
- **Rental Registration Program**
- Property Maintenance
- **Vacant Property Ordinance**
- **Safeguard Properties**
- **Compliance Connection**
- **Assisting Residents Make Improvements**
  - CDBG Vinyl Siding Program
  - Western Reserve Community Development Corporation

# **CITY OF PAINESVILLE**

## **PROPERTY MAINTENANCE TOOLBOX**

### **GOALS TO IMPROVE APPEARANCE:**

- 1) Customer service oriented
- 2) Voluntary compliance
- 3) Educate property owners and tenants on requirements
- 4) Comprehensive approach

### **APPROACH TO ACHIEVING GOALS:**

- 1) Focus on main arterial streets first
- 2) Work way into neighborhoods
- 3) Housing Inspector initiated vs. Complaint Driven
- 4) Educate residents on property maintenance standards
- 5) Work cooperatively with residents and other City  
Departments
- 6) Implement new approaches and programs

# CITY OF PAINESVILLE

## PROPERTY MAINTENANCE TOOLBOX

### VACANT PROPERTY REGISTRATION PROGRAM

#### Problems Identified:

- Increase in problems with vacant properties
- Foreclosures have remained constant since 2008
- Increased owner walk away from properties
- Unwillingness of property owners to maintain properties due to pending foreclosure
- Staff was having difficulty in identifying and contacting financial institutions to maintain the property
- Unwillingness of financial institution to take responsibility for maintaining property after being notified
- Considerable staff time spent on a few problem properties

# CITY OF PAINESVILLE

## PROPERTY MAINTENANCE TOOLBOX

### VACANT PROPERTY REGISTRATION PROGRAM

#### Goals for Implementing:

1. Identify responsible party for maintaining property
2. Require financial institutions and property owners to take responsibility and register
3. Speed up rehabilitation of vacant buildings
4. Reduce City's responsibility and costs in maintaining properties
5. Get properties turned over and occupied ASAP

# CITY OF PAINESVILLE

## PROPERTY MAINTENANCE TOOLBOX

### **VACANT PROPERTY REGISTRATION ORDINANCE:**

- Adopted in February of 2011
- Adopted modification for time period to register.
- Defines "Vacant Building"
- Registration within 90 days of vacancy or 30 days of notification
- Requires property owners or designee to register their properties
- Annual registration with fee that doubles each year
- Requires owners to submit vacant building plan
- Requires inspection twice a year -- internal and external
- Provides for exemptions (i.e., listed with licensed broker)

# CITY OF PAINESVILLE PROPERTY MAINTENANCE TOOLBOX

## **VACANT PROPERTY REGISTRATION PROGRAM**

- Use of Safeguard Properties
- Use of Compliance Connection
- City Experience / Benefits





**QUESTIONS?**