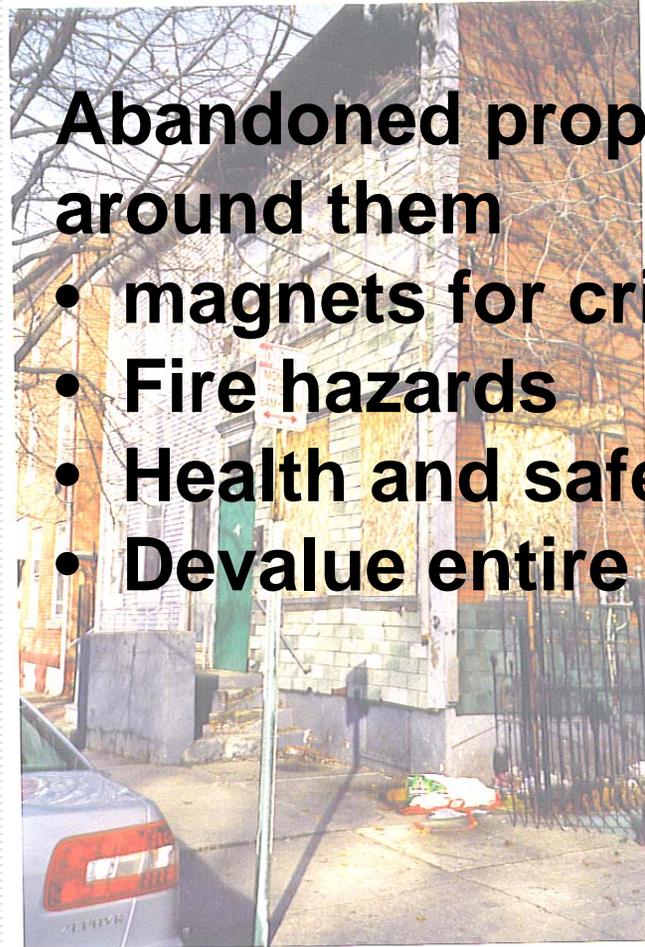


Confronting the challenge of vacant and abandoned properties

Alan Mallach
Senior Fellow
National Housing Institute

Confronting the challenge of vacant and abandoned properties



Abandoned properties affect everyone around them

- **magnets for criminal activity**
 - **Fire hazards**
 - **Health and safety nuisances**
 - **Devalue entire neighborhoods**
-

Confronting the challenge of vacant and abandoned properties

- Abandoned properties reduce property values and municipal revenues
 - A 2001 Philadelphia study found that having one abandoned property on a city block reduced the value of all the other properties on the block by 15%.
 - Abandoned properties impose massive additional costs on local governments
 - St. Louis spends over \$3 million per year to demolish abandoned properties.
-

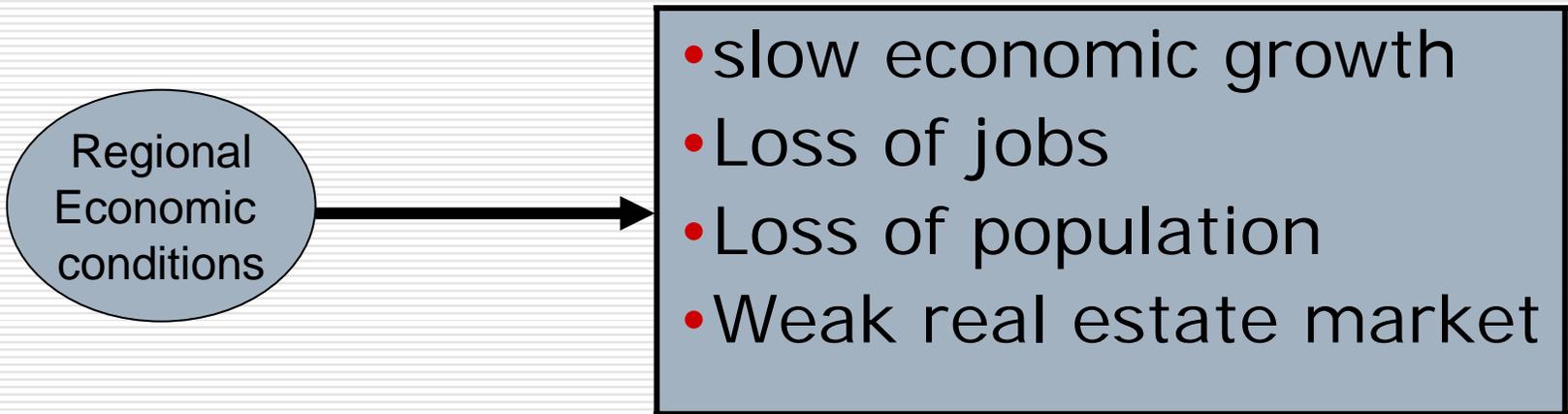
Confronting the challenge of vacant and abandoned properties

Why are properties abandoned?

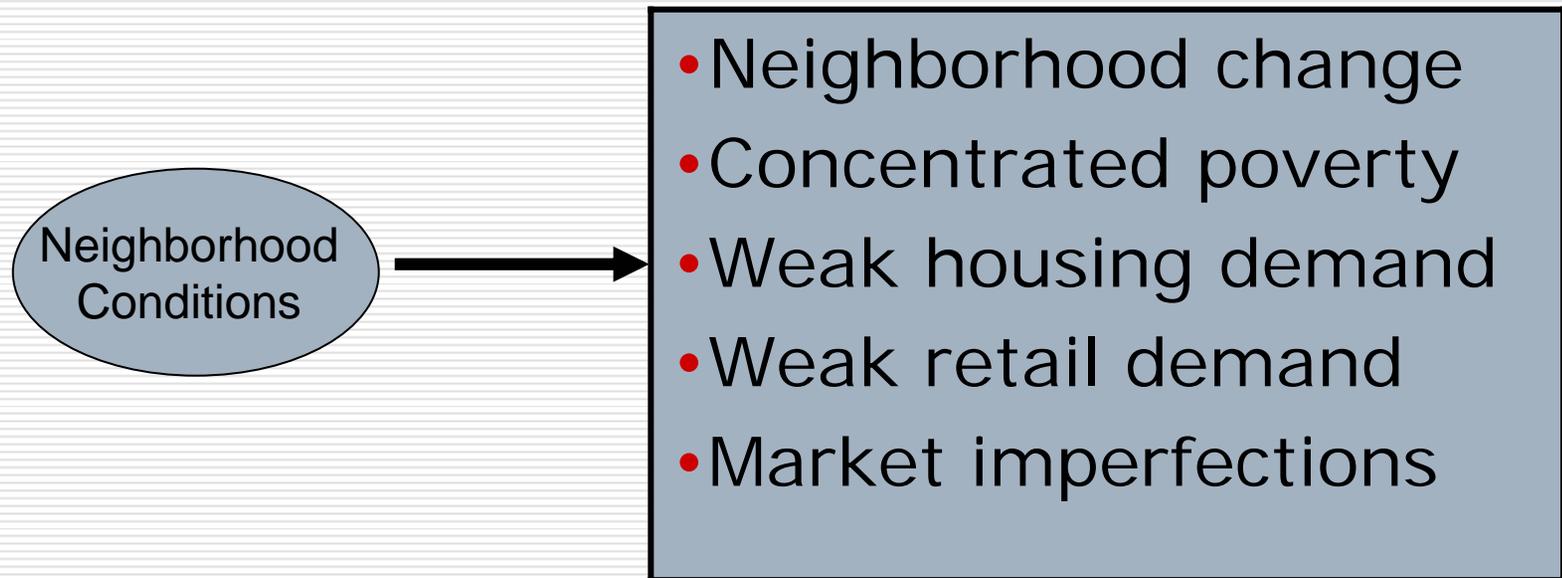
- Regional economic conditions
- Neighborhood conditions
- Property conditions
- Ownership conditions



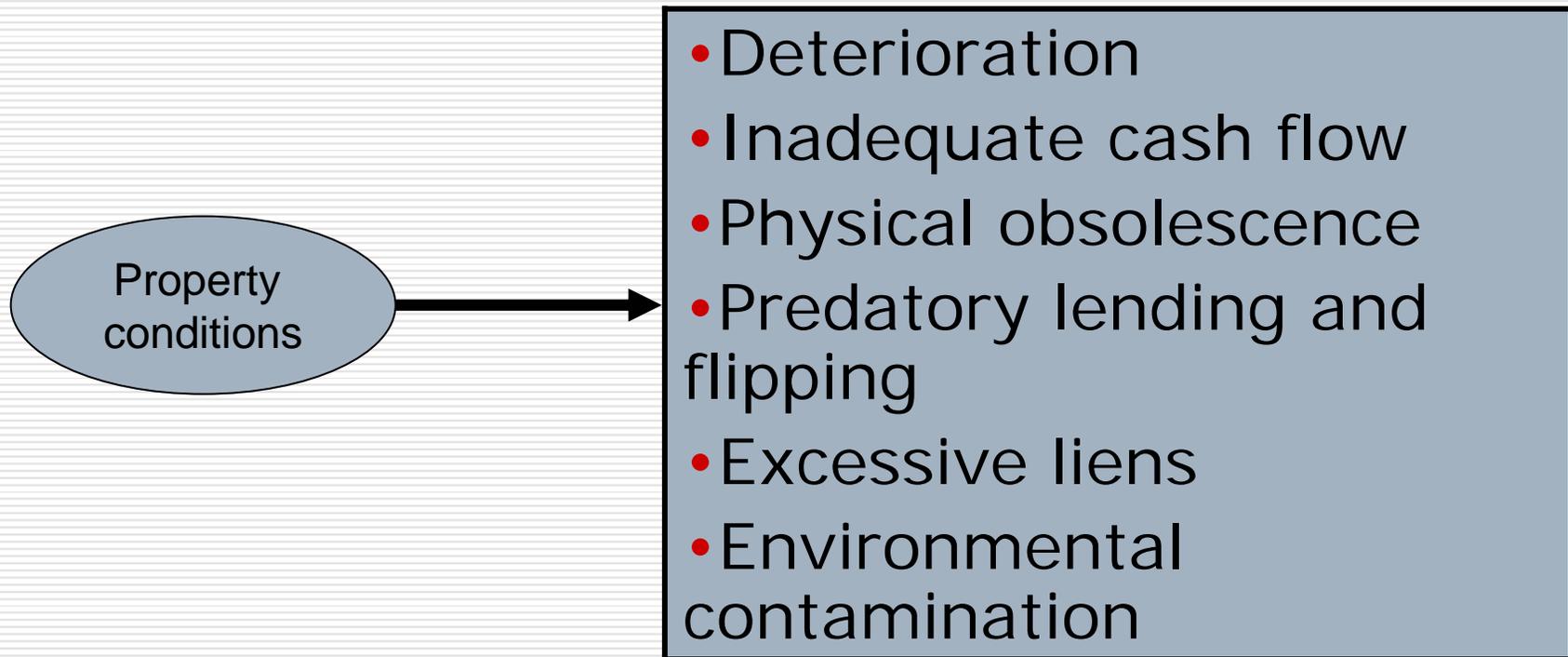
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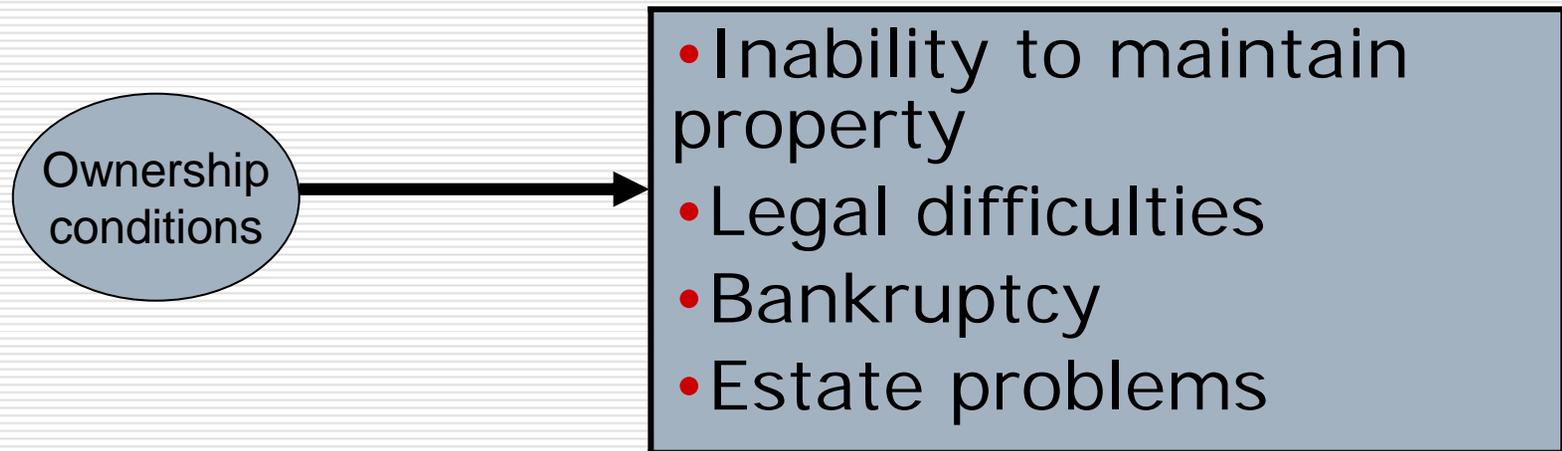
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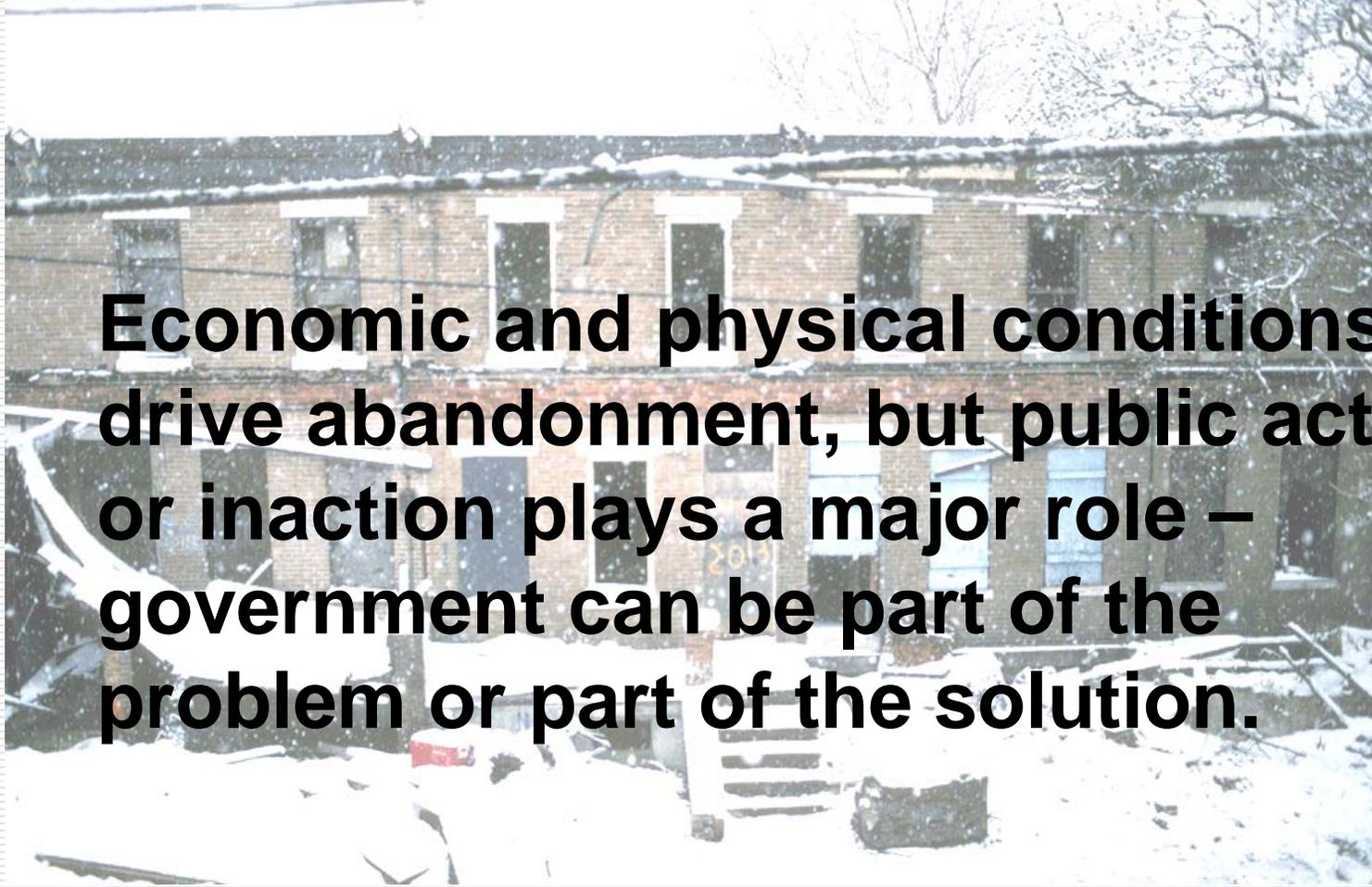
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Confronting the challenge of vacant and abandoned properties



Confronting the challenge of vacant and abandoned properties

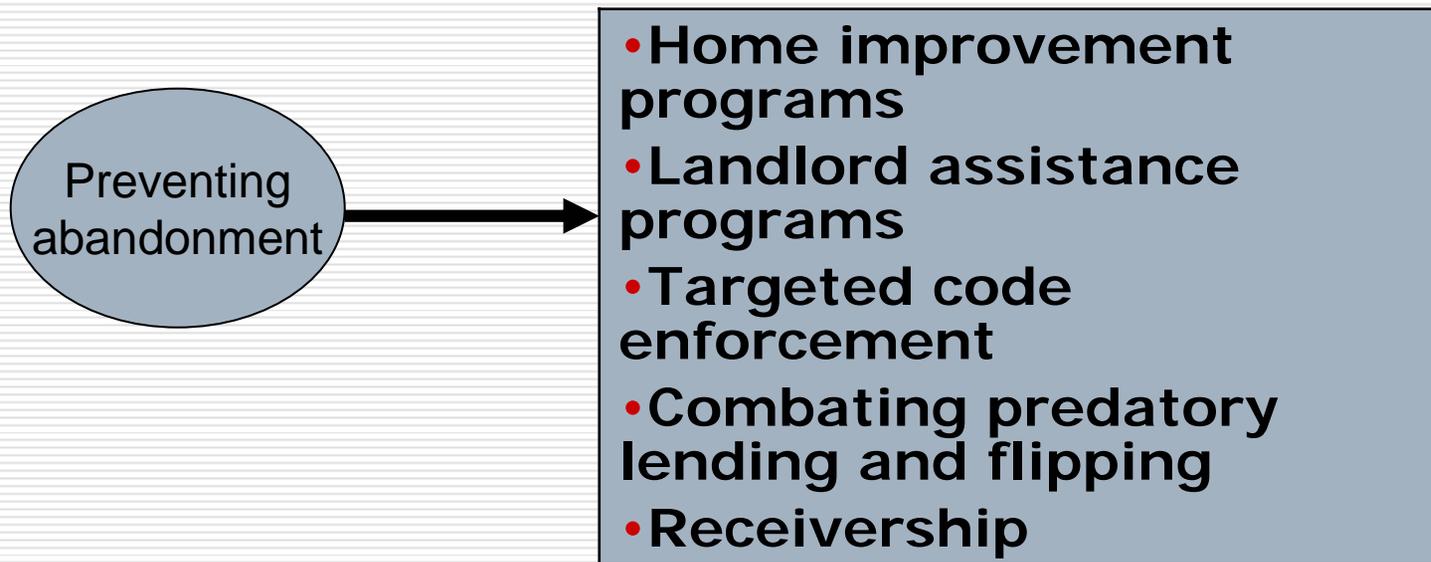


Economic and physical conditions drive abandonment, but public action or inaction plays a major role – government can be part of the problem or part of the solution.

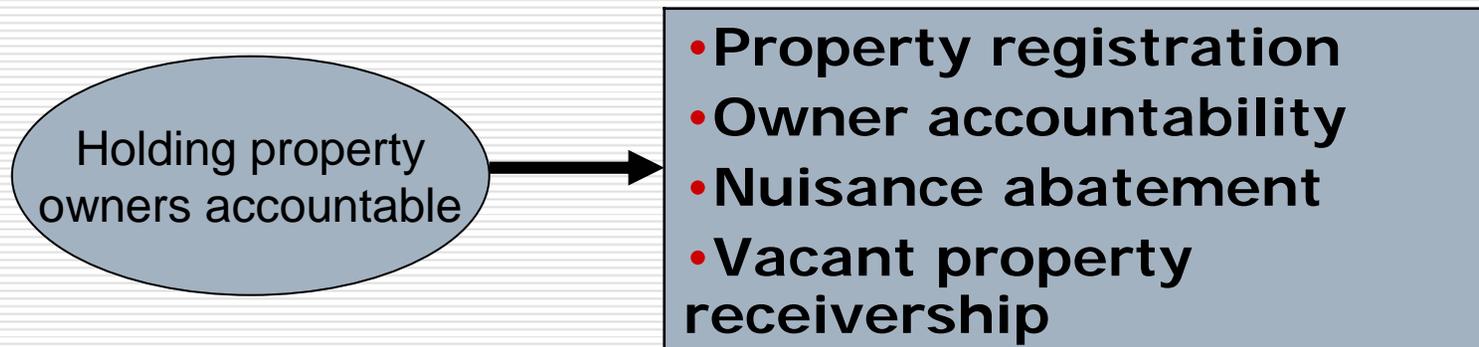
Confronting the challenge of vacant and abandoned properties

- How governmental action or inaction affects abandonment
 - Preventing abandonment
 - Holding property owners accountable
 - Gaining control of properties
 - Building the market
 - Fostering redevelopment
-

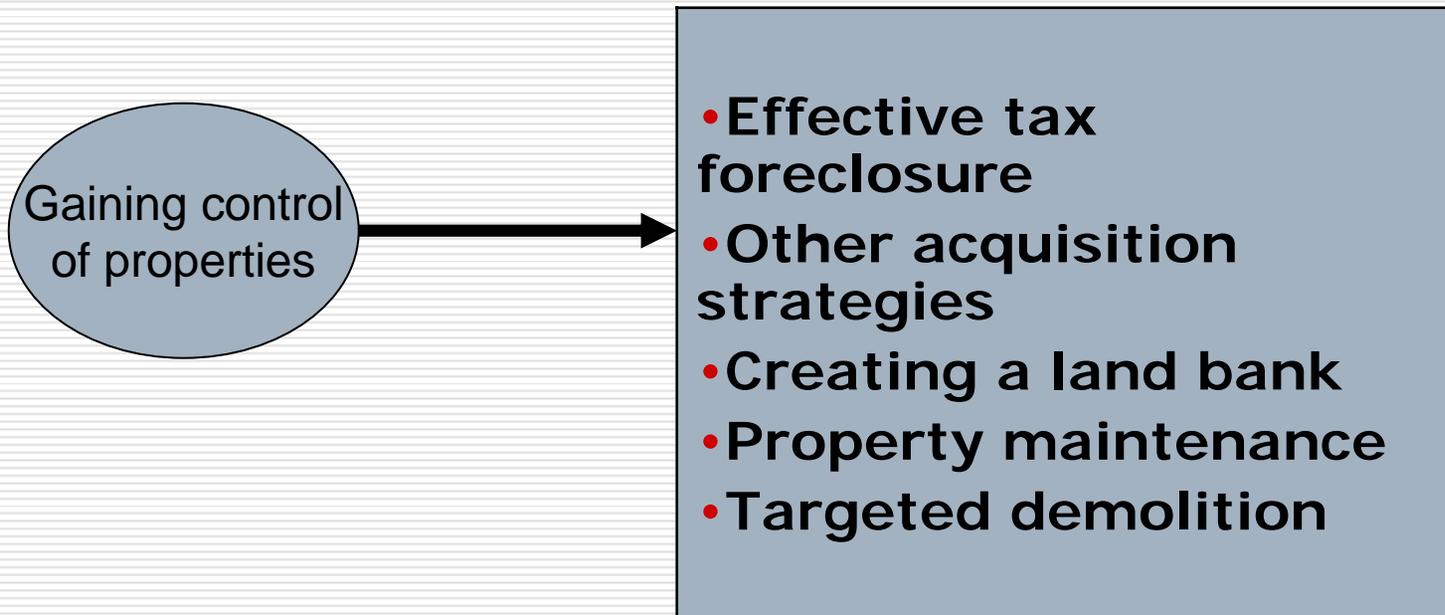
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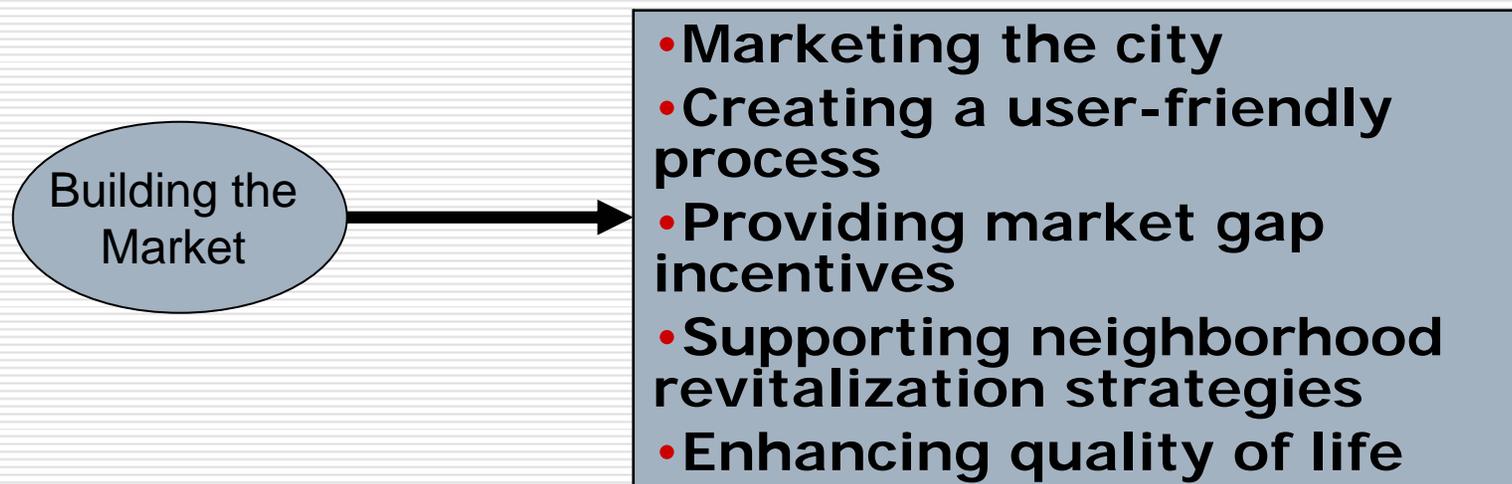
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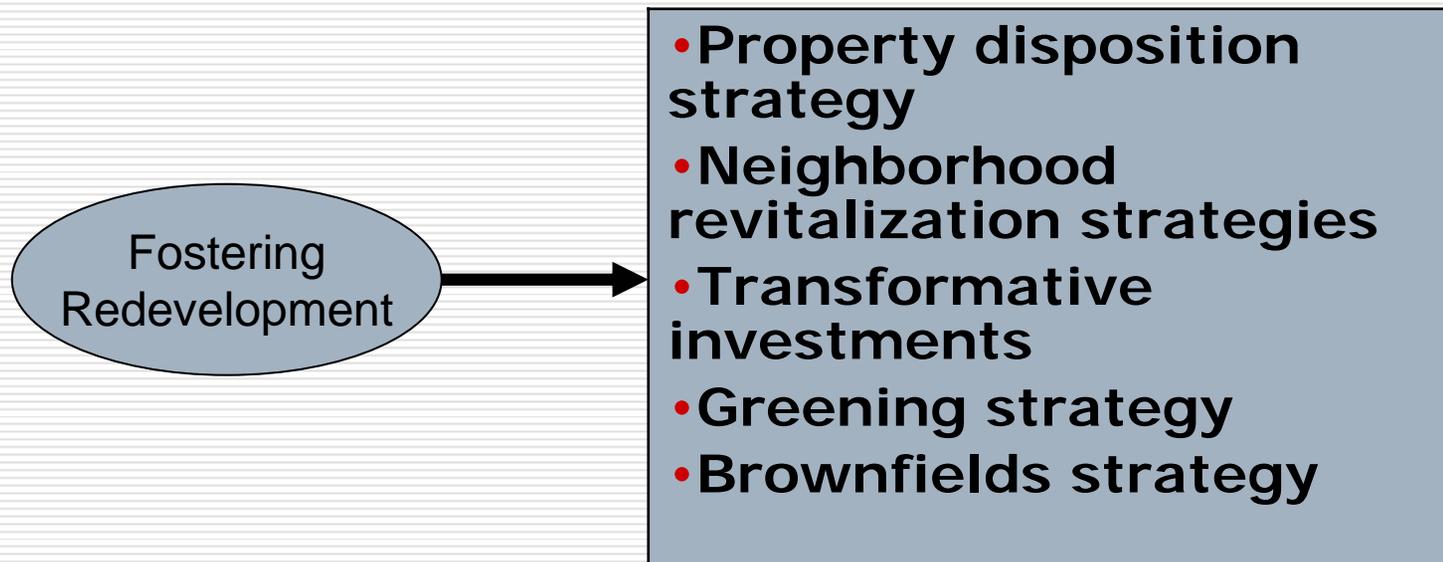
Confronting the challenge of vacant and abandoned properties



Confronting the challenge of vacant and abandoned properties



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Confronting the challenge of vacant and abandoned properties



Cities, community organizations and citizens across the United States have risen to the challenge of abandoned properties in their communities.