

Text Comparison

Documents Compared

Housing I.pdf

Housing II.pdf

Summary

312 word(s) added

487 word(s) deleted

3482 word(s) matched

29 block(s) matched

To see where the changes are, scroll down.

Housing

Overview

According to the 2010-2014 City of Harrisburg Consolidated Plan, the City seeks to provide “decent housing by preserving the affordable housing stock [and] increasing the availability of affordable housing.” As such, the City attempts to reduce high housing costs that “reduce economic opportunities, access to jobs and services and the ability of lower income households...to live in the neighborhoods of their choice.” Specifically, high housing costs in some areas of Harrisburg create an affordability gap which results in a concentration of lower income households in older neighborhoods that have higher levels of substandard housing and overcrowding.

At over 20%, Harrisburg’s vacancy rate is twice that of the rate for Dauphin County and the Commonwealth and is the second highest among comparable sized Third Class cities. Likewise, over half of Harrisburg’s housing stock consists of pre-1940s construction which is twice as high as the age of the housing stock in the County and the Commonwealth.

Through housing assistance and redevelopment, multiple agencies and organizations currently exist to provide quality, affordable housing in Harrisburg as described below.

City of Harrisburg

The City provides several programs that assist residents with home purchases and home repairs. The Home Improvement Program assists homeowners with improvements to bring their homes up to code. Through the Home Opportunities Program, the City rehabs vacant properties and sells them to LMI homeowners. The Lead Abatement Program provides for lead abatement in residential homes. The Home Emergency Loan Program provides funding to assist homeowners with emergency repairs. In addition, the City has an emergency shelter grant which provides funding for three agencies operating homeless shelters (additional detail on all of these programs can be found in the Department of Building and Housing Development chapter of this Recovery Plan).

The City of Harrisburg maintains a portfolio of loans to small business owners for business development and to homeowners purchasing housing through one of the City programs (additional detail can be found in the Economic Development chapter of this Recovery Plan).

In addition, the City partners with several organizations to create affordable housing opportunities, listed as “Other Community Partners” below.

Harrisburg Redevelopment Authority

The HRA’s mission is to “eliminate blighting conditions that inhibit neighborhood reinvestment, to foster and promote sustainable neighborhood revitalization and urban renewal and to facilitate new business and housing development.” To achieve this mission, the HRA prepares and implements comprehensive redevelopment plans for the City. It is empowered by the Pennsylvania “Urban Redevelopment Law” Act of 1945 to assemble real estate for redevelopment, borrow money, issue bonds, make loans and condemn property via eminent domain to further its redevelopment activities.

The HRA cannot use eminent domain to acquire occupied property when there is an Urban Renewal Plan in place for the area being considered. When there is no Urban Renewal Plan, properties being considered must be vacant, be classified as “blight” properties and must follow the processes for acquiring property through the Harrisburg Vacant Property Reinvestment Board (to which board members are appointed by the City, not the HRA). Frequently the HRA also obtains property through an amicable purchase with the owner who has abandoned the property.

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The HRA currently owns ~~614~~ properties including small vacant parcels, vacant homes, commercial parcels and buildings. The greatest benefit to using a vehicle such as the HRA to acquire and redevelop property is the clear title obtained when the Urban Renewal Law instructions have been followed. Without this clear title, these properties would be of little interest to private, for-profit organizations.

The following are the largest current projects with which the HRA has assisted:

- The Marketplace Townhomes in Midtown Harrisburg is a phased development with the most current phase being released in 2011. The current phase consists of 97 parcels and four overflow parking lots. In the two previous phases, 38 single-family homes were built and sold. In 2005, S&A Homes became the builder, bidding to build the remaining 71 new homes. Eighteen of those homes have been completed and sold to date. ~~There is a 10 year tax abatement plan in place for new properties.~~
- Capital Heights (previously the Lottsville neighborhood) features 176 single-family townhomes and duplex units in Uptown Harrisburg. It was awarded the Mayor's Award of Excellence for New Housing in 2001. Covering 18 city blocks, Capitol Heights is composed of five phases. At the time of this report, 133 homes have been built and sold. Phase one through three included 125 homes, priced between \$90,000 and \$200,000. Phase four, currently under construction, will build 60 new homes with prices starting at \$150,000. Struever Brothers, Eccles & Rouse, Inc. was the initial development and contracting company working in conjunction with the City and the Pennsylvania Housing Finance Agency. Recently the HRA approved replacing Struever Brothers, Eccles & Rouse, Inc. with GreenWorks Development Company as the ~~developer and~~ contractor.
- The first phase of Governor's Square was The Residences. It was composed of 222 rental units previous called the Maclay Street Apartments. Landex Corporation, in cooperation with Struever Brothers, Eccles & Rouse, Inc., was selected by the HRA to redevelop the Maclay Street Apartments into a rental and ownership development in Uptown Harrisburg. The finished rental portion of Governor's Square received the 2009 Best of Living Award for Renovation Excellence. The Townes at Governors Square phase two consists of 71 two and three bedroom townhomes. For this phase, Landex Corporation is working with the City of Harrisburg, the U.S. Department of Housing and Urban Development and the Pennsylvania Housing Finance Agency to attract first time homebuyers, including 10 year tax abatement incentives. Additional financing was confirmed from the Pennsylvania Housing Finance Agency in July 2010, and construction is expected to commence on the remaining ~~68 units in 2011.~~
- The HRA is also participating in the 1500 Project, a Vartan Group, Inc. project where 12 HRA owned parcels ~~are being constructed in~~ the Vartan mixed use development at 1500 North 6th Street.
- The HRA has been instrumental in promoting and building the Susquehanna Harbor Safe Haven, a homeless ~~shelter with 25 individual units and space for 40 additional beds.~~

The HRA maintains ownership of numerous parcels in Capital Heights (58), for the Harrisburg Area Community College (62) and for the Safe Haven Shelter (11). In addition to vacant parcels, HRA currently owns ~~67 buildings, 31 of which are in the City's Home Opportunities Program. HRA also owns five parking lots throughout the City. The remaining 12 vacant structures were acquired because they were deemed salvageable; however, they have since fallen further into disrepair. They are now deemed un-repairable and are in need of demolition.~~

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- The HRA is also participating in the 1500 Project, a Vartan Group, Inc. project where 12 HRA owned parcels comprise part of the footprint of the Vartan mixed use development at 1500 North 6th Street.
- The HRA has been instrumental in promoting and building the Susquehanna Harbor Safe Haven, a homeless facility with dorm space for 18 persons, 10 single-room occupancy units

Harrisburg Housing Authority

The mission of the Harrisburg Housing Authority (HHA) is to:

Serve the needs of low-income, very low-income and extremely low income families in the City of Harrisburg and to: (1) Maintain the availability of decent, safe and affordable housing in its communities; (2) Ensure equal opportunity in housing; (3) Promote self-sufficiency and asset development of families and individuals; and (4) Improve community quality of life and economic viability.

The HHA currently has over 1,750 housing units and is funded primarily through Federal grants for LMI housing. It also collects 11.5% of its operating expenses through dwelling rental income.⁶⁶ There are currently over 1,200 families on the HHA waiting list for housing, the equivalent to over an 18 month wait for housing. There are also over 400 on the Housing Choice Voucher (formerly Section 8 Housing) waiting list. The Housing Choice Voucher program allows participants to pay up to 30% of their income in rent, and the remainder is paid by the program.

The HHA is in the process of implementing a Housing Authority Development Unit composed of HHA staff that can actively search for additional properties that meet (or could meet with additional work) the requirements for use as public housing. One example would be Jackson Tower, a \$15 million new construction apartment tower project that will provide significant additional housing as well as jobs to the community. The HHA is also building a Resident Services Program to assist low income individuals move out of public housing and into jobs and homes where they can be self-sufficient. In support of this initiative, the HHA is hiring low income residents to work on site in certain positions, primarily clerical and maintenance roles. This creates a sense of ownership and pride in the neighborhood.

Other Community Partners

Habitat for Humanity is an interfaith grassroots housing ministry with the goal of eliminating poverty housing. Habitat rehabilitates vacant condemned homes and constructs affordable homes on vacant parcels in the City with volunteer labor and material donations from the community. In addition, the new homeowner must contribute 350 hours of “sweat equity” in their new home. According to the 2009 DBHD Annual Report, “since 1995 the City has provided \$761,907.19 in CDBG funds to Habitat’s single-family rehabilitation program and, more recently, its Home Repair Program.”⁶⁷ CDBG funds are used for program delivery and limited construction contracts where the work requires licensed plumbers and electricians. A total of \$35,432.19 was awarded to Habitat in the 2009-2010 contract year for the rehab programs. Habitat for Humanity continued work on the rehabilitation of one home. Four homes were sold in 2009; one was newly constructed and three were rehabilitated. The rehabbed units were funded with CDBG funds.

The City also supports the Tri-County Housing Development Corporation (TCHDC), a certified Community Housing Development Organization. TCHDC’s mission is to “develop, produce, promote and maintain housing affordable to low and moderate income person in urban, suburban, and rural portions of Dauphin, Cumberland, and Perry counties, to foster supportive services designed to enhance the clients self sufficiency, and promote the corporations affordable housing efforts.” TCHDC’s Capital Corridors Rehabilitation Program involved the purchase and redevelopment of condemned single-family homes on Derry Street, South 13th Street and South 17th Streets in Downtown Harrisburg. In total, TCHDC has provided 668 units of LMI housing for the Tri-County area since 1990.

⁶⁶ [Draft 2011 Public Housing Authority Plan for the Harrisburg Housing Authority](#)

⁶⁷ [Now discontinued due to overwhelming response from Harrisburg citizens soliciting assistance in home repairs](#)

and the community hall which is used by the Downtown Clergy's "Winter Overnight Outreach" program that can house up to 40 additional people

The HRA maintains ownership of numerous parcels in Capital Heights (58), for the Harrisburg Area Community College (62) and for the Safe Haven Shelter (11). In addition to vacant parcels, HRA currently owns 19 vacant structures, 7 of which were acquired for future development for the HACC Midtown Campus. One structure was acquired for the Fire Museum expansion, four were acquired for the HOP program and are scheduled to be sold to investors, and seven structures have been acquired to eliminate blight and to be redeveloped.

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Rebuilding Together is a volunteer based non-profit created to help provide home repairs for low income families and the elderly. Donations of both time and materials are used to ensure safe, comfortable homes for LMI families in Harrisburg. Frequently homeowners are referred to Rebuilding Together from the City's Home Improvement Program wait list.

Assessment

Despite all of the agencies and organizations attempting to address the housing issues in Harrisburg, efforts are not coordinated and the result is a piece-meal approach to housing improvement and an ineffectual strategy with vacant parcels. There is an acknowledged need (emphasized by City staff, HHA staff and HRA staff) for greater partnerships between the City, the HRA and the development community. The City needs to take a leadership role in this coordination effort.

The City faces a significant challenge with vacant structures and parcels throughout the community. In some cases, these properties have become illegal dumping grounds. Based on experiences in other communities, it is anticipated that adjacent properties will see a decline in their property values as a ~~result~~. There have been numerous intermittent strategies on the part of the City and the HRA to dispose of excess land. Perhaps the most potentially beneficial is "land banking" vacant parcels for future development. However, without a specific project or goal in mind, this has become an expensive proposition. The City and the HRA have also attempted to donate parcels to Habitat for Humanity, give parcels to a neighborhood group for open space or community gardens, inform adjacent property owners of the process required to purchase the parcel by paying back taxes (in the case of demolitions by the City) or sell the property themselves to private developers.

When possible, the City attempts to acquire vacant structures for the purposes of rehabilitation. Once rehabbed, the properties are returned to the market for sale to LMI buyers. Due to current housing market conditions, there are eight homes that have been listed for over 1,000 days. The average sales price has been approximately \$60,000, while the average cost of rehabbing a property has been approximately \$140,000.

In many cases, the City will demolish blighted, condemned properties. In coordination with the HRA, the City identifies and maintains a list of properties that need to be demolished. As described in detail in the DBHD chapter of this Recovery Plan, the City has over 300 properties on the demolition list that have been condemned but have not had a demolition order issued. However, this list changes on a daily/weekly basis as homeowners pay back taxes, bring properties up to code or sell properties to avoid the costs associated with demolition. However, staff posit that frequently the same "group" of properties are on the list.

Once demolished, the property owner is charged for the work, and the City provides adjoining property owners information related to assuming ownership of the parcel from the County for a small fee (to remove tax liens, other fines and fees). Many property owners decline due to the City's policy on property taxes which results in a higher tax rate on vacant land. Occasionally an agreement is reached to create a neighborhood garden. In this instance, the property is leased to the neighborhood for \$1, and the neighborhood agrees to maintain the property for the City. This method is used by both the City and the HRA.

Any remaining vacant parcels then become a further issue for the City. For example, all parcels in Capital Corridors in the City (currently 140) are maintained by the City, whether owned by the City or

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The City faces a significant challenge with vacant structures and parcels throughout the community. In some cases, these properties have become illegal dumping grounds. [DBHD must increase its enforcement in regards to this illegal dumping.](#) Based on experiences in other communities, it is anticipated that adjacent properties will see a decline in their property values as a [result of this illegal dumping.](#) There have been numerous intermittent strategies on the part of the City and the HRA to dispose of excess land. Perhaps the most potentially beneficial is "land banking" vacant parcels for future development. However, without a specific project or goal in mind, this has become an expensive proposition. The City and the HRA have also attempted to donate parcels to Habitat for Humanity, give parcels to a neighborhood group for open space or community gardens, inform adjacent property owners of the process required to purchase the parcel by paying back taxes (in the case of demolitions by the City) or sell the property themselves to private developers.

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by the HRA. This includes mowing, plowing and general maintenance as needed. This is a further expense and complication for the City after demolishing blighted structures.

~~The table below shows the vacant parcels held by the HRA as of March 2011. While the majority of these parcels are undesignated, the highlighted parcels represent those owned by the HRA but which are intended for a specific purpose/group.~~

~~Vacant Parcels Owned by the HRA~~

Property Location/Description	Number of Parcels
For Sale	100
Art/Ed Campus	62
Capital Heights	50
Use Undetermined	57
Central/Alt Cluster	57
Emerald/6th Street Cluster	44
Summit Terrace	30
Schuylkill Cluster	37
Swatara Cluster	90
Other Use	22
Safe Haven	11
On Hold Pending Issue Resolution	0
Jefferson/Woodbein Cluster	0
Total	540

~~Source: As provided by HRA.~~

~~The table below shows the vacant parcels held by the City as of March 2011. This list, as provided by the City, only includes specific address/location information, not any information regarding intended purpose. While staff stated that the City will not acquire vacant parcels without a specific purpose for its use, there is no indication the 118 parcels listed below have any intended purpose. In fact, the diversity of locations seems to indicate very little forethought or prior guiding principles in their acquisition of the parcels or eventual development or disposition.~~

~~Vacant Parcels Owned by the City~~

Street Name	Number of Parcels	Street Name	Number of Parcels
6th Street	44	7th Street	4
Muench	40	Berryhill	4
Penn	40	Briarcliff	4
Dauphin	7	G. Cameron	4
Race	7	Camp	4
15th Street	0	Christian	4
5th Street	5	Conoy	4
Atlas	4	Court	4
Front	4	Grabapple	4
Regina	4	Elizabeth	4
Summit	4	Elliot	4

Once demolished, the property owner is charged for the work, and the City provides adjoining property owners information related to assuming ownership of the parcel from the County for a small fee (to remove tax liens, other fines and fees). Many property owners decline due to the City's policy on property taxes which results in a higher tax rate on vacant land. Occasionally an agreement is reached to create a neighborhood garden. In this instance, the property is leased to the neighborhood for \$1, and the neighborhood agrees to maintain the property for the City. This method is used by both the City and the HRA.

Any remaining vacant parcels then become a further issue for the City. For example, all parcels in Capital Corridors in the City (currently 140) are maintained by the City, whether owned by the City or by the HRA. This includes mowing, plowing and general maintenance as needed. This is a further expense and complication for the City after demolishing blighted structures.

Currently the HRA owns over 500 vacant parcels and the City owns over 100 vacant parcels throughout Harrisburg.

One of the primary means to acquiring property for redevelopment in the City is the Vacant Property Reinvestment Board. The Vacant Property Reinvestment Board (VPRB) was established via City Ordinance in 1979, to allow for the review of acquisitions and dispositions of real property under certain specific conditions. It was initially established to deal with the problems of vacant, dilapidated housing degrading the surrounding neighborhood. It was extended to commercial and industrial properties in 1989. The VPRB is composed of one City Council member appointed by the President of the City Council, the Executive Director of the HRA, one member of the City Planning Commission appointed by the Commission's Chairman, the Director of DBHD and one additional member to be chosen by the Mayor of Harrisburg.

The Harrisburg City Planning Commission presents properties to the VPRB when it determines the property in question is a blight on the surrounding neighborhood, based on the following conditions:

- Any property that has been declared a public nuisance;
- Any property that has been considered an "attractive nuisance" to children;
- Any dwelling considered unsafe or lacking the proper facilities required by the Housing Code, and deemed unfit for human habitation by the Codes Administrator;
- Any structure which is a fire hazard;
- Any structure where utilities have been disconnected, and therefore unfit for habitation;
- Any vacant parcel in an otherwise built up neighborhood which has become a dumping ground;
- Any unoccupied property which is tax delinquent for more than two years; or
- Any vacant property, not tax delinquent, but not rehabilitated within one year of notice to rehabilitate from the City.

Assuming the VPRB certifies that the blight property is in need of rehabilitation or elimination, the Board must serve notice to the property owner of the proceedings, then HRA pursues acquisition of the property via purchase, gift, bequest, eminent domain or otherwise.

Street Name	Number of Parcels	Street Name	Number of Parcels
Jefferson	3	Forster	4
King	3	Logan	4
Sayford	3	Market	4
2nd Street	2	Monroe	4
4th Street	2	Park Hill	4
Agate	2	Rear Emerald	4
Apricot	2	Rear G. Cameron	4
Oakwood	2	State	4
Penwater	2	Thompson	4
10th Street	4	Turner	4
29th Street	4	Wood	4
3rd Street	4		
		Total	118

Source: Data provided by the City.

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The Vacant Property Reinvestment Board has additional responsibilities as well:

- Advise the HRA regarding policies and procedures affecting property acquisition and disposition;
- Advise the City regarding financial and technical rehabilitation assistance affecting reinvestment in properties;
- Advise other municipal agencies in matters related to property reinvestment;
- Advise appropriate agencies relating to the disposition of public properties in the City; and
- Advise other agencies in the development and implementation of other property reinvestment programs in the City.

While the VPRB has not been disbanded, it does not take full advantage of the additional advisory powers entrusted to it by Ordinance. It only meets on an “as needed” basis, and therefore has not met in over a year as there have been no properties acquired by the HRA.

Initiatives

To improve the housing condition in the City of Harrisburg, the City needs to enhance coordination and cooperation among the various organizations currently endeavoring to provide quality, affordable housing in the community.

HS01.	Designate a Housing Coordinator	
	Target outcome:	Improved accountability and coordination
	Five year financial impact:	Not available
	Responsible party:	Mayor

The City’s ability to coordinate positive support for housing in Harrisburg is limited because of its lack of coordination between the various players effecting housing in the community. Therefore, the City shall designate a Housing Coordinator to ensure appropriate coordination of the City’s resources and activities in promoting a comprehensive housing strategy in the City of Harrisburg (see Initiative HS02). The Coordinator will be the catalyst for discussions with housing and development groups in the City, including but not limited to the HRA, the HHA, Habitat for Humanity, developers and local lenders.

Several options exist for the development of this function: (1) The Housing Coordinator could be a paid position with reallocated funding from CDBG; (2) the role of Housing Coordinator could be assigned to a current staff member with strong ties to housing groups; or (3) a “loaned executive” could be solicited from one of the other housing groups within the City who would have the requisite skills to effectively lead a new housing strategy.

The Vacant Property Reinvestment Board has additional responsibilities as well:

- Advise the HRA regarding policies and procedures affecting property acquisition and disposition;
- Advise the City regarding financial and technical rehabilitation assistance affecting reinvestment in properties;
- Advise other municipal agencies in matters related to property reinvestment;
- Advise appropriate agencies relating to the disposition of public properties in the City; and
- Advise other agencies in the development and implementation of other property reinvestment programs in the City.

While the VPRB has not been disbanded, it does not take full advantage of the additional advisory powers entrusted to it by Ordinance. It only meets on an “as needed” basis, and therefore has not met in over a year as there have been no properties acquired by the HRA.

Initiatives

To improve the housing condition in the City of Harrisburg, the City needs to enhance coordination and cooperation among the various organizations currently endeavoring to provide quality, affordable housing in the community.

HS01.	Designate a Housing Coordinator	
	Target outcome:	Improved accountability and coordination
	Five year financial impact:	Not available
	Responsible party:	Mayor

The City’s ability to coordinate positive support for housing in Harrisburg is limited because of its lack of coordination between the various players effecting housing in the community. Therefore, the City shall designate a Housing Coordinator to ensure appropriate coordination of the City’s resources and activities in promoting a comprehensive housing strategy in the City of Harrisburg (see Initiative HS02). The Coordinator will be the catalyst for discussions with housing and development groups in the City, including but not limited to the HRA, the HHA, Habitat for Humanity, developers and local lenders.

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HS02.	Develop a comprehensive housing strategy	
	Target outcome:	Improved accountability and coordination
	Five year financial impact:	(\$25,000)
	Responsible party:	Mayor, <u>Chief of Staff</u> /Business Administrator and Housing Coordinator

After the City has chosen a Housing Coordinator, he/she shall begin by devising a comprehensive housing strategy for the City of Harrisburg. The Housing Coordinator shall convene a working group composed of representatives from the City Council, the HRA, the HHA, City staff and other key partners. The purpose of this working group shall be to develop a comprehensive housing strategy. This group will provide valuable assistance and information; however, coordination, presentation and tracking of results will remain the responsibility of the Housing Coordinator.

At a minimum, the housing strategy shall incorporate needed improvements in the following areas. This is not an exhaustive list of possible improvements, but rather some specific examples of areas that need to be addressed:

- Neighborhood planning, including short, medium and long range planning should be encouraged by the City. Ideally, this would be a “bottom up” approach, soliciting input from the community. Currently, this is not happening in the City.
- A strategy for assessing new construction vs. rehab development – Guidelines need to be established for all groups to determine areas for renovation of current housing stock and areas for demolition and infill. In addition, by establishing such a strategy, distribution of available funding would be more easily accomplished.
- Live in the City Campaigns - In coordination with the City and local economic development groups, a new emphasis should be placed on “Live in the City” campaigns. There are significant opportunities both in the downtown area as well as surrounding neighborhoods for additional residential infill. The downtown area has significant vacant class B and C office space (currently 421,538 square feet vacant as of March 15, 2011 according to the HRA). There have been successful programs in Philadelphia, York and Lancaster, which have converted vacant space into condo developments to encourage downtown living and working.

Funding to offset the cost for this initiative is being sought through DCED Act 47 grants.

Financial Impact

2011	2012	2013	2014	2015	Total
\$0	(\$25,000)	\$0	\$0	\$0	(\$25,000)

HS02.	Develop a comprehensive housing strategy	
	Target outcome:	Improved accountability and coordination
	Five year financial impact:	(\$25,000)
	Responsible party:	Mayor, Business Administrator and Housing Coordinator

After the City has chosen a Housing Coordinator, he/she shall begin by devising a comprehensive housing strategy for the City of Harrisburg. The Housing Coordinator shall convene a working group composed of representatives from the City Council, the HRA, the HHA, City staff and other key partners. The purpose of this working group shall be to develop a comprehensive housing strategy. This group will provide valuable assistance and information; however, coordination, presentation and tracking of results will remain the responsibility of the Housing Coordinator.

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Funding to offset the cost for this initiative is being sought through DCED Act 47 grants.

Financial Impact

2011	2012	2013	2014	2015	Total
\$0	(\$25,000)	\$0	\$0	\$0	(\$25,000)

HS03.	Utilize Vacant Property Reinvestment Board	
	Target outcome:	Improved accountability and coordination
	Five year financial impact:	Not available
	Responsible party:	Mayor, <u>Chief of Staff</u> /Business Administrator and Housing Coordinator

The City shall increase the utilization of the VPRB in conjunction with the comprehensive housing strategy for the City. The VPRB should engage with private redevelopment groups and other civic groups in a more proactive manner to encourage community participation and planning as part of the comprehensive housing strategy development process. The VPRB shall assess the organization, need and frequency of vacant structure demolitions within the City, paying special attention to concerns about the impact of blight on the City. The VPRB shall provide the City with recommendations regarding the highest and best use for vacant property, their impact on the City and alternate uses for these vacant parcels.

HS03.	Utilize Vacant Property Reinvestment Board	
	Target outcome:	Improved accountability and coordination
	Five year financial impact:	Not available
	Responsible party:	Mayor, Business Administrator and Housing Coordinator

The City shall increase the utilization of the VPRB in conjunction with the comprehensive housing strategy for the City. The VPRB should engage with private redevelopment groups and other civic groups in a more proactive manner to encourage community participation and planning as part of the comprehensive housing strategy development process. The VPRB shall assess the organization, need and frequency of vacant structure demolitions within the City, paying special attention to concerns about the impact of blight on the City. The VPRB shall provide the City with recommendations regarding the highest and best use for vacant property, their impact on the City and alternate uses for these vacant parcels.

