

# Preserving Properties on the Edge: Rapid Recycling of Distressed and Abandoned Properties

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# Table 1.1 Abandoned Properties And Abandonment Triggers

Property Type	Abandonment Triggers
Multifamily rental property	<ul style="list-style-type: none"> <li>■ Inadequate cash flow/income base</li> <li>■ Inadequate cash flow/cost base</li> <li>■ Deterioration/need for major repairs inadequately supported by cash flow and/or market value</li> <li>■ Difficulty obtaining financing</li> <li>■ Excessive liens/liens exceed market value</li> <li>■ Management/maintenance difficulties (tenant/landlord problems, crime)</li> <li>■ Neighborhood change</li> <li>■ Perception of market trends</li> </ul>
Single family homes	<ul style="list-style-type: none"> <li>■ Household transition (death, relocation)</li> <li>■ Deterioration/need for major repairs not supported by market value</li> <li>■ Low market value</li> <li>■ Neighborhood change</li> <li>■ Market imperfections/poor information</li> <li>■ Excessive liens</li> <li>■ Fraudulent transactions and predatory lending</li> </ul>
Commercial/mixed use properties	<ul style="list-style-type: none"> <li>■ Loss of commercial vitality (inner-city neighborhood, substandard arterial highway strip)</li> <li>■ Inadequate cash flow</li> <li>■ Deterioration/need for major repairs</li> <li>■ Difficulty obtaining financing</li> <li>■ Excessive liens/liens exceed market value</li> <li>■ Crime</li> </ul>
Industrial properties (Brownfields)	<ul style="list-style-type: none"> <li>■ Building configuration or location no longer suitable for historic use</li> <li>■ Environmental remediation costs/ uncertainties</li> <li>■ High capital cost of redevelopment</li> <li>■ Legal obstacles</li> <li>■ Difficulty obtaining financing</li> <li>■ Excessive liens/liens exceed market value</li> </ul>

## Table 3.8.1 Threshold Criteria For Evaluating Whether To Demolish Or Preserve Abandoned Buildings

Factor	Demolish	Preserve
Quality of building	The building is obsolete, by virtue of small size or physical character	The building is attractive, of high quality, or of architectural or historic value.
Neighborhood fabric	The building is located in an area where the neighborhood fabric has largely been lost through incompatible land uses and demolitions	The building is located in an area where the neighborhood fabric is still strong, and its physical presence contributes to that fabric
Reuse potential of lot created through demolition	Demolition will contribute to the opportunity to carry out a comprehensive rebuilding or revitalization strategy of the area	The demolition of the building will result in a potentially unusable vacant lot, rather than an opportunity for redevelopment or revitalization.
Nuisance level of property in present condition	The nuisance impact of the building and the harm that it is doing in its present condition, in the absence of immediate reuse potential, outweigh the benefits of saving it for possible future reuse.	The reuse potential of the building, even if not immediate, outweighs the current harm that it does in its present condition, particularly if enhanced efforts are made to secure or stabilize the property.

# Estimates Of Abandoned Properties In Selected Weak Market Cities

CITY	Burchell & Listokin 1978 Survey (DUs)	2000 Census (DUs)		Pagano & Bowman 1998 survey (structures)	Other recent estimates	Source (what estimates claims to measure)
		Low	High			
St. Louis	2,750	12,900	17,300	NA	13,073	1999 city Survey (DUs)
Pittsburgh	5,500	8,100	9,300	NA	19,000	2003 estimate by PCRG Staff member (structures)
Detroit	30,000	16,900	17,300	10,000	39,000  ±12,000	1999 newspaper article (properties) 2002 Newspaper article (structures abandoned and deemed dangerous)
Buffalo	950	10,000	13,600	NA	8,684	2003 Comprehensive Plan (structures)
Cleveland	2,675	8,300	11,600	NA	11,642	2000 CANDO (vacant residential parcels)
Gary	1,161	2,600	2,700	NA		
Newark	4,612	3,600	3,600	NA		
Dayton	5,350	3,200	5,300	NA		
Flint	2,836	2,100	3,500	NA	± 7,200	2001 estimate by County Treasurer (properties)

Sources: See appendix text. Census figures rounded to nearest 100. Vacant lots are not included in totals.

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CITY	Burchell & Listokin 1978 Survey (DUs)	2000 Census (DUs)		Pagano & Bowman 1998 survey (structures)	Other recent estimates	Source (what estimates claims to measure)
		Low	High			
Louisville	4,400	3,100	3,800	4,000		
Cincinnati	4,500	4,600	6,600	1,000		
Rochester	1,730	3,100	4,400	NA	2,500-3,000	2003 estimate by city officials (structures)
Syracuse	1,075	2,000	4,300	500	2,200+	2000 newspaper article (structures)
Baltimore	6,815	21,000	23,100	15,000	26,000-40,000 18,600	2001 estimate by state official (properties) 2003 estimate by Paul Brophy for BCDA (units)
Hartford	500	1,500	1,900	NA	571	1996 survey by civic organization (residential structures)
Washington	NA	9,400	10,300	NA	± 4,000	2003 estimate by city official (structures)
Birmingham	NA	4,000	6,300	NA		
Philadelphia	33,161	37,500	37,500	54,000	26,115	2000 city survey (residential structures)
Akron	650	1,700	2,000	300		

Sources: See appendix text. Census figures rounded to nearest 100. Vacant lots are not included in totals.



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