

Building Blocks for Equitable Property Revitalization Strategies

Double Tree Bay City Riverfront
1 Wenonah Park Place, Bay City MI 48708

AGENDA*

July 25, 2019

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| 8:00 - 8:30 AM | Registration |
| 8:30 - 9:00 AM | Welcome and Introductions |
| 9:00 - 9:30 AM | Property Revitalization Cycle: A Systems Based Approach
<i>A number of interconnected laws, policies, processes, or “systems” influence whether a property falls into decline, sits vacant, or is transformed back into productive use. Understanding how these systems impact property revitalization cycles can inform strategic interventions on problem properties. This session will provide an overview of the Center for Community Progress’ Systems Based Approach to property revitalization.</i> |
| 9:30 - 10:30 AM | Market Fundamentals and Analyzing Data to Understand Neighborhood Conditions
<i>When trying to address issues of vacancy and abandonment, it is crucial to recognize the role markets and demand play in creating and perpetuating problem properties. Understanding the neighborhood’s market and data – at the most granular, parcel-based level, can enable one to understand what strategies are most likely to be effective, and affect one’s ability to successfully implement an equitable revitalization strategy. This session explores the relationship between markets, vacant properties, and owner behavior, and how to tailor, and evaluate, revitalization strategies to meet community goals based on the nuances uncovered through market and data analysis.</i> |
| 10:30 - 10:45 AM | Break |
| 10:45 - 11:45 AM | Exploring Local Housing Data
<i>The City of Bay City conducted a comprehensive housing study in 2016 to better understand neighborhood markets and property conditions. The data gathered from that report, along with data from</i> |

the Department of Code Enforcement and Assessor's Office, has been analyzed to understand neighborhood dynamics and develop strategies to move revitalization efforts forward. This session will provide an overview of the data collected in Bay City, how that data is used to determine special projects, and where the city plans to go next.

11:45 - 12:00 PM

Break

12:00 - 12:30 PM

Lunch

12:30 - 1:30 PM

Strategic Code Enforcement for Vacant, Abandoned, and Deteriorated Properties

A strategic code enforcement program can help local governments reverse the impacts of problem properties. Gaining compliance from property owners of vacant properties, or those that have completely abandoned their properties, however can be time intensive and require a suite of legal tools and resources. Local governments can monitor properties warning signs and use early interventions to prevent properties from becoming vacant and abandoned. If prevention is not an option, clear and effective enforcement mechanisms need to be in place. This session will outline the elements of a strategic code enforcement program for vacant and abandoned properties, including regulations allowable in the State of Michigan and examples from around the country.

1:30 - 1:45 PM

Break

1:45 - 2:45 PM

Rental Regulations

Rental housing is a critically important part of every community's housing stock yet accounts for a disproportionate share of property-related challenges facing cities and towns. Rental programs have been instituted across the county and take various forms such as registries, licenses, and/or inspections. While there are many irresponsible landlords, some of whom plan to "milk" the property for a few years and then walk away, there are also many responsible landlords, who want to hold and maintain their properties. Rental programs need to be developed in coordination with good landlords and encourage compliance. In this session participants will learn about a variety of rental property programs from across the country.

2:45 - 3:00 PM

Break

3:00 - 4:15 PM

Land Banking 101

In the last decade, the number of land banks in the United States has increased to approximately 170 across 15+ states. Land banks are public entities, typically authorized pursuant to state law, that acquire vacant, abandoned properties and return them to productive use more easily than would otherwise be possible. At the same time, land banks are not a silver bullet, and it's not always clear if a land bank could be a good addition to a community's toolbox. This session will help participants understand the functions of land banks, how and when they can be most effective with real-world examples of how land banks of various sizes adapt to local contexts.

4:15 - 4:30 PM

Training Wrap-Up

*The final agenda will be provided at the training

This training is made possible thanks to the support of:

