

Special Joint Committee
Ideas and Suggestions
October 2, 2008

Categories of Housing Stock/Properties:

1. Vacant 1 & 2 family homes owned by the city (mostly acquired through In Rem foreclosure)
2. Vacant 1 & 2 family homes owned by lenders (mostly acquired through mortgage foreclosure)
3. Vacant 1 & 2 family homes in foreclosure process but still privately owned
4. Multiple unit buildings in some stage of foreclosure process
5. Vacant/placarded 1 & 2 family homes with raze/condemnation orders (privately owned)
6. Vacant lots (city owned)
7. Vacant lots (privately owned)
8. Vacant/boarded 1 & 2 family homes not in foreclosure
9. Nuisance properties in receivership proceedings (homes and multiple unit)

Possible Actions:

1. Rehab and sell
2. Rehab and mothball
3. Acquire, rehab and sell
4. Acquire, rehab and mothball
5. demolish and clear site
6. Secure "as is" and mothball
7. demolish and redevelop
8. develop (vacant land)
9. Accelerate In Rem tax foreclosure process (to insure clean title in city)

Possible Approaches:

1. City personnel (or consultants) prepare inventory of housing units in each category. (May want to proceed separately with respect to properties currently owned by city and those owned by lenders.)
2. Define redevelopment districts in city which contain approximately equal number of eligible housing units (other than properties slated for demo and vacant lots).
3. Solicit RFQ from "for profit" developer/contractor joint ventures to perform the work in each district. (EBE and RPP requirements to apply).
4. Award redevelopment contracts to successful joint ventures for each district.
5. City personnel (or consultants) inspect and develop specifications and estimates for all units that will be rehabbed.
6. Use P.O. to joint ventures to proceed with work on individual properties or batches of properties. Funds disbursed as in typical construction loan situation.
7. City personnel (or consultants) to perform compliance/inspection and authorize change orders and extras.
8. Performance penalties and incentives.

Miscellaneous Thoughts:

1. Demolition must be kept to a minimum.
2. Develop "green" demolition specs that require maximum recycling of building materials.
3. Require "green" materials and methods standards for rehabs.
4. Coordination with WHEDA

