



# VACANT PROPERTIES AS ASSETS

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Greater Ohio Policy Center

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# ABOUT GREATER OHIO POLICY CENTER

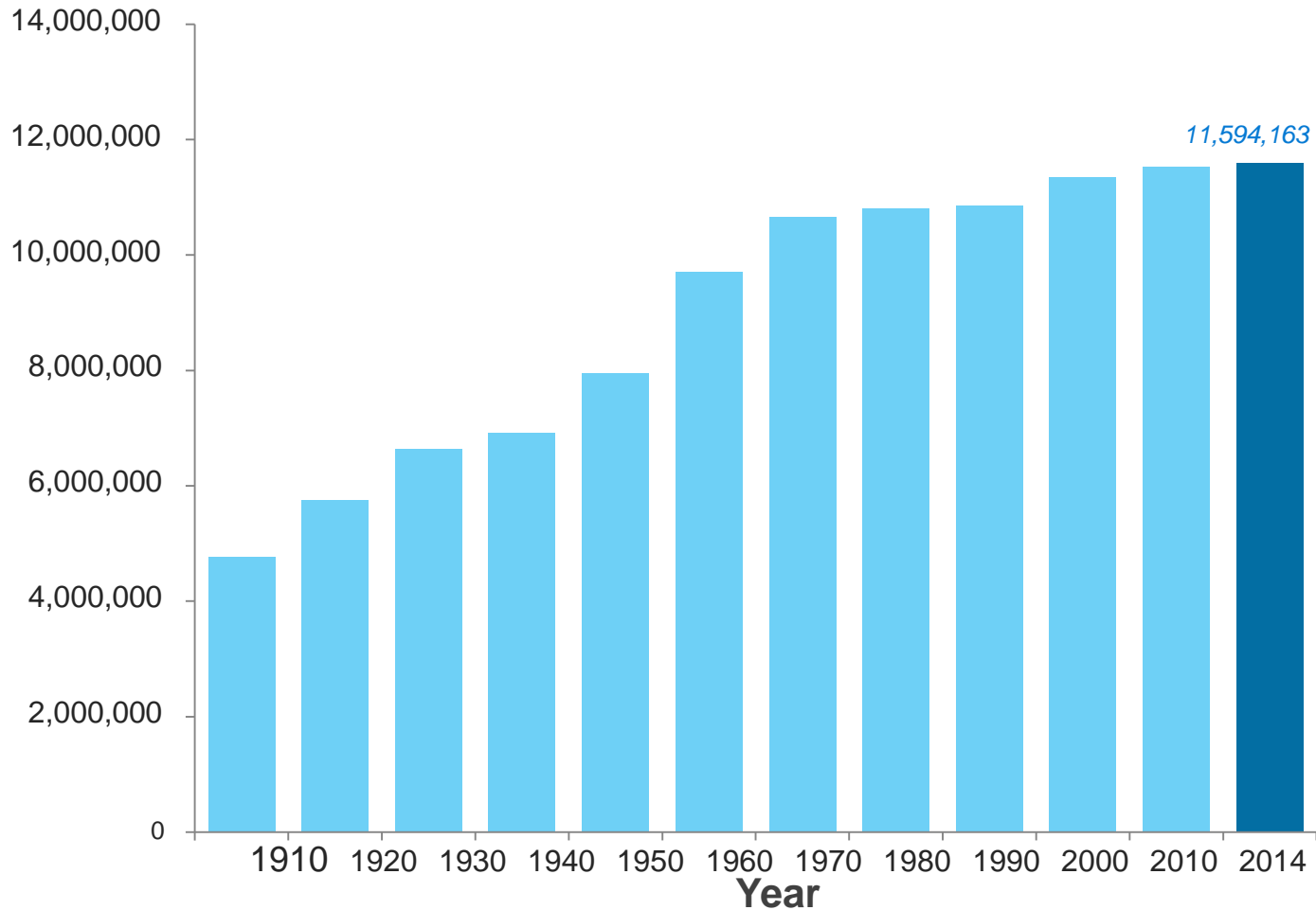
An outcome-oriented statewide non-profit that *champions revitalization and sustainable redevelopment in Ohio:*

- Revitalize Ohio's urban cores and metropolitan regions
- Achieve sustainable land reuse and economic growth



# OHIO'S POPULATION GROWTH HAS SLOWED SIGNIFICANTLY SINCE 1970S

Exhibit 1-1. Total Population, 1910-2014



Source: U.S. Census Bureau, Decennial Censuses and 2014 State Total Population Estimates



# OHIO'S PROJECTED POPULATION GROWTH FOR NEXT 25 YEARS IS MINIMAL

## 2015-2040: Population growth

Ohio: **expected to grow 0.04% per year** (bringing state's total population to ~11,678,970 by 2040)

- *Ohio 2014 population: 11,594,163*
- *Net gain of ~85,000 residents by 2040*

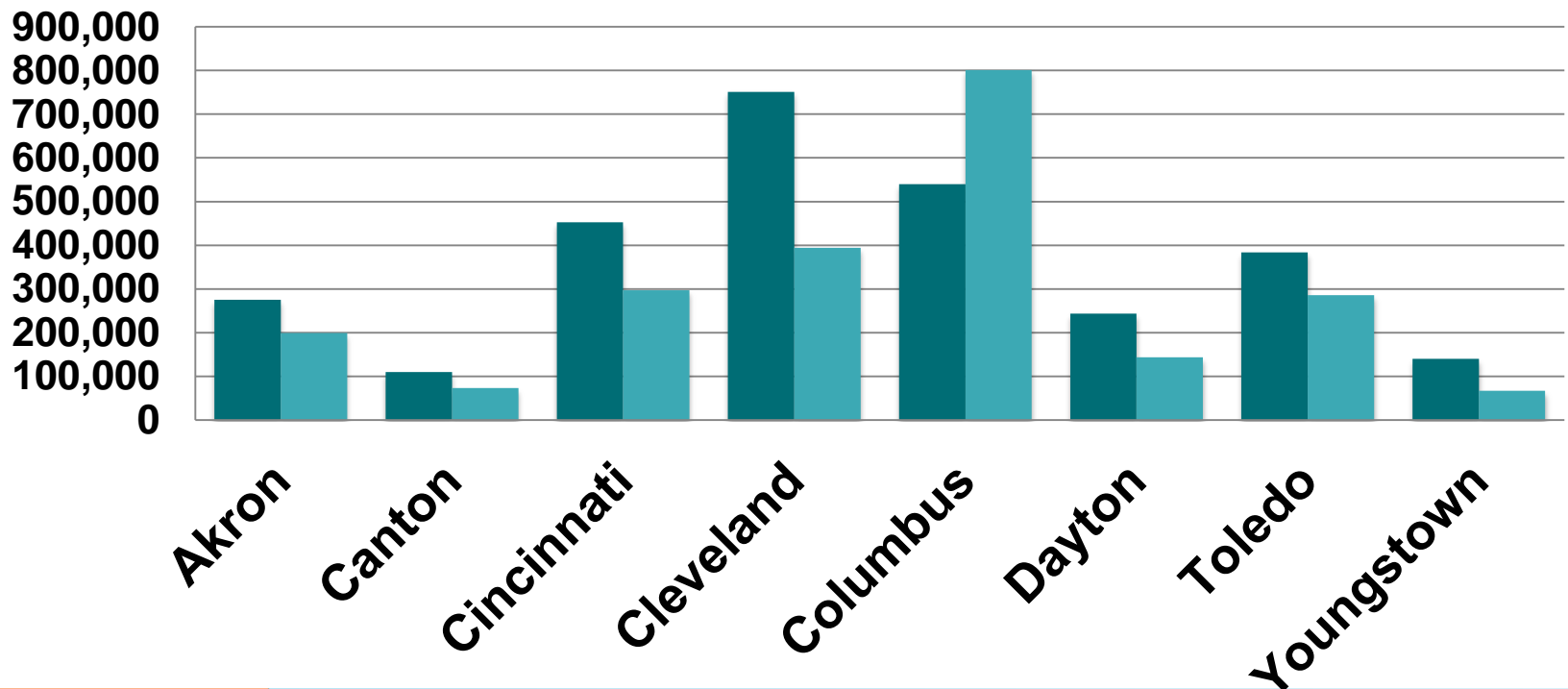
United States: **expected to grow 0.69% per year** (adding nearly 60 million people to the populace)

*US 2014 population: 318,857,056*



# MOST COMMUNITIES HAVE EXPERIENCED POPULATION LOSS HISTORICALLY AND RECENTLY

## Population Change in Ohio Cities, 1970-2013



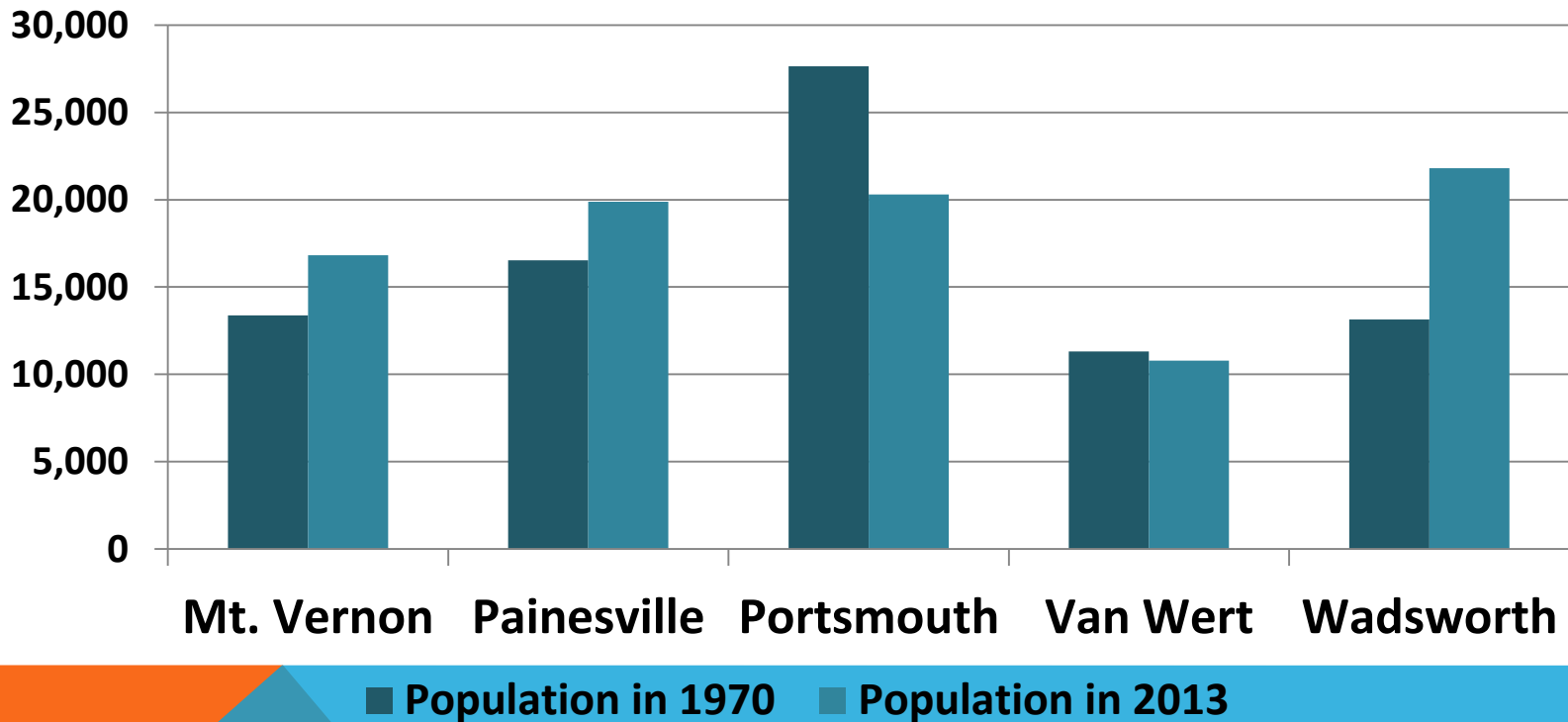
■ Population in 1970 ■ Population in 2013

Source: 2009-2013 American Community Survey 5-Year Estimates

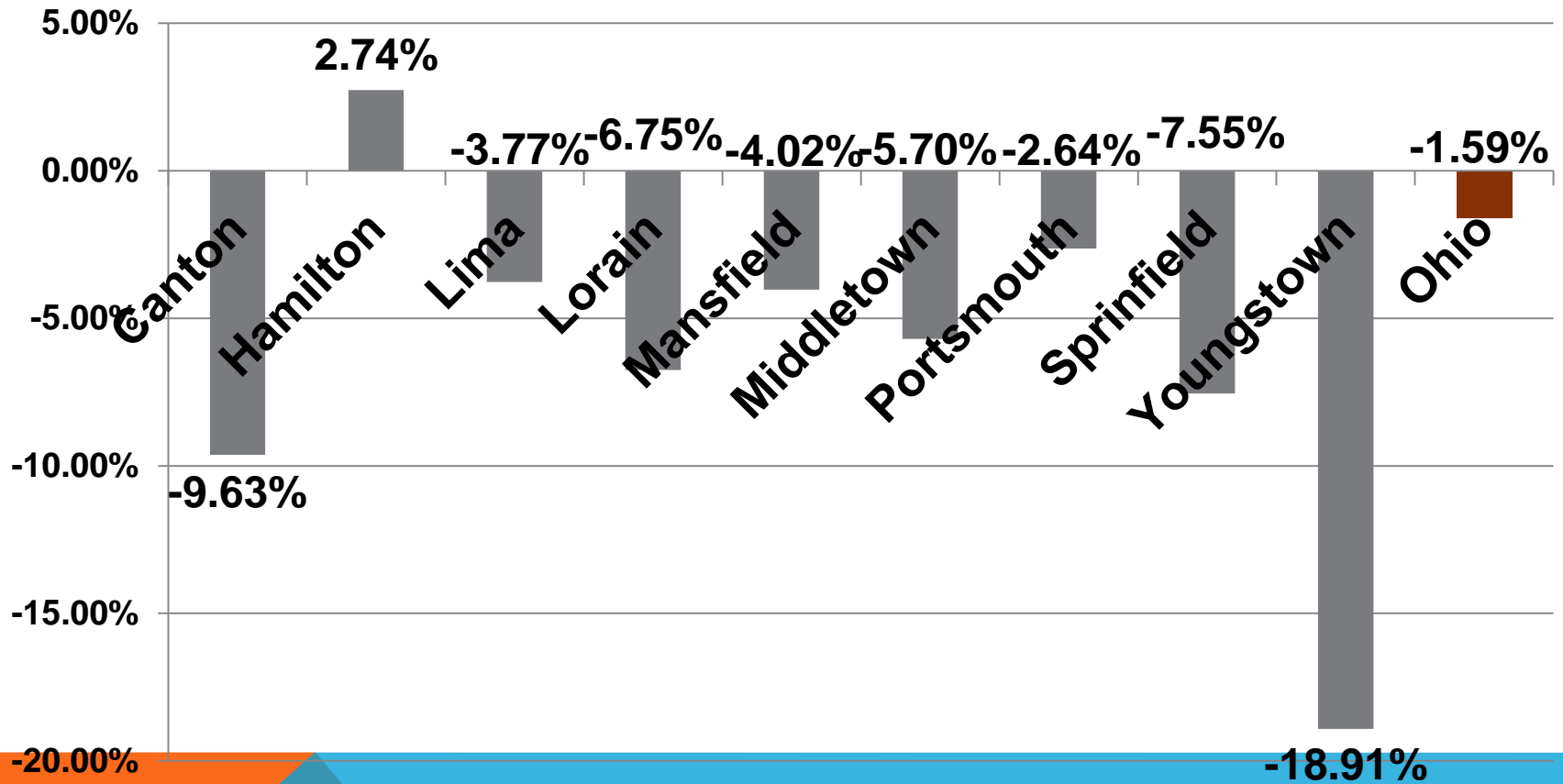


# POPULATION CHANGE IN OHIO'S SMALLER COMMUNITIES: RANGE OF TRAJECTORIES

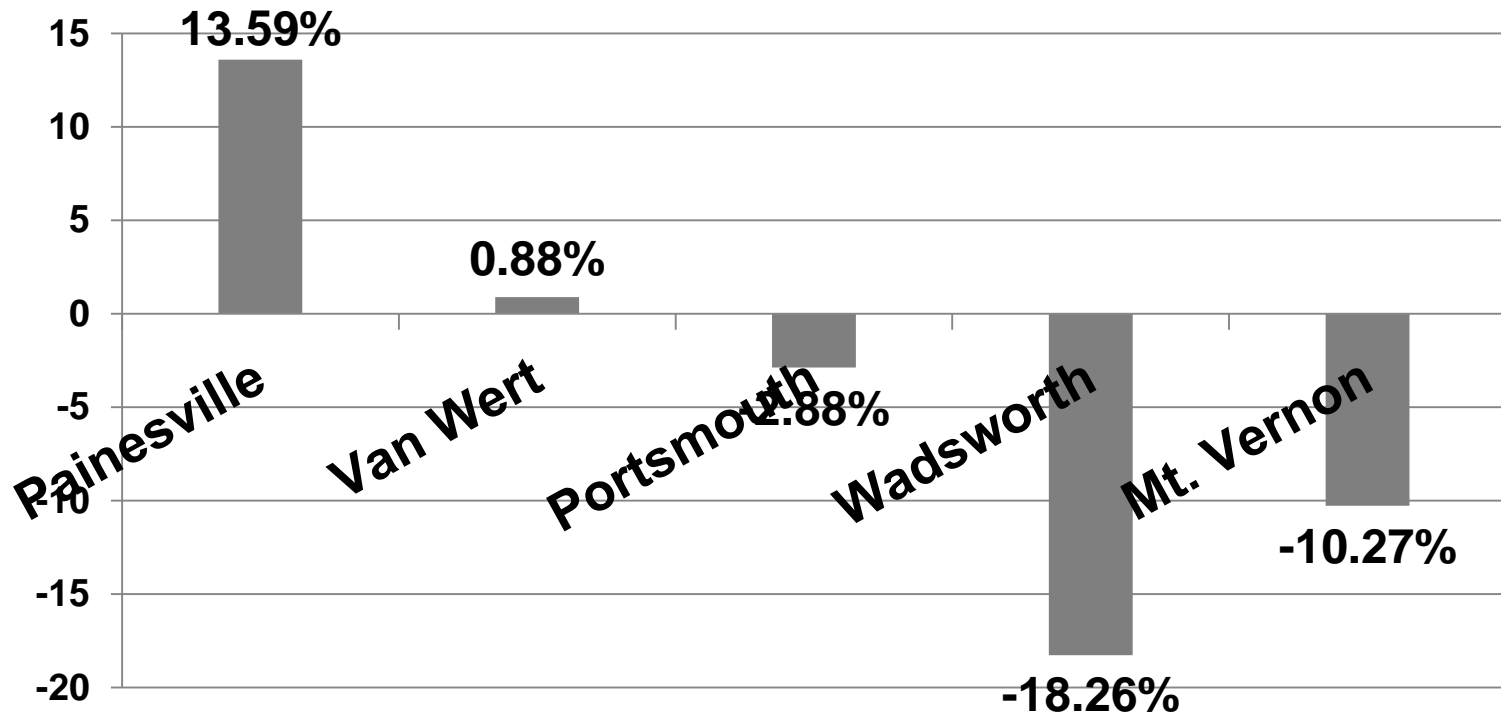
Population Change in Ohio Cities, 1970-2013



# CHANGE IN POPULATION FROM 2000 TO 2013 FOR OHIO'S SMALL AND MEDIUM SIZED CITIES



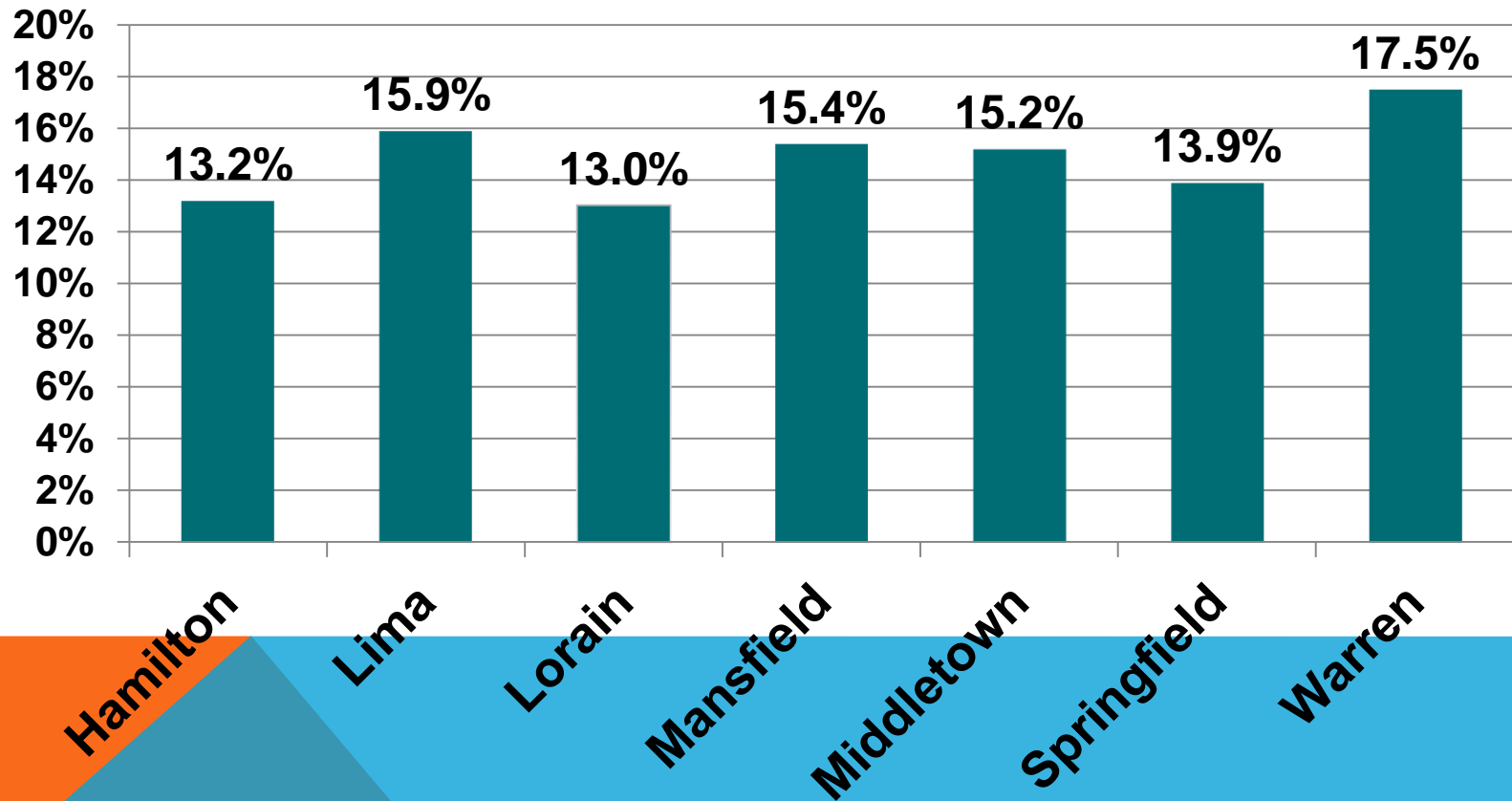
# CHANGE IN POPULATION FROM 2000 TO 2013 FOR OHIO'S SMALL SIZED CITIES



Source: 2009-2013 American Community Survey 5-Year Estimates



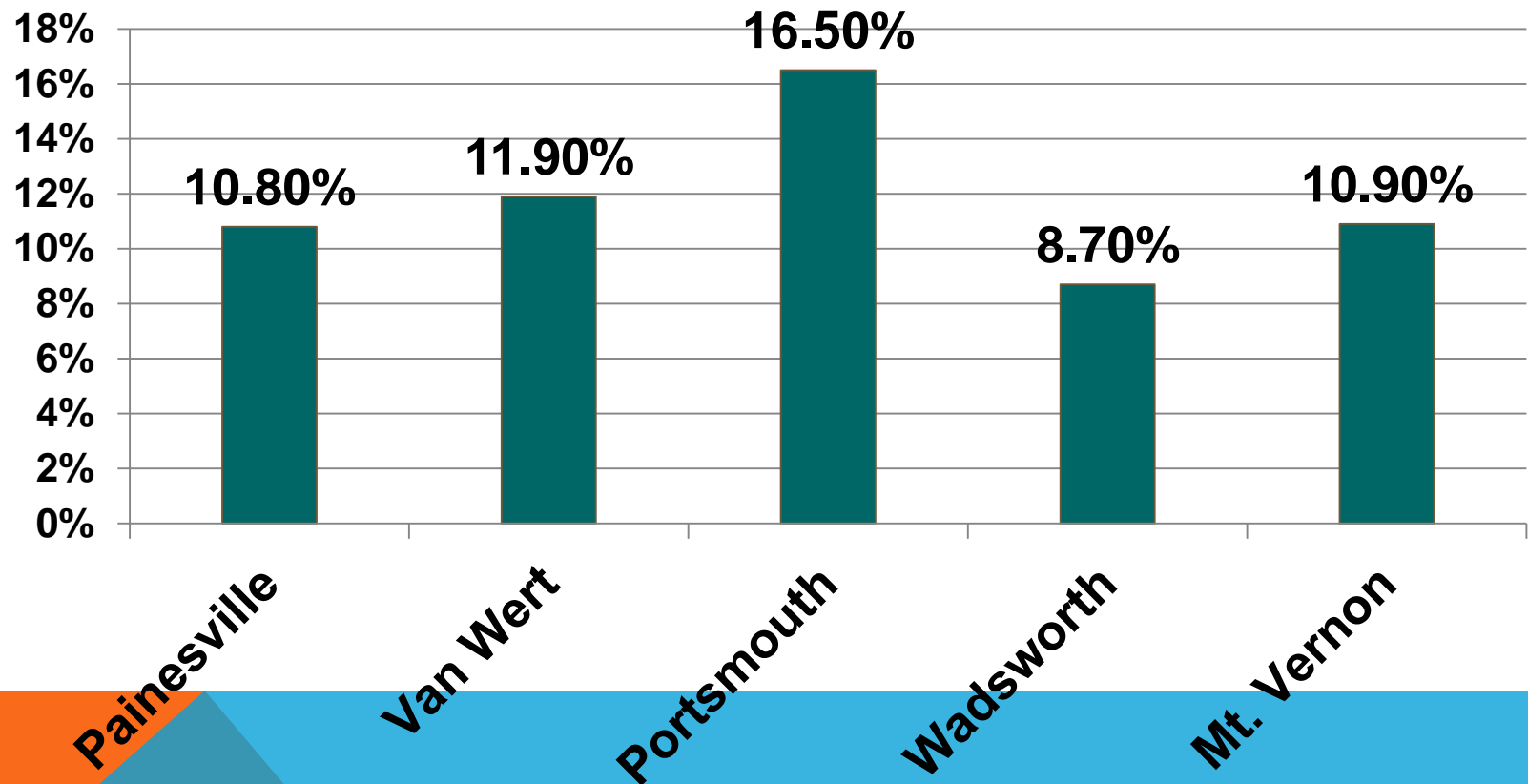
# RESIDENTIAL VACANCY RATES EXCEEDED 10% IN OHIO'S MID- AND SMALL-SIZED CITIES, IN 2013



Source: 2009-2013 American Community Survey 5-Year  
Estimates



# RESIDENTIAL VACANCY RATES IN SMALL-SIZED CITIES, IN 2013



Source: 2009-2013 American Community Survey 5-Year Estimates



# OHIO IS AGING; OLDER COUNTIES ARE NOT EXPECTING YOUNGER COHORTS TO REPLACE AGING RESIDENTS

2015: population age 55+

Projected overall population growth  
2015-2040

Exhibit 1-7. Share of Population 55 and Older, by County

Ohio: 27.4%

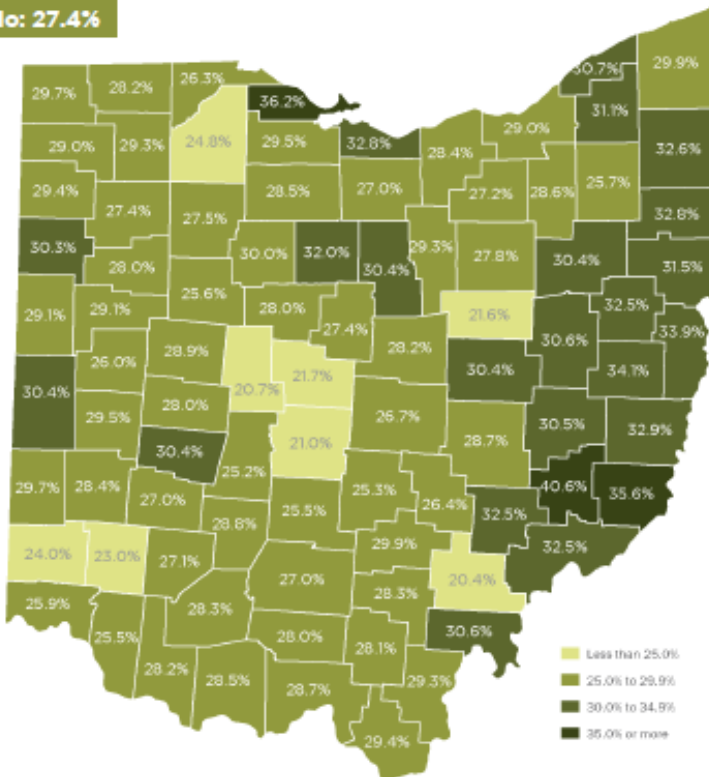
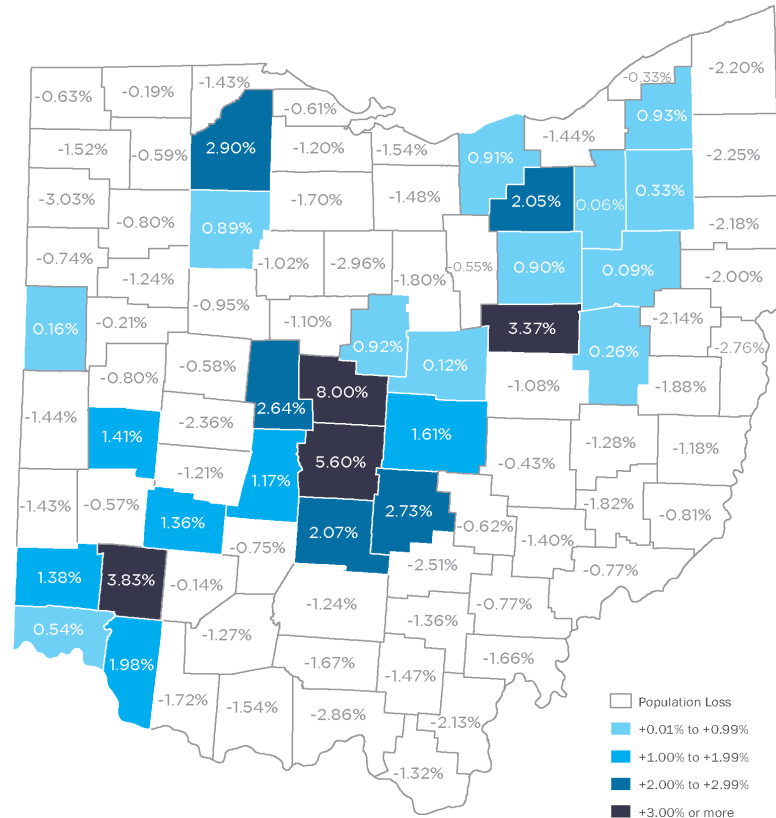


Exhibit 1-4. Population Change, by County, 2010-2014



# **COST OF VACANT RESIDENTIAL PROPERTIES**

**In 2008, vacant and abandoned properties in 8 Ohio**

**cities\* accounted for:**

- \$15 million in city service costs**
- \$49 million in lost property tax**

**revenues to**

**local governments and school**

**districts**

**\*(Cleveland, Columbus, Dayton,  
Toledo, & Zanesville)**



# **COST OF VACANT RESIDENTIAL PROPERTIES FOR LIMA (2008)**

**Population: 38,219 residents**

**467 confirmed vacant residential  
buildings**

- (3.7% of all buildings)

**1,400 likely vacant residential buildings**

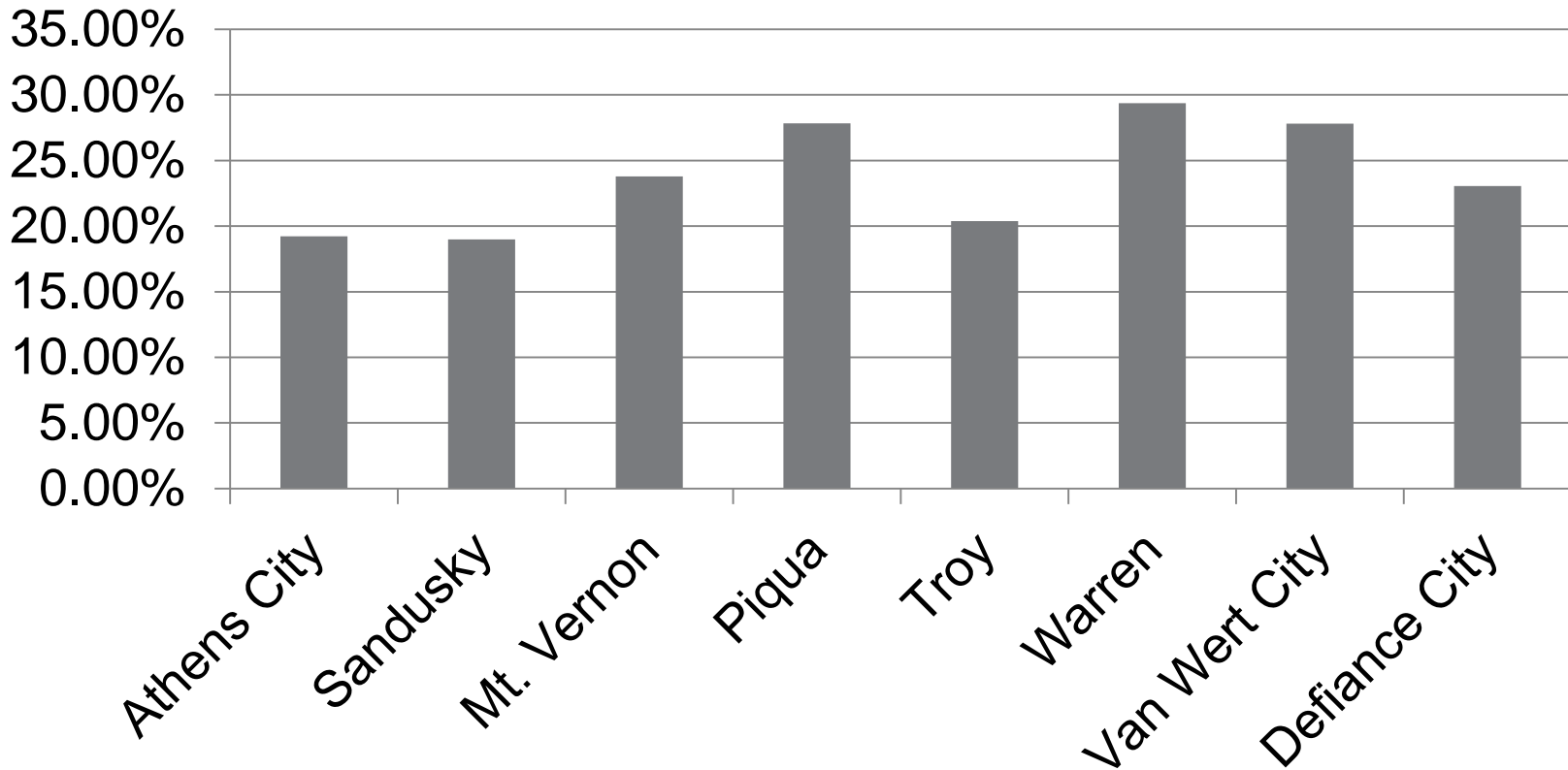
- (11.2% of all buildings)

**Vacant and abandoned properties cost  
Lima \$1.8million**

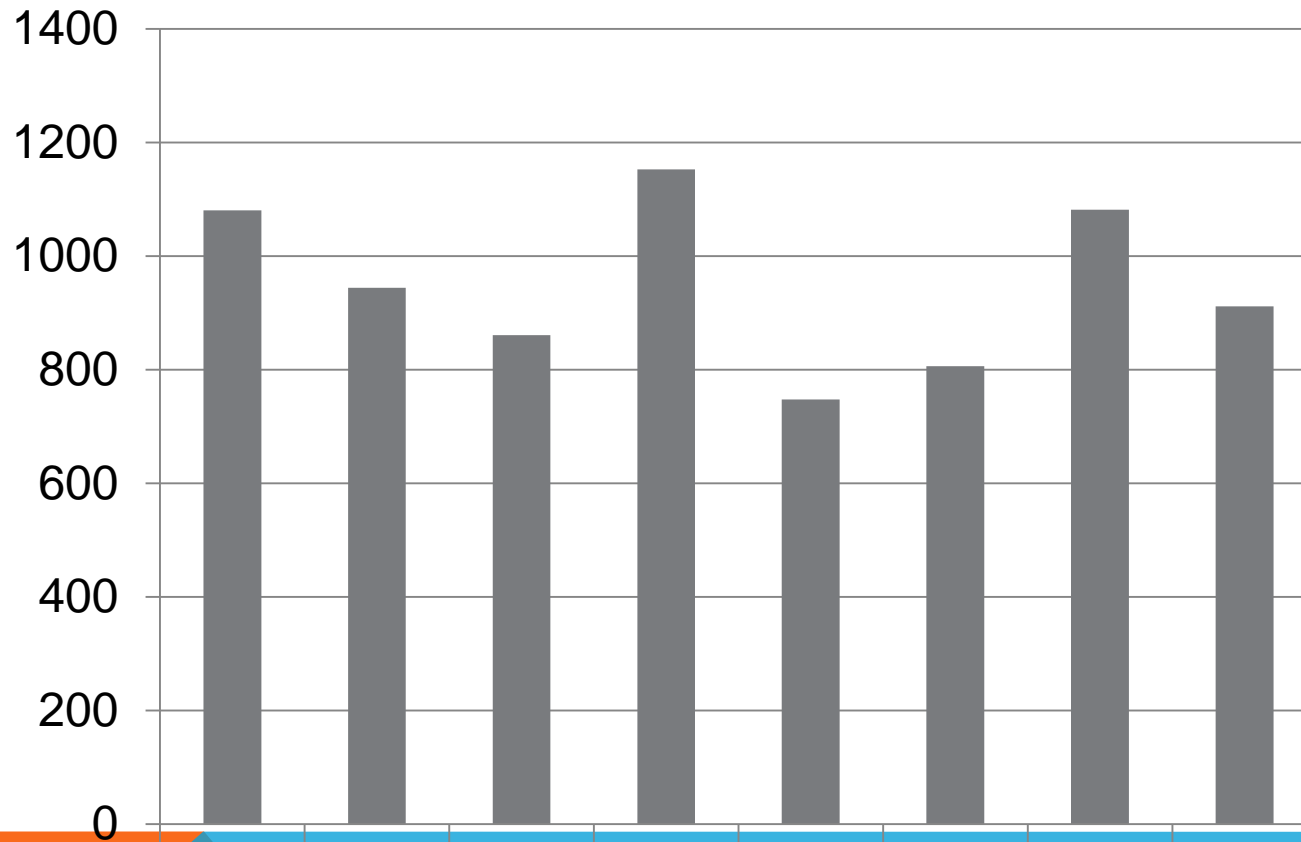
- \$1.4m in lost tax revenues
- \$400,000 in city services to properties



# BUSINESS VACANCY RATES IN OHIO'S SMALLER CITIES (2010)



# AVERAGE # OF DAYS A COMMERCIAL BUILDING HAS BEEN VACANT(2010)



Athens City

Sandusky

Mt. Vernon

Piqua

Troy

Warren

Van Wert City

Defiance City



# RESOURCE TARGETING

More bang for the buck if targeting resources.

Giving a little bit to everyone (spreading resources like a thin layer of peanut butter) is not effective



**CITY OF PAINESVILLE**  
DOUG LEWIS, ASSISTANT  
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# 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



# VACANT PROPERTY REGISTRATION PROGRAM

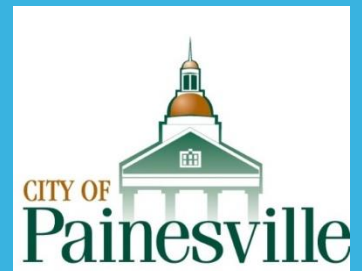
## Goals for Implementing:

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 by structuring program to do so.



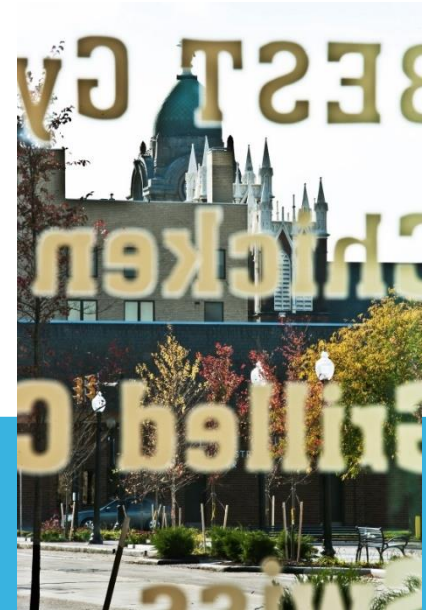
# VACANT PROPERTY REGISTRATION ORDINANCE:

- Adopted in February of 2011
- Currently proposing modification for Land Bank Properties
- Defines "Vacant Building"
- Registration within 90 days of vacancy or 30 days of notification
- Requires property owners or designee to register their property
- Annual registration with fee that doubles each year
- Penalties if it is not registered on time
- Utilities cannot be transferred with payment of past due fees
- Requires owners to submit vacant building plan
- Requires inspection twice a year – internal/external
- Provides for exemptions (i.e., listed with licensed broker)



# VACANT PROPERTY REGISTRATION PROGRAM

- **City Experience / Benefits**
- *Property Turnover*
  - *180 Main Street (Being Renovated for 1<sup>st</sup> floor retail)*
  - *113 Main Street (Bank is willing to let the building sell for back taxes)*
    - *Hundreds of residential properties listed and sold.*



# VACANT PROPERTY REGISTRATION PROGRAM

- **City Experience / Benefits**
- *Financial Benefits*

2012	\$14,560
2013	\$24,410
2014	\$133,891
Through 6-30-15	\$86,633

