

Table 3: Prevent Neighborhood Distress/ Increase Stability

THE PROBLEM	STRATEGIES	EXAMPLES/LINKS								
<p>Increased tax delinquencies</p>	<p>PREVENTATIVE</p> <p>Adopt the 'affidavit of address' to ensure that owners (particularly out of state) can be identified and noticed. (M.G.L. Chp. 59. Sec 57D.)</p> <p>Collection rates are an early indicator of community health. Early identification and intervention in troubled properties can prevent an escalation. Make sure that owners know that they will be held accountable.</p>	<p>Back on the Roll: Strategies to Return Tax Title Properties to Productive Use.</p> <p>M.G.L. Chp. 59. Section 57D. Affidavit of Address.</p> <p>Chapter 58: Section 8. Delinquent collections; proceedings by attorney general; abatement of certain taxes, etc.; expedited abatement procedure for abandoned real property.</p>								
	<p>STABILIZING</p> <p>Work with other municipal agencies to <i>prioritize properties</i> for collection.</p> <p>Consider using the <i>expedited process</i> if the tax title foreclosure process presents a barrier to the redevelopment of an abandoned property.</p> <p>Develop a <i>disposition strategy</i> for tax title properties.</p>	<p>City of Springfield Tax Title Auctions</p> <p>City of Boston Tax Title Division</p> <p>City of Lawrence Tax Title Sales</p>								
<p>Difficulty identifying property owners</p>	<p>PREVENTATIVE</p> <p>See 'affidavit of address' above</p> <p>Vacant Property Registration Ordinance Requires property owners of mainly vacant residential property to register with the municipality for a fee and maintain the property to code. Failure to comply is punishable by fines.</p>	<p>Back on the Roll: Strategies to Return Tax Title Properties to Productive Use.</p> <p>M.G.L. Chp. 59. Section 57D. Affidavit of Address.</p> <p>Examples of Ordinances:</p> <table border="0"> <tr> <td>Boston</td> <td>Malden</td> </tr> <tr> <td>Chelsea</td> <td>Methuen</td> </tr> <tr> <td>Gardner</td> <td>North Adams</td> </tr> <tr> <td>Lowell</td> <td></td> </tr> </table>	Boston	Malden	Chelsea	Methuen	Gardner	North Adams	Lowell	
	Boston	Malden								
Chelsea	Methuen									
Gardner	North Adams									
Lowell										
<p>STABILIZING</p> <p>Research titles with Registry of Deeds Seek additional information from land and probate courts. Corporations doing business in MA are required to register with the MA Secretary of State.</p>	<p>Massachusetts Secretary of State Registry of Deeds</p> <p>Attorney General's Office Abandoned Housing Initiative</p>									



Massachusetts Housing Partnership

Boston office: 160 Federal Street • Boston, MA 02110 • 617-330-9955
 Amherst office: 462 Main Street • Amherst, MA 01007 • 413-253-7379

Table 3: Prevent Neighborhood Distress/ Increase Stability

THE PROBLEM	STRATEGIES	EXAMPLES/LINKS
Property deterioration and increase in code violations	PREVENTATIVE	
	<p>Nuisance abatement Nuisance abatement can address the physical condition of a property or the activities within it. If an owner refuses to correct a physical condition, the municipality can enter the property and make repairs needed to improve it.</p>	<p>St. Paul, MN Nuisance Abatement Ordinance</p>
	<p>Emphasis on code enforcement Regular inspection of properties in specific areas or violations and serving notice to owners when violations are found.</p>	<p>Town of Framingham Foreclosure Plan</p>
	STABILIZING	
	<p>Low interest rate loans Make low interest rate rehabilitation loans available for homeowners or rental property owners; combine strict code enforcement with availability of rehabilitation funds.</p>	<p>City of Attleboro Home Rehab Loans City of Cambridge Home Improvement Programs City of Lowell Homeownership, Repair and Rehab Programs City of New Bedford Homeownership Loans and Grants City of Quincy Housing Rehab Loans and Grants MHP's Funds for Fixer Uppers program Neighborhood Stabilization Loan Fund City of Salem Resources for Homeowners</p>
	<p>Determine joint priorities with the community Community groups can be encouraged to help the municipality to identify problem properties and encourage the timely processing of cases.</p>	
	<p>Clean and Lien A municipality can clean up a vacant lot and then place a lien on the property owner for the cost of clean up.</p>	<p>Providence, RI. Clean and Lien Ordinance (Code of Ordinances. Chp 12. Article III. Garbage, Trash and Refuse. Sec. 12 – 79.)</p>
	<p>Board and Secure Municipalities have the ability under the State Sanitary Code to board and secure property; permission can be secured from the housing or district court to place a lien on the property.</p>	<p>Demolition Charges and Liens</p>
<p>Receivership Receivership provides for the property to be placed under the control of a judicially supervised receiver who is able to collect rents, make repairs and borrow money when necessary, ensuring that tenants can continue to remain in the building.</p>	<p>MHP Receivership Handbook Attorney General's Office Abandoned Housing Initiative</p>	

Table 3: Prevent Neighborhood Distress/ Increase Stability

THE PROBLEM	STRATEGIES	EXAMPLES/LINKS
Increased vacant and abandoned property	STABILIZING	
	Establish a boarding protocol The municipality should take responsibility for cleaning and boarding all vacant buildings that are city-owned as well as privately-owned buildings that are a safety hazard.	City of Chicago Property Ordinance—Boarding Protocol
	Establish criteria for boarding vs demolition Consider the quality of the building, the neighborhood fabric, the re-use of the building and the nuisance level of the property. Land Bank Land Banking provides a mechanism for strategic acquisition and holding of property and allows breathing room for planning next steps. Typically used for vacant property or land where there is an expectation that the market will recover.	
Increased “walkaways” (When the current owner vacates the property and the bank will not take title)	PREVENTATIVE	
	Coordinate municipal efforts Coordinates the response of agencies to address conditions that pose a threat to the community and help prevent properties from going into a state of disrepair. Lenders and mortgage holders can also be brought into the process to help address the concerns about vacant and abandoned buildings.	City of Chicago’s Troubled Buildings Initiative City of Worcester’s SAVE Our Neighborhoods Program
	STABILIZING	
	Receivership Receivership provides for the property to be placed under the control of a judicially supervised receiver who is able to collect rents, make repairs and borrow money when necessary, ensuring that tenants can continue to remain in the building.	MHP Receivership Handbook Attorney General’s Office Abandoned Housing Initiative

Table 3: Prevent Neighborhood Distress/ Increase Stability

THE PROBLEM	STRATEGIES	EXAMPLES/LINKS
<p>Neighborhood distress as indicated by increased crime and arson</p>	<p>PREVENTIVE</p>	
	<p>Attorney General’s Safe Neighborhood Initiative (SNI) The SNI model is a coalition of community residents, state and local government offices, law enforcement agencies, and human service organizations.</p>	<p>Attorney General’s Safe Neighborhood Initiative (SNI)</p>
	<p>STABILIZING</p>	
	<p>Community policing Promotes organizational strategies, which support the systematic use of partnerships and problem-solving techniques, to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.</p>	<p>Commonwealth of Massachusetts Community Policing Grant Opportunities Community Policing Defined (US Dept of Justice)</p>



Massachusetts Housing Partnership

Boston office: 160 Federal Street • Boston, MA 02110 • 617-330-9955

Amherst office: 462 Main Street • Amherst, MA 01007 • 413-253-7379