

## **Vacant, Abandoned and Problem Properties – A Training Academy for Prosperity Indiana**

**August 22-23, 2017  
JCC - 6701 Hoover Rd.  
Indianapolis, Indiana**

### **Agenda**

#### **August 22, 2017**

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**9:00 - 9:30 AM Registration**

**9:30 - 10:00 AM Welcome and Introductions**

**10:00 - 10:30 AM The Fundamentals of Property Market Dynamics**

*Nicole Heyman*

*How real estate markets work, and the flow of demand and supply for a neighborhood's land and buildings, determines many aspects of a neighborhood's trajectory. This includes house prices, whether buyers are homebuyers or investors, and whether owners are improving their properties or allowing them to deteriorate. When trying to address issues of vacancy and abandonment, it is crucial to understand the role markets and demand play in creating and perpetuating problem properties, including abandonment, tax delinquency, and the activities of predatory landlords. Understanding the neighborhood's market fundamentals 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 module explores how markets work, the relationship between markets, vacant properties, and owner behavior, and how those three factors combined impact neighborhood outcomes.*

**10:30 - 10:45 AM Break**

**10:45 - 12:00 PM Vacant Property Registries and Indiana's Unsafe Building Law**

*Jim Kelly*

*Indiana's Unsafe Building Law provides a wide range of available options by which local government can intervene in a vacant and abandoned property. This session will take a deep dive into understanding the available administrative and judicial interventions including: orders to have the house repaired or boarded up, demolition authorization, orders to remove trash, and assessments of civil penalties for non-compliance. The session will also look at local ordinances in Indiana that require registration of vacant properties, whether or not they violate the Unsafe Building Law.*

**12:00 - 1:15 PM Lunch**

**1:15 - 2:15 PM Using Neighborhood Conditions to Inform Equitable Code Enforcement Strategies**

*Nicole Heyman*

*Code enforcement gives local governments the ability to use their regulatory powers to improve quality of life for residents. A core challenge, however, is how to do so given limited resources. One way to address this challenge is through a neighborhood-sensitive approach to code enforcement, which is equitable, more resource-efficient and, ultimately, more effective at stabilizing and strengthening neighborhoods, because it tailors interventions based on actual neighborhood conditions. Such an approach is sensitive to the needs of vulnerable residents and homeowners. Understanding neighborhood dynamics, including vacancy rates, crime statistics, unemployment rates, or housing market conditions, better positions local government to implement code enforcement based on the unique conditions in each neighborhood. This module will explore how to develop a neighborhood-sensitive approach to code enforcement. It will include instruction on how to gather and aggregate the necessary datasets to reveal the factors contributing to a neighborhood's wellbeing, with examples from other cities about how this data translates into tailored code enforcement strategies.*

**2:15 - 2:30 PM Break**

**2:30 - 4:00 PM Tools for Motivating Responsible Ownership**

*Jeff Bennett*

*Owners of vacant and abandoned property should fix up, pay up, or be compelled to give up those properties. Cities and towns across the state have an array of tools at their disposal to achieve those goals and shorten the length of time properties languish in vacancy or abandonment. Those tools are rooted in property tax foreclosure and the annual tax lien sales. The City of Indianapolis has assembled a cross-governmental team that is implementing the tools, including some that have sat, untested, since their inception. In this session, we will learn how Indianapolis is deploying legislative tools available to local government to reduce vacancy and abandonment and halt deterioration.*

**4:00 PM Adjourn**

**August 23, 2017**

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**9:00 - 9:30 AM Continental Breakfast**

**9:30 - 10:15 AM Understanding How Neighborhoods Affect Landlord Behavior**

*Nicole Heyman*

*Whether an owner will invest in maintaining a rental property is largely influenced by the property market in that neighborhood. The most effective rental regulation*

*strategies adjust their approaches to enforcement based on these varying conditions. This session helps practitioners understand how to move toward a market-informed approach to rental enforcement in order to increase the stock of safe, well- maintained rental housing in all neighborhoods. Participants will learn how to analyze neighborhood-by- neighborhood property market conditions. They'll then look at the relationship between those conditions and landlord behavior. Examples of tailored, market-informed rental enforcement from other cities will clarify how this approach can work in practice. Participants will learn how enforcement can be tailored based on, for example, the presence of problem landlords and of responsible landlords, complaint frequencies, or the concentration of student housing. All options will be appropriate for cities working with a tight or shrinking budget; in fact, the overall approach is intended to help cities maximize resource efficiency while also remaining effective and equitable*

**10:15 - 10:30 AM Break**

**10:30 - 11:45 AM Land Banks – Acquisition, Management and Disposition Strategies**

*John Carpenter*

*Land banks and land banking programs are critical tools for addressing those vacant and abandoned properties that have been rejected by the open market and are left as a liability to neighborhoods and communities. In this session practitioners will learn about the role of a land banking program to acquire property, eliminate liabilities by clearing title, and then transfer property to a responsible new owner consistent with local needs and priorities and focused on the long-term productive use of the properties.*

**11:45 - 1:00 PM Lunch**

**1:00 - 2:30 PM Legislative Update – What’s in the Toolkit**

*Jim Kelly*

*a comprehensive look at all available tools to address vacant, abandoned and deteriorating properties in Indiana including a review of new or amended legislation and a review of recent court opinions.*

**2:30 - 2:45 PM Break**

**2:45 - 4:00 PM Interactive Exercise**

**4:00 PM Adjourn**