

January 29, 2025

Vacant Building Registration Program Proposal



The Cost of Vacant Buildings

Vacant buildings are located in all 52 neighborhoods across the City.

Ten years ago, the annual costs of vacant buildings to the City was estimated to be approximately **\$3 Million**.

- Vacant Building Inspections Costs
- Barricade Costs
- Demolition Costs
- Vacant Building Program Costs
- Legal Enforcement Cost
- Administrative Appeals Costs
- Fire Dept Runs & Inspections Costs
- Sanitation Inspections Costs
- Police Dispatch Costs
- Weed & Litter Abatement Costs
- Historic Building Repair Costs

Today's Estimated Cost:

(Based on Inflation Rates)

TOTAL: \$8,526,168.16



Looking Deeper at The Data

- There are approximately 2,800 unique properties without water service
- 1,800 of these 2,800 properties have had the water off at the property prior to 2020.

Understanding how these properties impact the Fire and Police Departments:

- There have been 1,816 fire department runs to these properties with a total run count of 8,769. **This averages to 4.8 runs per building.**
- There have been 1,073 police incidents at these properties with a total incident count of 2,410. **This averages 2.2 incidents per building.**

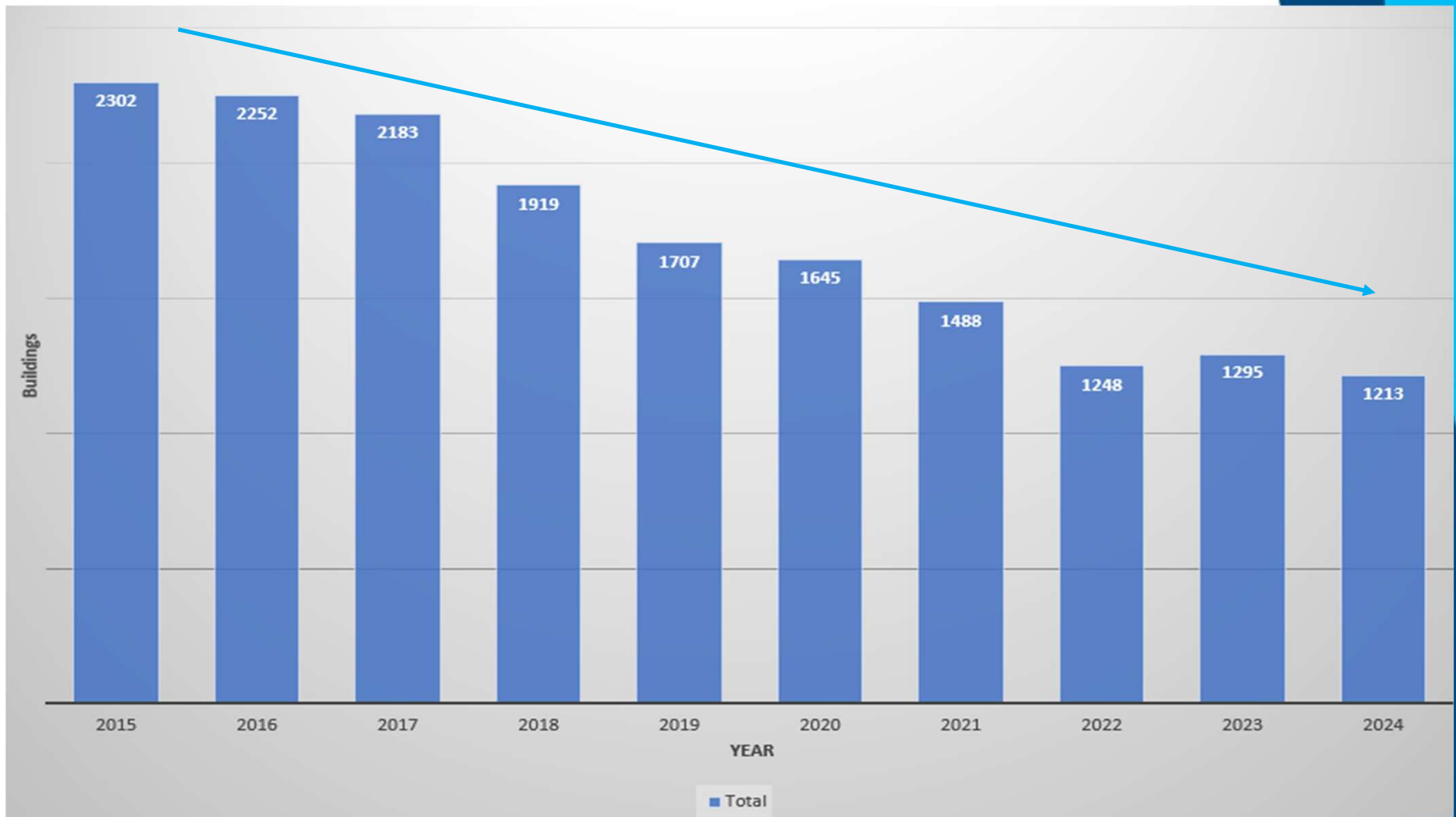
Only 3% of the properties have NOT had a Police or Fire Call.

Current Programs

The City of Cincinnati currently has two programs in place to address vacant and abandoned buildings:

- **Vacant Foreclosed Property Registration (VFPR)** – Properties that are foreclosed and bank-owned must be registered with the City of Cincinnati. Through registration, the City can routinely inspect and ensure that the property is being maintained. **VFPR** is proactive, but pertains only to foreclosures (approx. 237)
- **Vacated Building Maintenance License (VBML)** – Requires property owners to obtain a license if they have a property that has been ordered to be vacated due to code violations. It also requires the owner to maintain insurance on the vacated property. The **VBML** program is more **reactive** than **proactive**. VBML does not engage the property until it is already blighted and unfit for habitation (approx. 1,209)
- **Public Nuisance Process** – Public hearing to determine if appropriate to use City funds to demolish a vacant/blighted building.

Reduction in Vacated Buildings (VBML) Citywide Since 2015



Property Life Cycle



Occupied

? ? ?

State of Property Unknown

**VBR Program Could Address
This Area of Concern**



VBML



Demolition

Vacant Building Registration (VBR)

- VBR is a proactive effort to maintain the approximately 2,500 buildings not caught by existing programs.
 - A **semi-annual registration** process
 - Program is shared in collaboration with Police and Fire
 - Require interior inspections **twice per year** to detect and control hazards
 - Require exterior inspections **10 times per year** to ensure buildings are secure.

Working Together

Together, the VFPR, VBML, and VBR, would:

- Monitor the over **4,500** vacant buildings across the city
- Prevent a large number of these buildings from falling into expensive disrepair
- Reduce crime on blocks with a higher density of vacant buildings
- Create safer street blocks
- **Additional Benefits:**
 - No costs to owners in the first six months of vacancy
 - Minimal costs thereafter, provided the building is maintained.
 - There are a number of exceptions built into program
 - Mitigating vacant properties will support neighborhood investment



Category	Vacant Building Registration	Vacant Foreclosed Property Registration	Vacant Building Maintenance License
Adoption Year	Adopted in 2025?	Adopted in 2012	Adopted in 2014
Purpose	Proactive / Preservation	Proactive / Preservation	Preservation / Safety
Type of Property	All Buildings	Residential Only: Foreclosed	All Buildings
Status of Property	Empty	Foreclosed / Vacant	Uninhabitable Due to Serious Code Violations
Code Compliance	Registration & Maintenance	No Outward Signs of Foreclosure	Meets 13-point Preservation Criteria
Program Entry	Meets Vacant Qualifications	Identified as Bank Owned, Foreclosed and Vacant	Identified as Hazardous at Time of Vacation Order
Fees Associated:	<ul style="list-style-type: none"> \$250 / 6 months \$250 -\$1,000 if not timely addressed 	<ul style="list-style-type: none"> Initial Registration: \$500 Annual Registration: \$500 Exception Fee: \$50 	<ul style="list-style-type: none"> \$900 "vacated/vacant" for less than 1 year \$1,800 "vacated/vacant" for at least 1 year but less than 2 \$2,700 "vacated/vacant" for at least 2 years but less than 5 \$3,500 "vacated/vacant" for at least 5 years
Inspections Process	Two Interior Inspections, 10 exterior inspections; yearly	Inspected within 5 days of filing to be sold	Must Maintain Insurance
Options	File Petition - With a Plan	Installation of an Alarm	File Petition - With a Plan
Penalties	Civil	Civil	Civil & Criminal

HOW PROCESS CURRENTLY WORKS

2016

2018

2019

2023

2025



Step 1

Step 2

Step 3

Step 4

Step 5

- Water is Shut Off

- Orders To Repairs /Address Concerns Mandated By City

- Orders To Vacate Mandated By City

- Condemned

- Vacated / Demolished.



Vacant Building Progression

2016
Water Shut Off



2023
Vacated



2025



HOW PROCESS SHOULD WORK

PROACTIVE APPROACH



Step 1

- Water is Shut Off



Step 2

- Entered into Vacant Building Registration Program



Step 3

- Work With Owner to do Maintenance / Rehab Plan



Step 4

- Determine if Owners Qualify for Rehab Financing



Step 5

- Re-occupancy



Continuum of Geographic Information System (CIGIS)

Kennedy Heights

Pleasant Ridge

Oakley

Madisonville

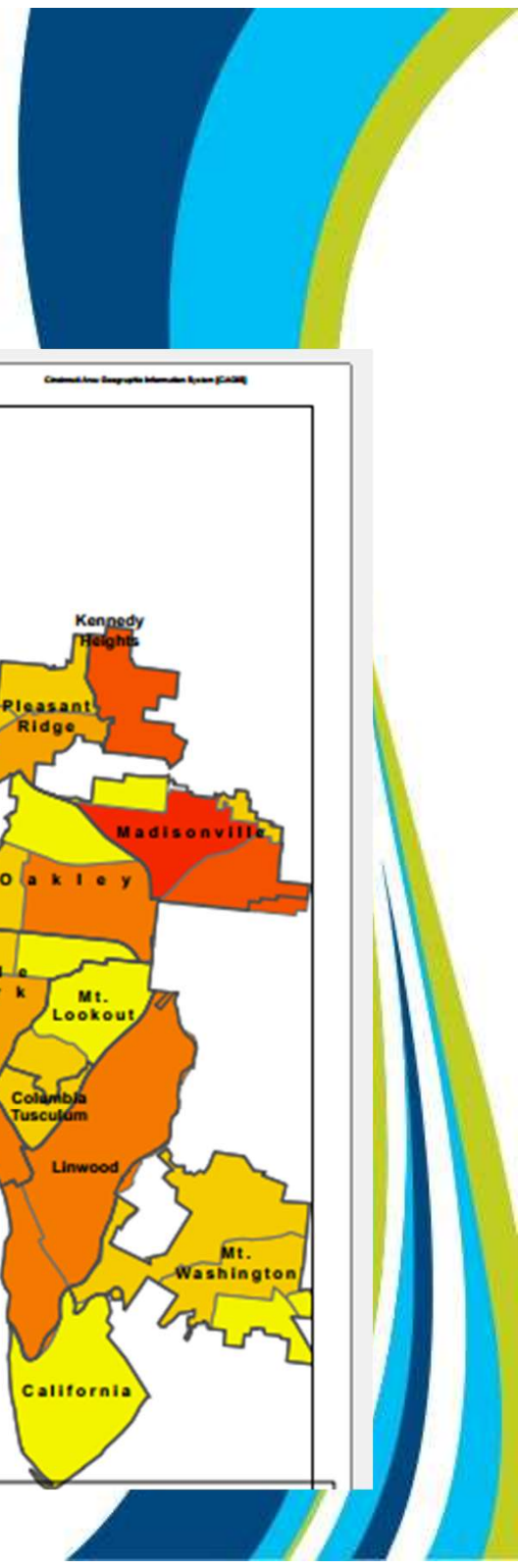
Mt. Lookout

Columbia Tusculum

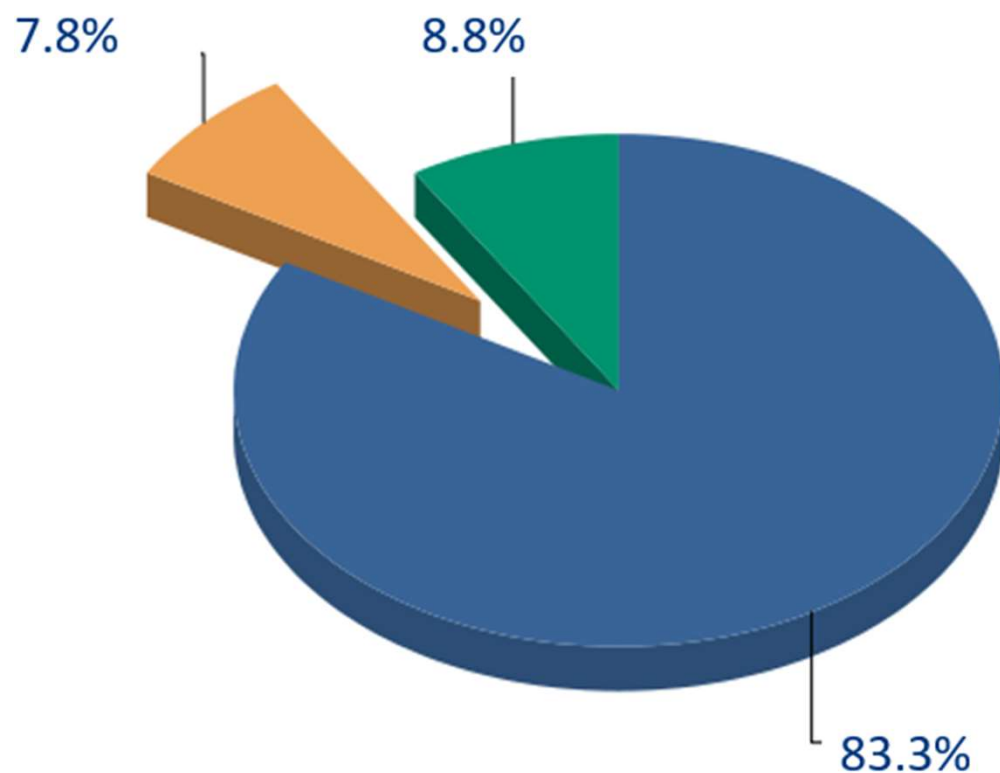
Linwood

Mt. Washington

California

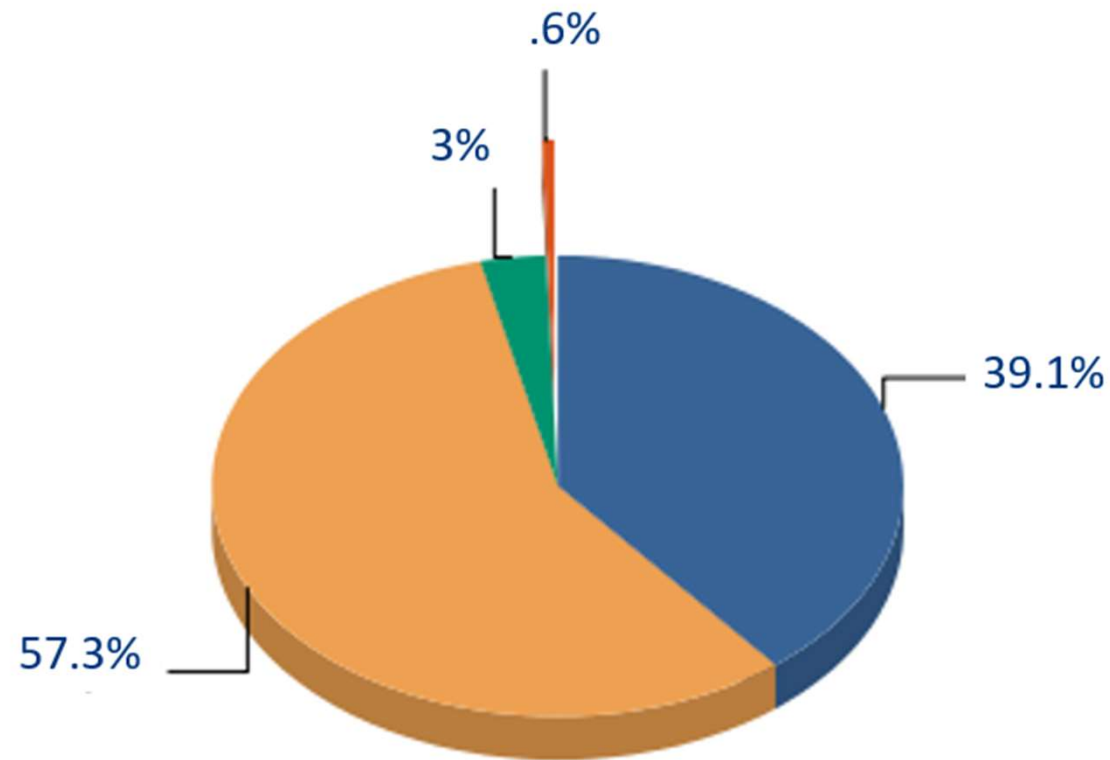


Vacant Building Owner Location



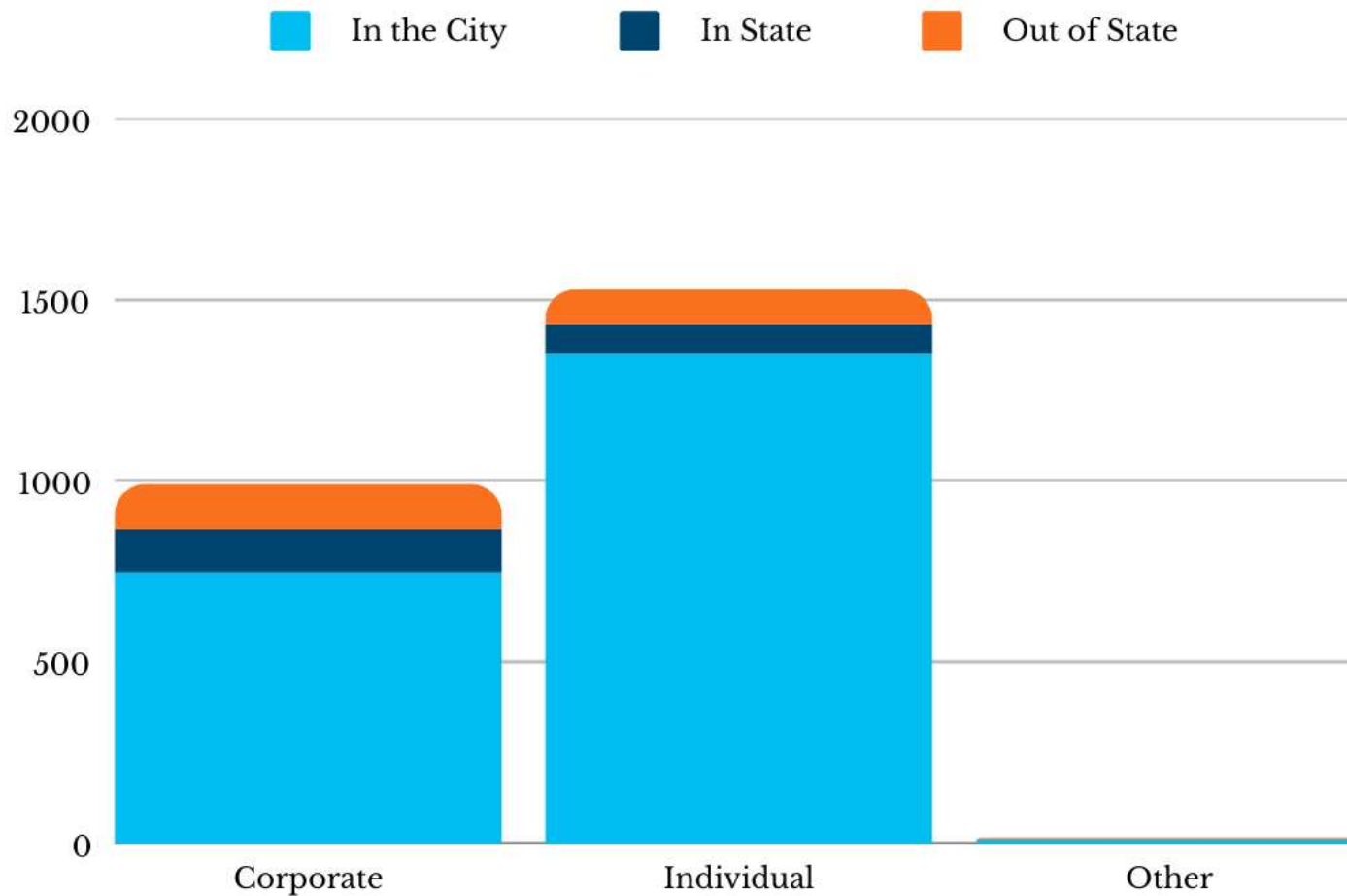
■ In City	83.3%
■ In State (Out of City)	7.8%
■ Out of State	8.8%
Total:	100.0%

Types of Vacant Building Ownership

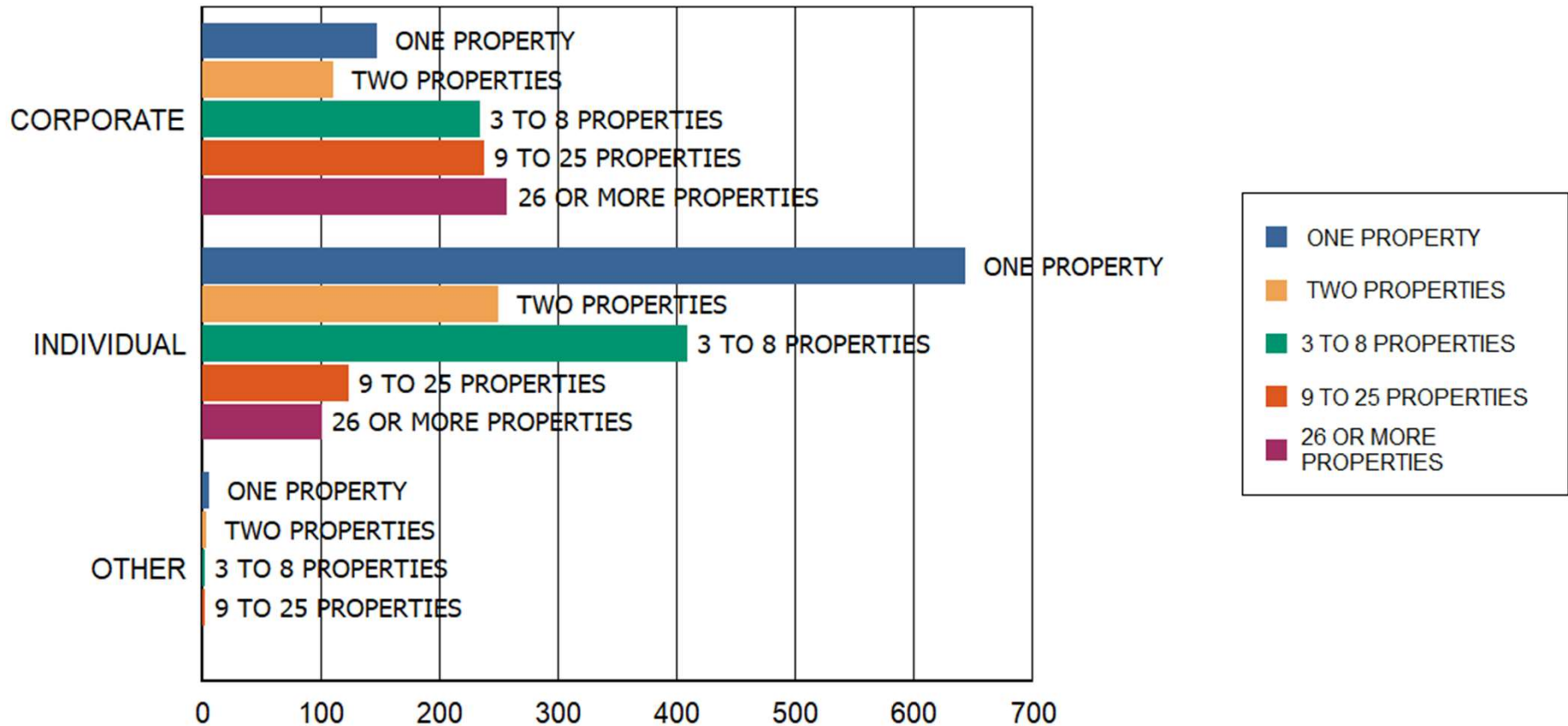


<div></div>	CORPORATE	39.1%
<div></div>	INDIVIDUAL	57.3%
<div></div>	NON-PROFIT	3.0%
<div></div>	OTHER	0.6%
	Total:	100.0%

Comparison By Owner Type and Location

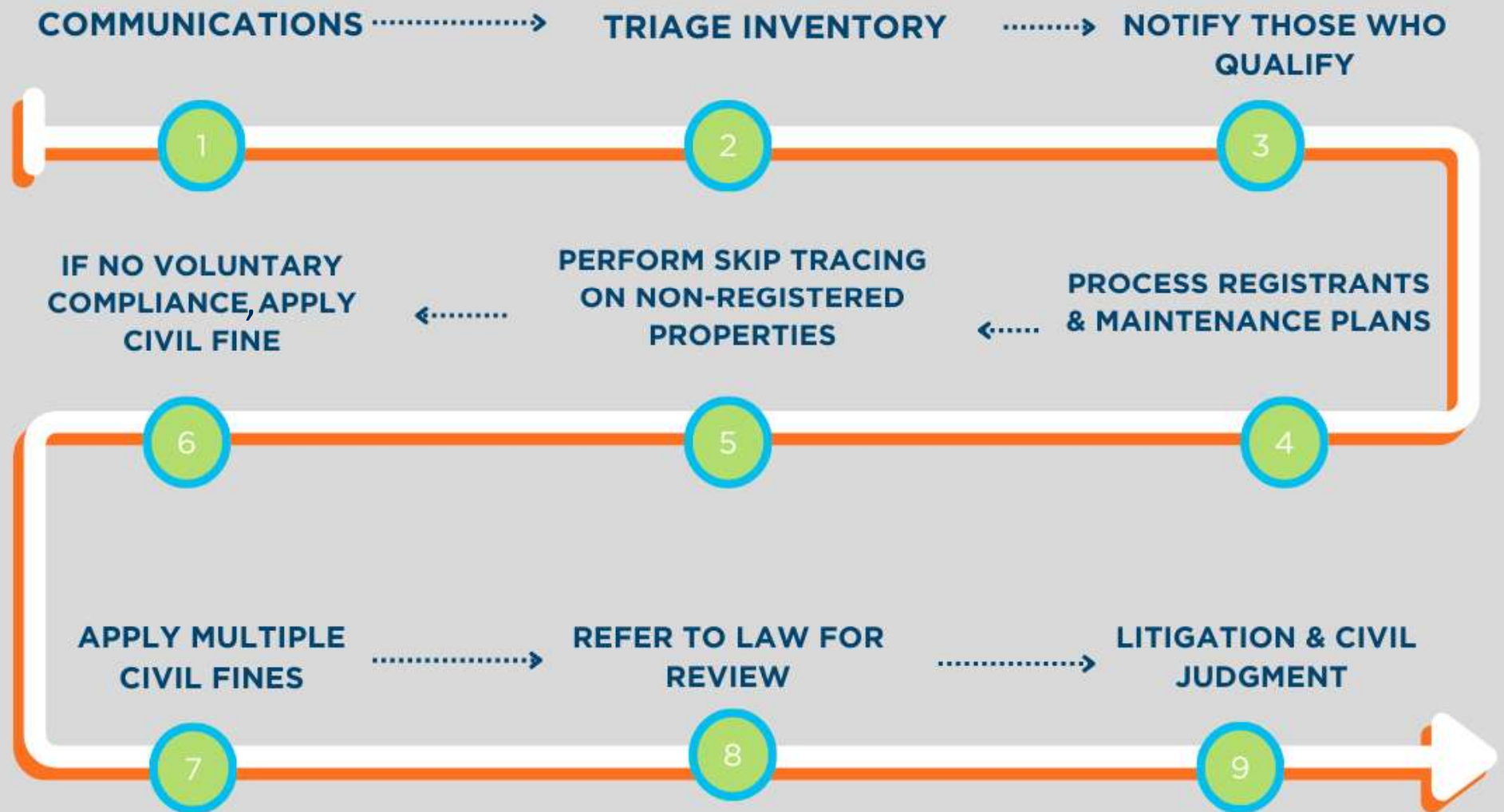


Number of Properties By Ownership



This chart looks at how many properties each individual / company owns.
This chart does not indicate how many of those properties are vacant.

ADDRESSING NON-COMPLIANCE



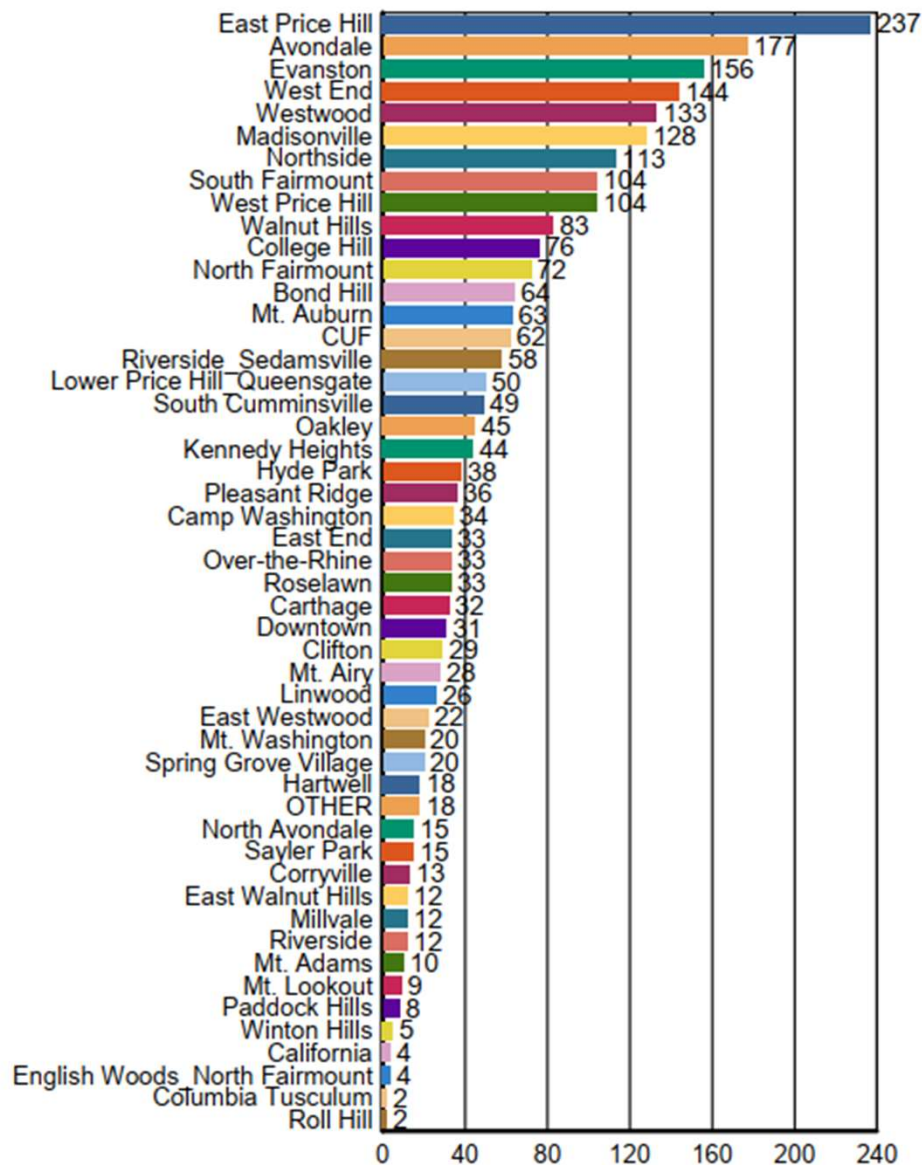


EQUITABLE CONSIDERATIONS

- VBR Exemptions
- Director Determination
- Gap Financing Opportunities
- Heir Properties – Legal Aid & Other Partners

Estimates Vacant Buildings by Neighborhood

Buildings by Neighborhood





THANK YOU