



## Code Enforcement Division

# Vacant Property Registry

Chris Cooper

August 19, 2014

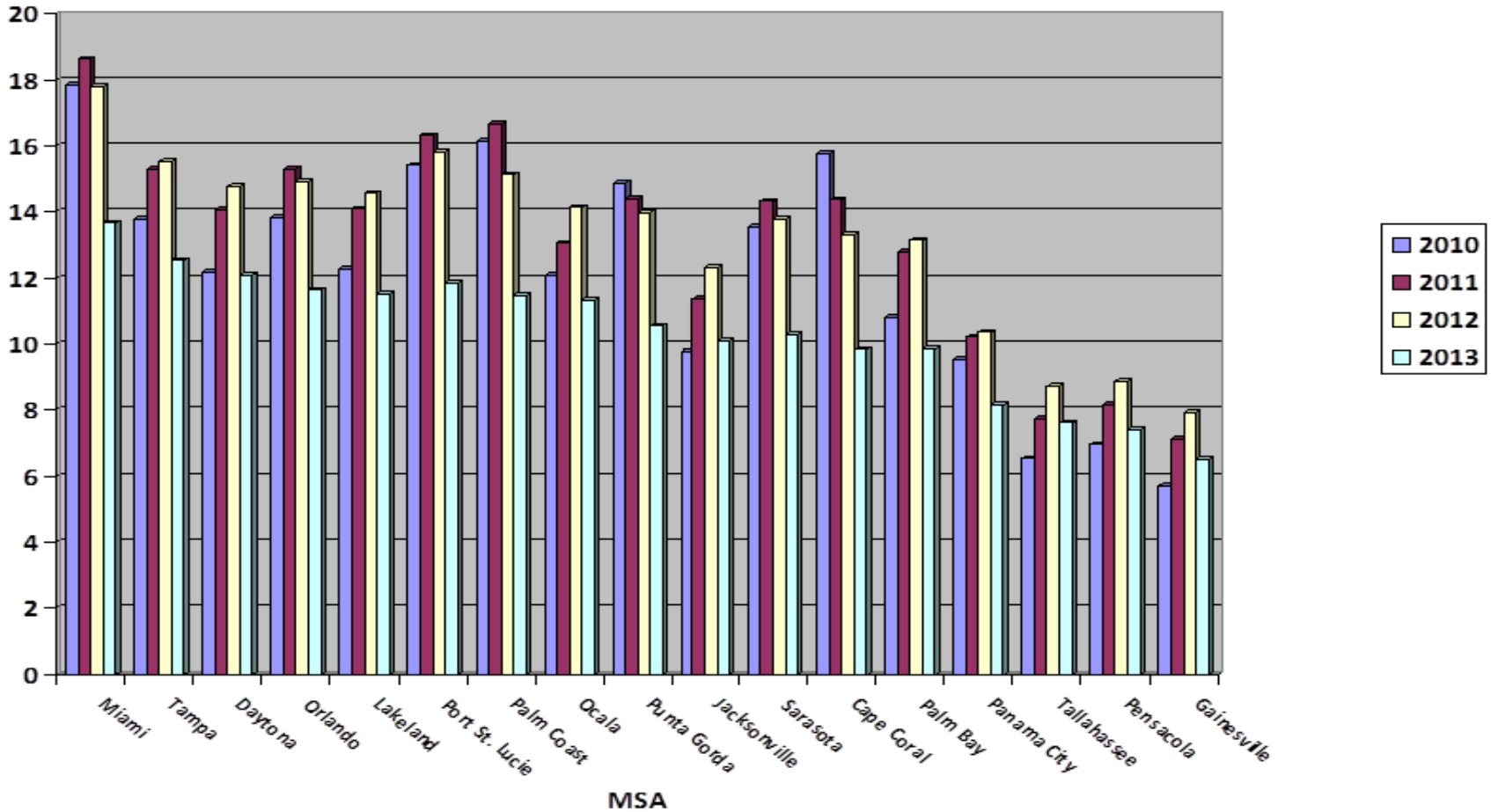
# Vacant Property Registry

- Housing Data
  - Gainesville
  - Gainesville/Alachua County MSA
  - Other Jurisdictions
- Stakeholder Input
- Registry Program Recommendation

- Housing Vacancy Rate in Gainesville
  - 11.4% (2010 Census)
  - 6,547 (2010 Census)
- Housing Vacancy Rate in Gainesville MSA
  - 6.51% (2013 FHDC)
  - 20<sup>th</sup> in State (2013 FHDC)

# Property Registry

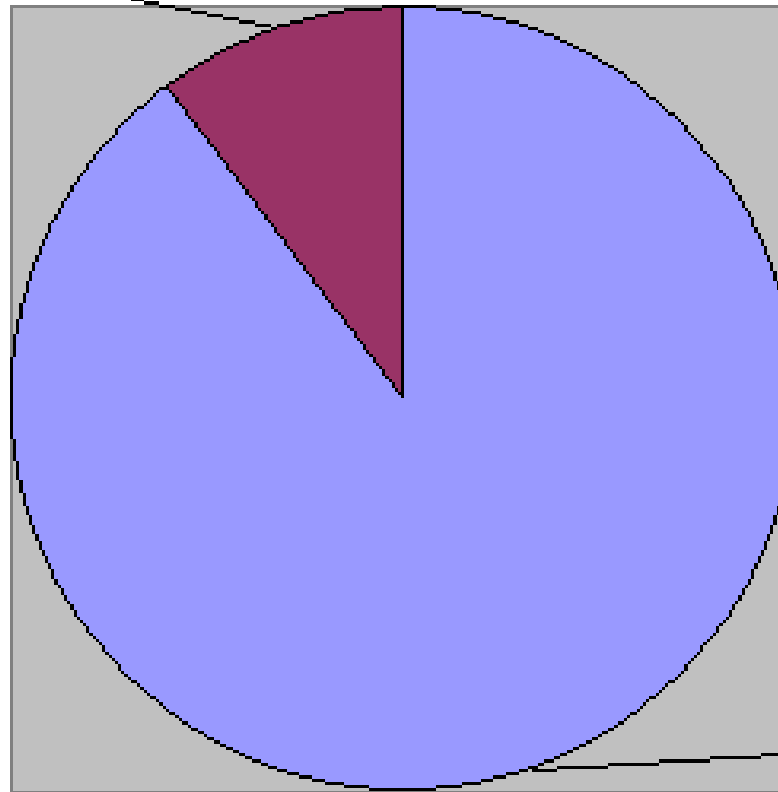
Foreclosure Rate by MSA



# Property Registry

## Housing Unit Occupancy

6547, 10%



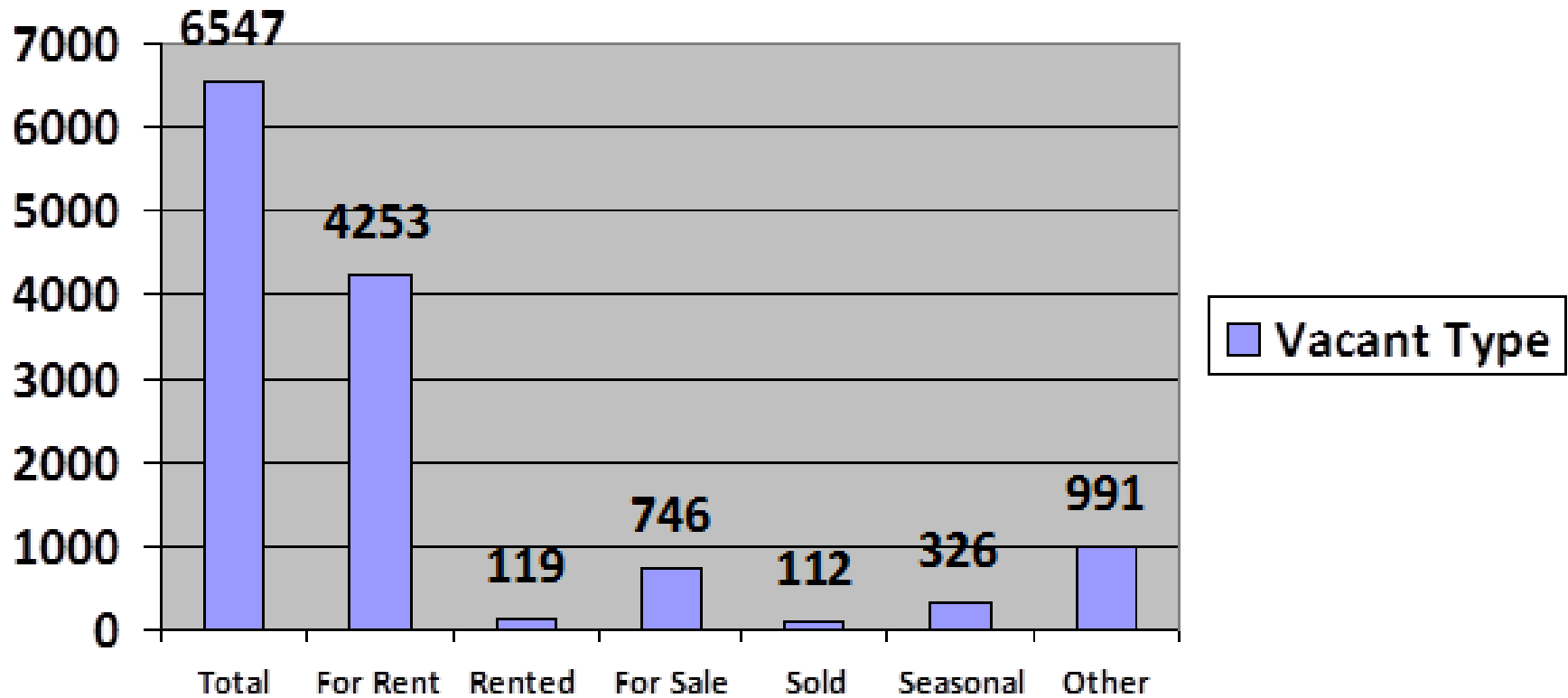
Occupied

Vacant

57576, 90%

# Property Registry

## Vacant Housing Units by Type



# Property Registry

- Approximately 70 dangerous buildings
  - All vacant
  - One identified as in foreclosure process
- Majority of pre-foreclosures are occupied
- 2011 – 2013
  - 15 bank owned properties cited
  - Average time to comply was 47 days
  - 8 complied within 30 days

# Stakeholder Input

- Provided overview and asked for input
  - Chamber of Commerce
  - Gainesville Alachua County Association of Realtors – Letter of opposition included in backup.
  - Local Lenders
- Other Jurisdictions with registries
  - What prompted registry
  - Fee, registration frequency, and enforcement
  - Did the registry meet needs/solve problem



# Stakeholder Input

- Realtor's input
  - GACAR letter of opposition
  - Most individual respondents did not support / did not see a need
  - One positive response
- Financial service's input
  - Two positive responses
  - One negative response
- Other jurisdictions
  - Unnecessary, focus on preservation servicers
  - Can be helpful
  - Revenue generator

# Pros and Cons

- Pros
  - Database of foreclosed and / or vacant properties
  - Contact Information for mortgagee's servicer
  - Possible improved compliance
  - Revenue
- Cons
  - Mortgagees have improved response
  - Data does not support existing problem
  - Effectiveness of enforcement for lack of registering
  - May result in fines/liens for lack of registering
  - Are owners of abandoned and blighted properties likely to register
  - Staff time

# Recommendation

- Receive a presentation from staff providing follow up information from the March 31, 2014 AF&L Committee meeting
- Discuss stakeholder input
- Provide direction to staff
- Remove item from the Audit, Finance and Legislative Committee referral list