

Use Data and Information Systems to Catalogue,
Understand and Monitor Blighted Property in Memphis.

Goal:

Adopt Standard Indicators of Blighted Property. Compile, update, and broadly use best available data to more accurately document, measure, and track trends about different types of blighted properties in Memphis and Shelby County.

Use Data and Information Systems to Catalogue, Understand and Monitor Blighted Property in Memphis.

NPI Designated Coordinator/Convener: Ed Cross

Core Working Group:

1. John Cameron
2. Kathy Cowan
3. Julie Ellis
4. Justin Entzminger
5. Nate Ferguson
6. Mark McAdoo
7. Melanie Neal
8. Brittany Williams
9. Steve Guinn
10. Michael Jones
11. Others?

Use Data and Information Systems to Catalogue, Understand and Monitor Blighted Property in Memphis.

Action Item 1:

By June 2016, launch the first phase of the *Memphis Property Hub* to provide reliable data about the variables and characteristics that contribute to existing and future blight; encourage relevant public, private and nonprofit organizations to support and use this data; and encourage public access and availability through training ,regular reports and studies to guide local anti-blight work. Include unincorporated areas with high incidents of blight – zip codes 38127, 38053, 38128, 38134.

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Action Item 2:

By November 2016, develop and adopt a set of city-wide *Neighborhood Indicators of Blighted Property*. Indicators should be developed based upon physical property conditions, neighborhood assets, census tract and block group data, socio-economic conditions, and human impacts (especially *crime, health, educational attainment and poverty*). Standardize study areas to facilitate meaningful analysis and targeting of services to match strategies to needs. Utilize Clean Memphis Neighborhood Zones Map and City Council Districts as a starting point. By March 2017 launch the *Blighted Property Dashboard* to track these Indicators over time; specifically, economic “costs of blight” to government, businesses, and residents should be calculated and monitored over time.

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Action Item 3:

By June 2017, complete a report ("*Neighborhood Market Assessment*") that categorizes all Memphis parcels by property conditions, real estate markets, community assets and resources, which can be used to establish unique policies, responses and programs by block or neighborhood.

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Action Item 4

By December 2017, and at least every two years after that, complete a comprehensive inventory of property conditions city-wide, building on the *Bluff City Snapshot* completed in 2015.

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

Goal:

Develop and administer blighted property elimination programs and policies in close collaboration with neighborhood residents, businesses and organizations, then connect programs to neighborhood values, circumstances, needs, and priorities. Improve communication and awareness about resources available. Improve sensitivity of all involved to historic preservation, neighborhood planning, and racial and economic disparities across neighborhoods.

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

NPI Designated Coordinator/Convener: Brandon Gaitor

Core Working Group:

1. Janet Boscarino
2. Donnell Cobbins
3. Shea Flinn
4. Kerry Hayes
5. Missy Marshall
6. Tanja Mitchell
7. Jenikka Oglesey
8. Philip Oliphant
9. John Paul Schaffer
10. Daniel Schaffzin
11. Steve Shular
12. Patrice Thomas
13. Eldra White
14. John Zena
15. Others?

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

Action Item 1:

By June 2016, adopt ***Clean Memphis Neighborhood Zones Map*** as guide for connecting blighted property elimination efforts to specific, consistently defined geographic areas, and as a starting point for systematic community engagement. Standard service areas for local government and for community development activities will facilitate accountability and outcome measurements.

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

Action Item 2:

By November 2016, create an online and print ***directory of all known programs and resources*** for addressing different types of blighted properties in Memphis, along with a list of recommended actions that volunteers can do on their own. Include a list of all active neighborhood associations and community groups that have ongoing blighted property elimination activities. Establish a mechanism for frequent updating of both print and online directories. Consider network mapping to show relationships and connections between and among people and organizations in the directory.

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

Action Item 3:

By March 2017, launch ***blighted property awareness “roadshow”*** to educate policy makers, civic, neighborhood and business leaders, citizens and community organization leaders about the complexities of blighted properties. Utilize this “roadshow” in orientation sessions for all local government, civic, and community leaders. “Roadshow” is defined as a set of presentations and materials to be discussed and distributed in meetings, mailings, online, and in other manners that spread the word about the challenge of blighted property in Memphis.

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

Action Item 4:

By June 2017, launch “**Leadership Memphis for Blight Fighting**” to prepare the next generation of champions for Memphis and beyond. This training program will be customized for public and private-sector leaders of all ages and backgrounds interested or already involved in anti-blight policies, programs and projects.

Engage Neighborhood Residents, Businesses and Community Groups as Essential Partners to Resolve Blighted Properties.

Action Item 5:

By December 2017, ***establish networks and regular communication forum*** within each geographic area on the ***Clean Memphis Neighborhood Zones Map***. Develop programs, social media awareness campaigns, and other platforms to clarify the causes, impacts, and interventions required to address blighted properties.

Improve Efficiency, Effectiveness and Coordination of Code Enforcement and “Neighborhood Maintenance” Policies and Efforts.

Goal:

Focus code enforcement and anti-blight interventions and coordinate with public and private-sector neighborhood maintenance and community development efforts and investments. Develop a *streamlined, effective, and sustainable neighborhood maintenance system* that encourages collaboration and coordination. Deploy compatible blight fighting tools, strategies, and initiatives across different departments, agencies and in concert with nonprofit, civic and business partners.

Improve Efficiency, Effectiveness and Coordination of Code Enforcement and “Neighborhood Maintenance” Policies and Efforts.

NPI Designated Coordinator/Convener: Steve Barlow

Core Working Group:

1. Mairi Albertson
2. Patrick Dandridge
3. Carter Gray
4. Quincy Jones
5. Dabney Ring
6. Jennifer Sink
7. Janet Shipman
8. Dwayne Spencer
9. John Cameron
10. Philip Oliphant
11. Amy Campbell
12. Others?

Improve Efficiency, Effectiveness and Coordination of Code Enforcement and “Neighborhood Maintenance” Policies and Efforts.

Action Item 1:

By August 2016, formalize the **“Joint Mayors’ Environmental Team”** and establish a coordinated and accountable **“blighted property management team”** that involves all relevant departments and agencies and works in tandem with community leaders to systematically resolve problem property matters. Determine the existing and future staffing and funding needs to ensure that the management team has the capacity to operate and administer a coordinated, comprehensive blight fighting system. The management team will be responsible for identifying and securing adequate sustained funding.

Improve Efficiency, Effectiveness and Coordination of Code Enforcement and “Neighborhood Maintenance” Policies and Efforts.

Action Item 2:

By October 2016, propose for adoption at City Council a ***property owner point of contact ordinance*** which requires every property owner of non-owner occupied property in Memphis to register a real person, with an address and driver’s license number, as a point of contact for property maintenance issues at real estate parcels held in their name.

Improve Efficiency, Effectiveness and Coordination of Code Enforcement and “Neighborhood Maintenance” Policies and Efforts.

Action Item 3:

By January 2017, develop and propose for adoption at City Council a ***Good Landlord Program*** that encourages and rewards rental property owners for excellent management. As a corollary, adopt a Crime Prevention Through Environmental Design (CPTED) ordinance that essentially codifies the requirements of Safeways program for all multi-family properties in the City.

Improve Efficiency, Effectiveness and Coordination of Code Enforcement and “Neighborhood Maintenance” Policies and Efforts.

Action Item 4:

On July 1, 2017, establish a fund for homeowner occupants who cannot afford to make repairs to their properties, but who have been found out of compliance with local ordinances. ***Develop and distribute broadly a directory of all public, private, and nonprofit resources that can help eligible homeowners who are experiencing hardship with limited resources to repair and rehabilitate their occupied homes.***

Improve the efficiency of the delivery system for rehabilitation resources such that any time resources become available for such programs they are immediately deployable, and so that people in need of the program have real access to them.

Reclaim and Reuse Vacant Land and Buildings.

Goal:

Encourage and incentivize *productive reuse of vacant and abandoned properties*, including repurposing vacant land and buildings, increased demolition of useless structures when appropriate, urban greening and other nontraditional land uses. Promote a culture across Memphis that when it comes to vacant and abandoned property, ***“Doing Nothing is Not an Option.”***

Reclaim and Reuse Vacant Land and Buildings.

NPI Designated Coordinator/Convener: Beth Flanagan

Core Working Group:

1. Kirk Bobo
2. Larry Chan
3. David Lenoir
4. Sheila Jordan Cunningham
5. Donna Russell
6. Danny Schaffzin
7. Patrice Thomas
8. Emily Trenholm
9. Archie Willis
10. Roshun Austin
11. Cerita Butler
12. Others?

Reclaim and Reuse Vacant Land and Buildings.

Action Item 1:

By October 2016, secure commitment of ***demolition funds from THDA's blight elimination program for the Blight Authority of Memphis*** to strategically acquire and demolish at least ten vacant, abandoned, and tax delinquent single family houses, and complete a plan to maximize Memphis' share of these federal funds administered by THDA. Focus on demolishing properties where the demotion will add value to the neighborhood.

Reclaim and Reuse Vacant Land and Buildings.

Action Item 2:

By December 2016, implement a plan and timeline to ***identify and resolve the “Top Ten” large, uninhabitable, vacant and abandoned multi-family housing complexes*** in Memphis. The plan will include a map, detailed property information, detailed ownership information, a budget, and a proposed re-use and estimated timeframe for completion. Link re-use plans to market assessments completed as part of the Data and Information component of this Action Plan.

Reclaim and Reuse Vacant Land and Buildings.

Action Item 3:

By January 2017, implement ***Fast Track Property Tax Foreclosure*** process for abandoned properties in Memphis, which state law currently allows. This means that if the owner of an abandoned property does not pay taxes, tax foreclosure can begin one year earlier than it can begin at occupied or adequately maintained property.

Include coordinated process at E Court for abandonment Orders

Reclaim and Reuse Vacant Land and Buildings.

Action Item 4:

By July 2017, complete a plan to ***streamline City and County tax sale process***, to foreclose or collect on a higher percentage of delinquent city and county taxes by 2020, and to generally modernize state laws pertaining to property tax foreclosure. Include in the plan a path forward to selling properties with marketable, insurable title at tax sale.

Reclaim and Reuse Vacant Land and Buildings.

Action Item 5:

By September 2017, conduct a week-long ***“Small Developer Boot Camp”*** to stimulate investment by a diverse group of investors / developers in residential and small scale commercial redevelopment in challenging neighborhoods. Incorporate into the planning for this session the possibility of ***“pink zones” and the use of the Existing Building Code***, which facilitates the rehabilitation, repairs, and revitalization of existing buildings. Over time, keep a list of contractors, large and small, including minority contractors, who have been equipped to take advantage of rebuild and clearance opportunities. Include EDGE as partner.