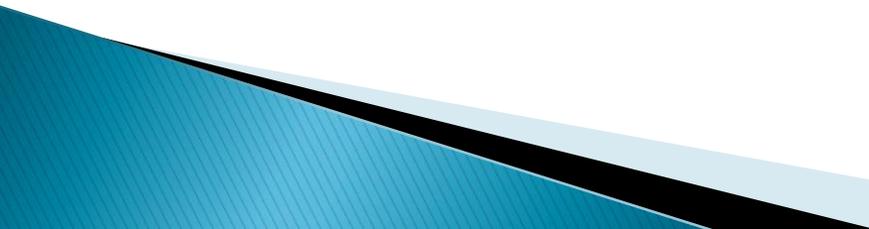


ABANDONED PROPERTIES ORDINANCE

Report to the Land Use and
Housing Committee on
September 15, 2010

Committee Direction per February 3, 2010 Meeting

- ▶ All unsecured vacant structures;
 - ▶ Vacant structures that are boarded or otherwise secured;
 - ▶ Properties with structures that are being remodeled but there has not been diligent progress with the project;
 - ▶ Vacant lots;
 - ▶ Bank-owned properties where the banks have not been responsive.
- 

Abandoned Properties

Construction or Demolition Project which has not passed inspection in 180 day period and no extension justified

Vacant Structure which is Unsecured or Boarded, irrespective of length of vacancy

Vacant Structure (not boarded) maintained for less than two years and blight and nuisance activity exists

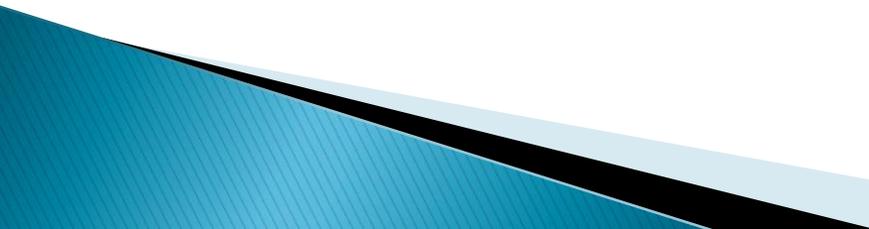
Vacant Lot and Blight or Nuisance Violations Exist

Vacant Structure with Pending Foreclosure or has been sold at Foreclosure

Vacant Structure maintained vacant for more than two years

Question: Does Committee want to include pending Foreclosures?

Additional Maintenance or Other Requirements

- ▶ Owner must file Letter of Agency (Trespass Authorization) and update it every 6 months
 - ▶ Owner or Responsible Person must post sign with contact info, address of property, and state LOA is on file
 - ▶ Responsible Person must remove unpermitted vehicles and storage
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Additional Maintenance or Other Requirements

- ▶ Responsible Person must cut weeds over 12 inches in height
 - ▶ Responsible Person must maintain property free of graffiti as part of Notice
 - ▶ Responsible Person must keep pools clear and free of pollutants and debris or drained and kept dry
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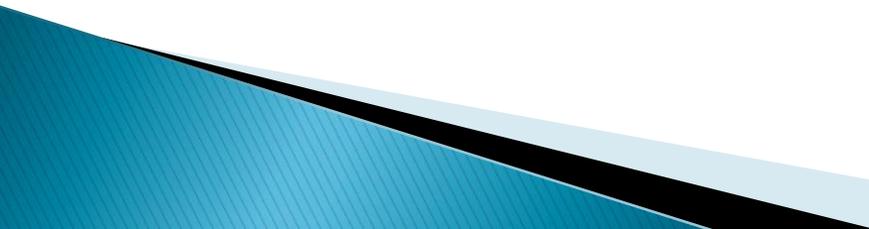
Additional Maintenance or Other Requirements

- ▶ Statement of Intent to now require more detailed information and all contact info in foreclosed properties
 - ▶ Also requires plan for development of vacant lots
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Significant improvement

- ▶ Director may require the demolition or expeditious rehabilitation of an abandoned property
- ▶ Unlawful to fail to rehabilitate, lease, develop or lawfully use the abandoned property under reasonable and expeditious time frame

See Health and Safety Code section 17980.9



Questions from staff:

- ▶ Shall pre-foreclosure properties be included as “Abandoned Properties” or just foreclosed properties?
 - ▶ Should ordinance include all vacant lots (as opposed to just commercial lots)?
 - ▶ Does the Committee want a cost recovery fee charged for filing a Statement of Intent?
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