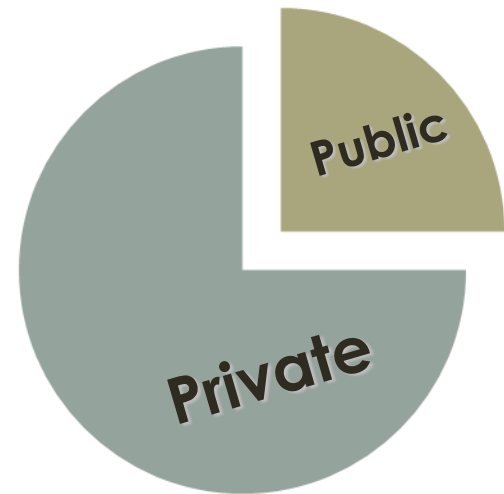


Restoring Trust and Accountability

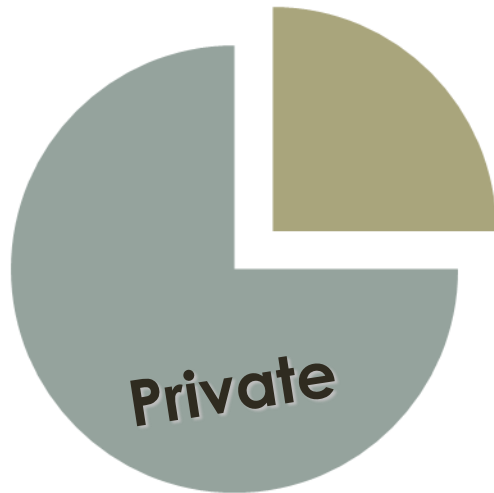
The Evolution of Philadelphia's Vacant Property Systems

The Problem

- 40,000 vacant properties → only 1/4 owned by public agencies
- Costing \$20 million to care for, and at least \$2 million in lost tax revenue each year
- Resulting blight has caused \$3.6 billion in lost value for adjacent properties
- Long-Term Challenge; Little Reform Historically



Vacant Properties in Private Ownership



***3 out of 4 vacant
properties***

Well over half of all vacant privately owned properties are tax delinquent, owing a cumulative total of \$69.4 million

1 year = \$1.4 Million

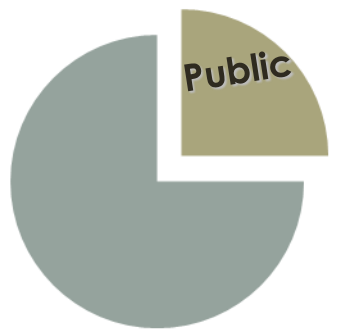
2 -10 years = \$6.2 Million

11 + years = \$61.8 Million

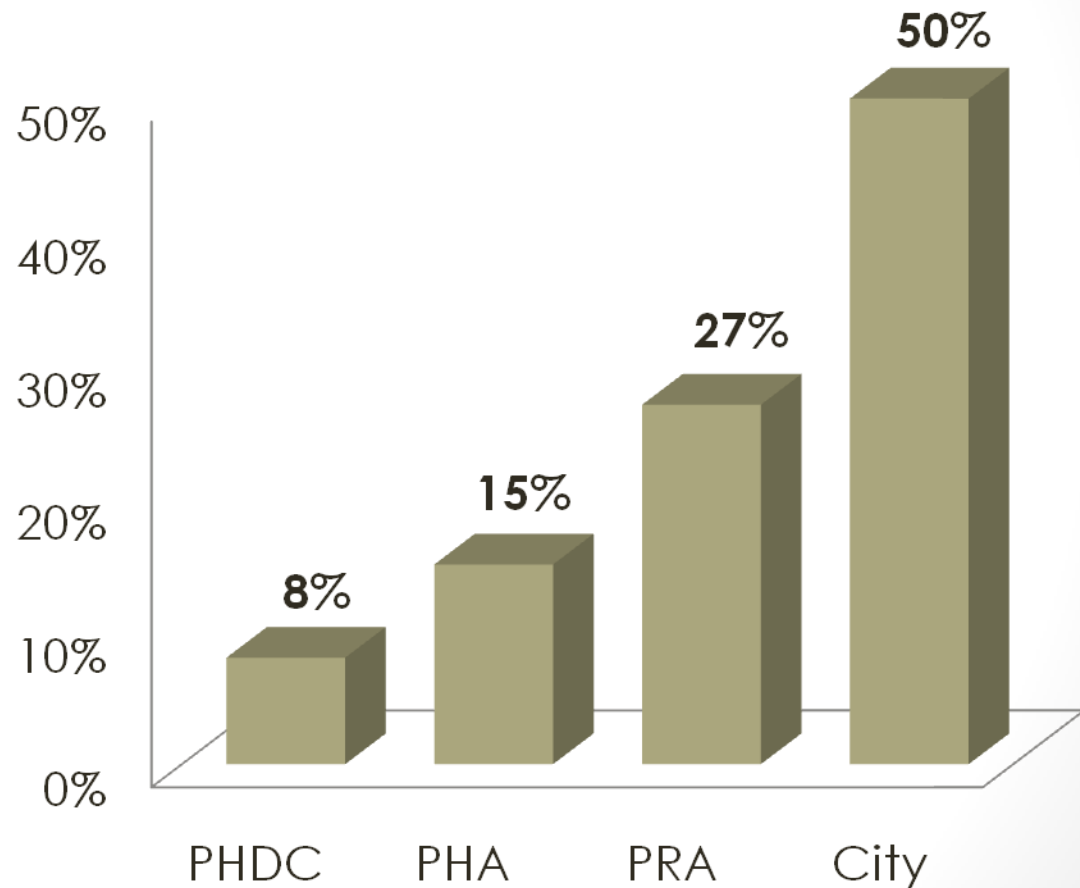
Most older delinquencies are considered uncollectable.

Public Ownership

Fragmented across several agencies with differing goals



***1 out of 4 vacant
properties***



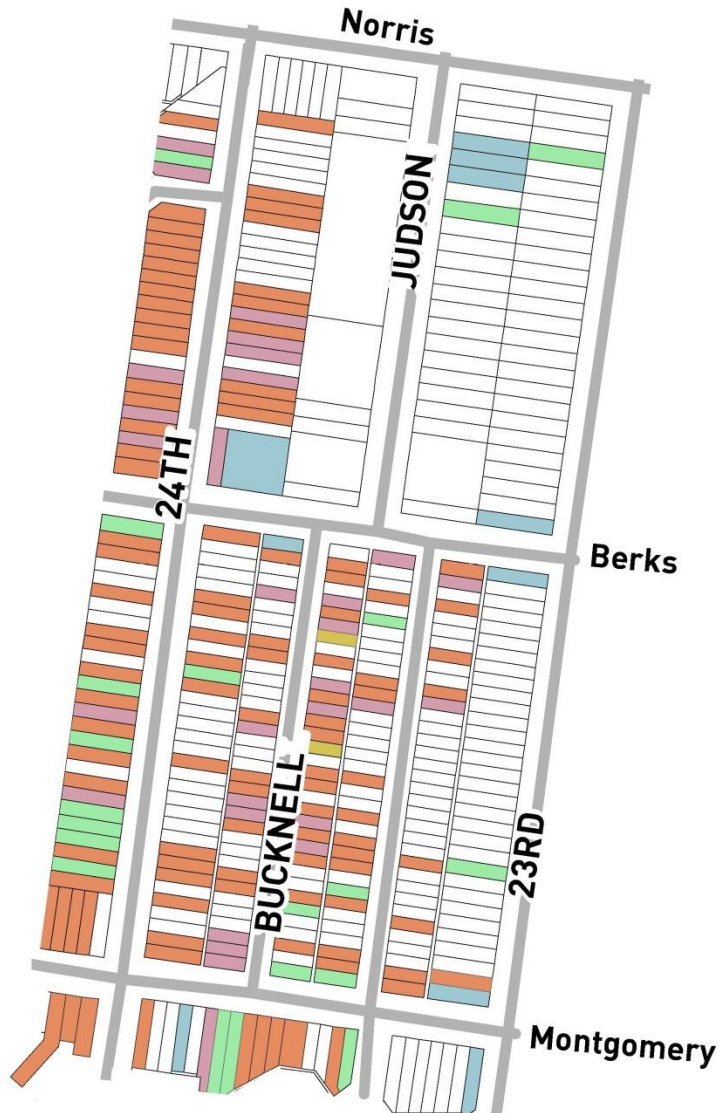
Vacant Parcels



City Owned Parcels



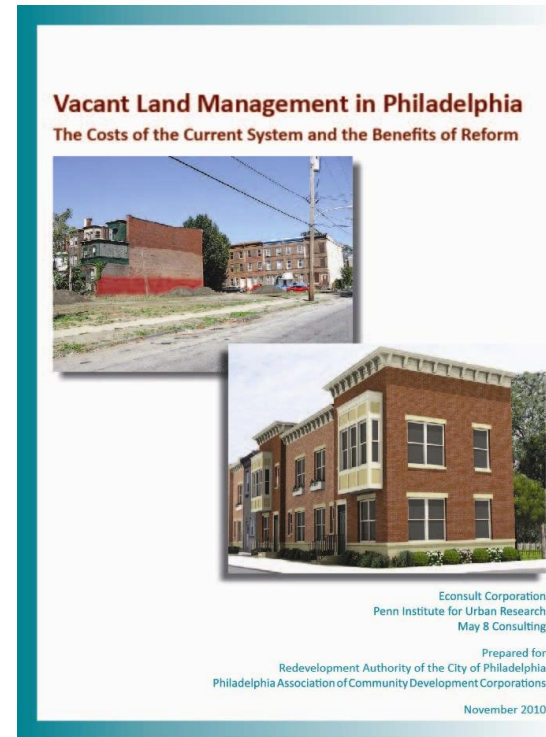
The Assembly Challenge



Vacant Property Ownership	
	Department of Public Property
	Philadelphia Redevelopment Authority
	Philadelphia Housing Development Corporation
	Philadelphia Housing Authority
	Private

Building Momentum for Vacant Property Systems Reform

- PACDC Land Bank Policy Brief
- Vacant Land Reuse Conference
- Cost/Benefits Analysis
- Increased Media Attention
- Support of Diverse Stakeholders



Mobilizing the Internal Government Discussion

- Mayor appoints Finance and Managing Directors to determine strategy
- Internal groups consisting of 15+ agencies
- Strategy and policy decisions based on consensus
- Feedback solicited at Mayoral level
- External input incorporated into internal decision making

Guiding Principles

- Revitalize communities
- Encourage investment
- Accountability and responsibility
- Consistency and transparency

Solutions Framework

- Maintenance Through Code Enforcement
- Data
- Disposition Systems
- Tax Foreclosure

Maintenance Through Code Enforcement

The Department is now utilizing a three pronged approach for targeting vacant property owners, including:

- 1. A focus on finding the owners**
- 2. New enforcement measures**
- 3. Dedicated legal resources**

1. A Focus on Finding the Owners

Researchers use several databases to find good names and addresses for owners of vacant properties.

- Deed information
- Property tax data
- L&I records of permits or licenses
- Utilities billing data
- Corporation data
- Internet searches
- Accurint

2. New Enforcement Measures

Making it Expensive to Own Blight:

- **“Windows and Doors”** ordinance allows the Department to ask the court to fine owners \$300 per day for each opening that is not covered with a functional door or window.
- **State Act 90** allows the Department to ask the court to attach these potentially high dollar fines to owner's personal property and also gives the City greater powers of extradition.

3. Dedicated Legal Resources

In the past, enforcement efforts had run into difficulties actually resolving difficult cases.

- **Blight Court:** The Department began a new court dedicated to hearing just these blight cases.
- **Full time Attorneys:** Hired two fulltime attorneys to help implement the new laws and reach settlements.
- **Sheriff's Sale:** Working with Revenue Department to force vacant structures to sale and take properties to sale for nuisance liens.

Outcomes

Before



After



Outcomes by the Numbers

Number of Properties Inspected to Date: 3,237

Violation Type	Number	Compliance Rate
Rental License	784	43.2%
Vacant License	1,688	24.5%
Exterior Maintenance	695	17.5
"Doors and Windows" Market	690	21.7%
"Doors and Windows" Targets	172	34.4%

License and Permit Revenue to Date: \$246,108

Court Fines: \$1,013,674.5

Back Taxes: \$257,102.91

Total: \$1,516,885.41

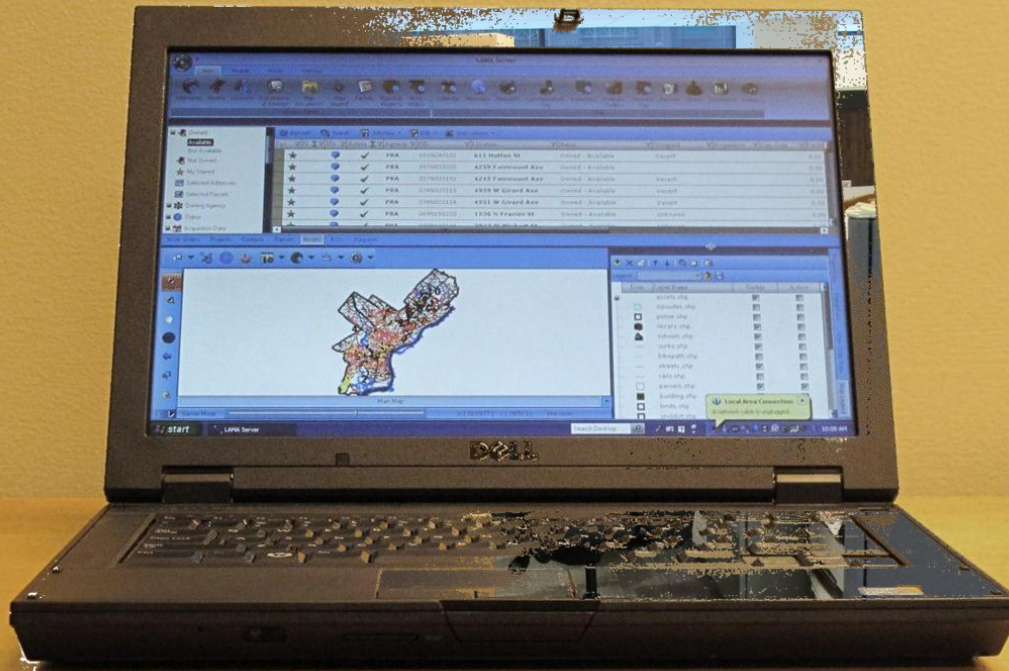
Data

Problem:

Existing systems were inconsistent, undocumented, uncoordinated

Solutions:

- Consolidated Inventory of all City-controlled vacant property
- Reconciliation of PRA with Records Department
- Enterprise Land Management data system
- Office of Property Data



Disposition Systems

Problem:

Fragmented ownership...

Solutions:

- Uniform policies for disposition
- Single point of contact
- New web-based portal
 - With online tracking
- Upfront pricing
- Affirmative marketing



New Website



[Phila.Gov](#) | [Mayor's Office](#) | [City Council](#) | [Business](#) | [Residents](#) | [Leisure](#) | [Philly311](#)



Philadelphia Redevelopment Authority (PRA)

[Map View](#) | [Grid View](#) | [Track an Expression](#) | [About](#)

City of Philadelphia Available Properties

Powered by LAMA

Asset ID: 16067
Parcel MapReg: 010S010051
Address: 1632 Wharton St
Owning Agency: PUB
Status: Owned - Available

- ▲ **Opacity:**
- Available Properties
- ▲ **Opacity:**
- <all other values>
- PHDC
- PRA
- PUB
- ▲ **Opacity:**
- ☒ Parcels
- Parcels



1234 Market Street : 16th floor : Philadelphia, PA 19107 :: 215.854.6500

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New Land Management System

LAMA System-

Developed and customized by the Davenport Group

The screenshot displays the LAMA Server application interface. At the top, a menu bar includes View, Module, Admin, and Settings. Below this is a toolbar with icons for Refresh, Search, Selection, Edit, and Grid Options. The main window is divided into several panes:

- Assets Table:** A table listing land assets with columns for PID, Acti, Location, Status, Agency, Occupied, Acquisitio, Date Sold, Purchase Amo, Sold, Acqu, Dispo, Use, Distri, URA, Size, and Appraisal. The table contains five rows of data, with the first row highlighted.
- Map Legend:** A list of map layers with checkboxes for visibility and activity. Layers include assets.shp, zipcodes.shp, police.shp, library.shp, schools.shp, curbs.shp, bikepath.shp, streets.shp, rails.shp, parcels.shp, building.shp, limits.shp, cncldest.shp, wards.shp, market.shp, rdcare.shp, hydro.shp, zoning.shp, streetsa.shp, and streetsb.shp.
- Main Map:** A map showing a street grid with labels for streets such as 1142 S 20TH ST, 1147 S 20TH ST, 1151 S 20TH ST, 1200 S 20TH ST, MANTON ST, OAKFORD ST, POINT BREEZE AVE, TITAN ST, WHARTON ST, LATONA ST, ANNIN ST, ELLSWORTH ST, and DORRANCE ST. The map is overlaid with colored polygons representing land parcels.
- Asset Form:** A form for editing asset details, including fields for External ID, Agency, Location, Use, Status, and Occupied. It also includes tabs for Projects, Contacts, Leases, Appraisals, and Documents.

The bottom status bar shows the current address (X: 26891.3, Y: 229832) and a scale of 1 in = 172 feet.

Tax Foreclosure

Problem:

Strict focus on revenue collection, enormous backlog, limited capacity

Solutions:

- Increased capacity with improved business processes
- Broaden goals to include bringing properties back to the market
- No payment agreements on vacancy

Restoring Trust and Accountability

City

- Consistent view of all surplus assets
- Consistent policy across multiple agencies
- More efficient and timely processing
- Better communications and cooperation

Community

- Greater access to information
- More transparent process
- Uniform application
- Single point of contact