

PURPOSE

This program focuses on abatement/demolition conducted by the City of Falls City on structures, residential and/or commercial, such that the abatement/demolitions do not impact the availability of affordable housing. Demolition objectives include removing individual blighted properties to eliminate health and safety hazards while mitigating neighborhood property value decline. The program is designed to provide funding to perform abatement of property nuisances and demolition of commercial and residential buildings.

IMPLEMENTATION

The Building and Planning Department, which implements code enforcement, will manage the abatement/demolition program. Abatement/demolition is a complex process involving a variety of steps, activities, and regulatory requirements, each of which adds cost to the final outcome. Beyond simply tearing down buildings and removing nuisances, the process includes choosing contractors, obtaining needed permits, removing asbestos, taking out foundations, getting rid of materials, and clearing the site, among other activities. Strategic, cost-effective abatement/demolition is vital to stabilizing and revitalizing the city and its neighborhoods.

PROPERTY ELIGIBILITY

In conjunction with Ordinance 2022-112 requiring Vacant Property Registration, this program develops a strategy for abatement/demolition of blighted properties of both residential and commercial nature focusing on structures and buildings that are too far in disrepair to be restored to productive use. The following priorities will be evaluated and considered for each property that does not meet City Code, is abandoned or is subject to the Vacant Property Registration Ordinance:

- Building Safety & Quality
- Nuisance Level
- Adjacent Property Context
- Property Reuse Potential
- Occupancy

TYPES OF ABATEMENT

All abatements must be completed to bring the property in compliance with City Codes. This program is not to be utilized for structure rehabilitation and/or repair. Abatement types are as follows:

- Exterior Site Clean Up – Removal of nuisance items from the property lot
- Building/Structure Demolition – Demolition of structures and site grading to allow for adequate stormwater discharge from the site

FUNDING

An initial balance of funds totaling \$100,000.00 will be obligated to the Abatement/Demolition Program. The funds will be utilized in a strategic manner to maximize the benefit of the community and goals of the city. Funds will be utilized for abatement expenses including but not limited to city labor, city equipment, litigation and contracted services including, but not limited to, asbestos remediation and demolition contracts. In addition, the City may enter into agreements with property owners to utilize funds thru a loan program. These special agreements may be entered between the City and property owner in consideration for the City performing or coordinating the necessary tasks to bring the property into compliance. See attached example “Agreement In-Lieu of Litigation”. Payments received from lien collection and special agreements thru this program will be reinvested within the program or moved to general fund at the closure of the program. This program is to remain in effect until the program is dissolved thru resolution upon the recommendation for closure by the Building & Planning Department and/or Housing Board.