



VACANT BUILDINGS REGISTRATION PROGRAM

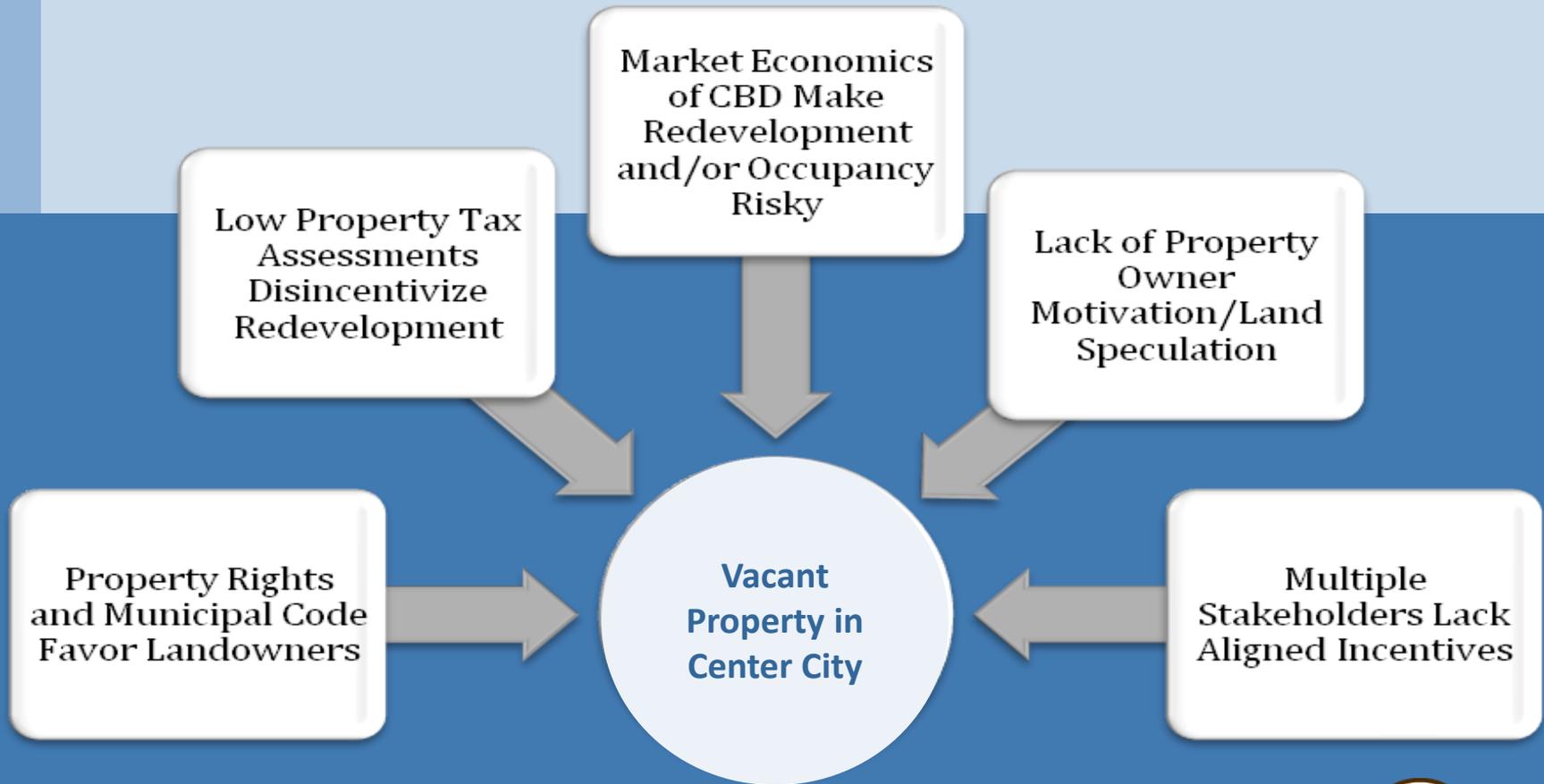


PROGRAM BACKGROUND

- **Why was the program created?**
 - Vacant structures pose challenges to Downtown & neighborhood revitalization:
 - Can become health and safety hazards (criminal activity, fires, etc.)
 - Higher number of code violations
 - Hinder economic development and job creation
 - Decrease property values
 - The city has conducted several inventories showing high numbers of vacant buildings within the CBD
 - Ordinance supported by many strategic planning efforts

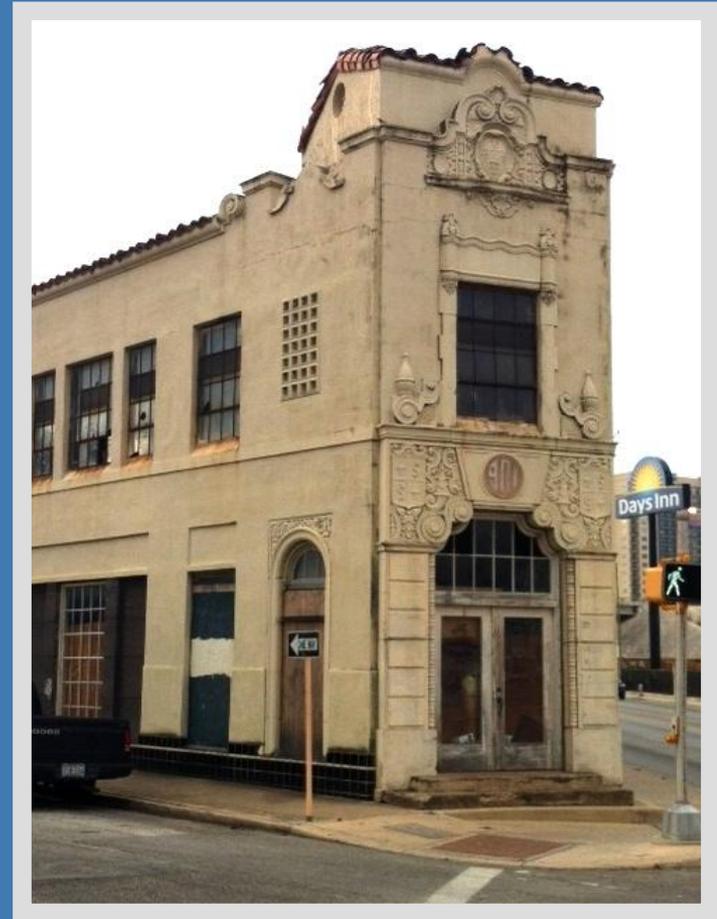


CAUSAL FACTORS



HERPEL – GILLESPIE FORD DEALERSHIP – 901 E. HOUSTON ST.

- **Name of Building:** Herpel-Gillespie Ford Dealership
- **Owner:** Markwardt, Edgar K.
- **Council District:** 1
- **Year Built:** 1927
- **Zoning:** Downtown
- **Historic Designation:** HS
- **TIRZ:** Inner City
- **Year Last Occupied:** 2001
- **Last Use:** Herpel-Gillespie Ford Dealership/Bimbi Mfg. Corp. Moccasins/ Cottonwood Trading Co.
- **Tax Value:**
 - **Land:** \$682,930
 - **Improvement:** \$200



BOOK BUILDING – 140 E. HOUSTON ST.

- **Name of Building:**
The Book Building
- **Owner:** Service Lloyd's Insurance Co.
- **Council District:** 1
- **Year Built:** 1903
- **Zoning:** Downtown; RIO-3
- **Historic Designation:** HS
- **TIRZ:** Houston Street
- **Year Last Occupied:** 2013
- **Current Use:** Vacant
- **Tax Value:**
 - **Land:** \$160,220
 - **Improvement:** \$1,064,780

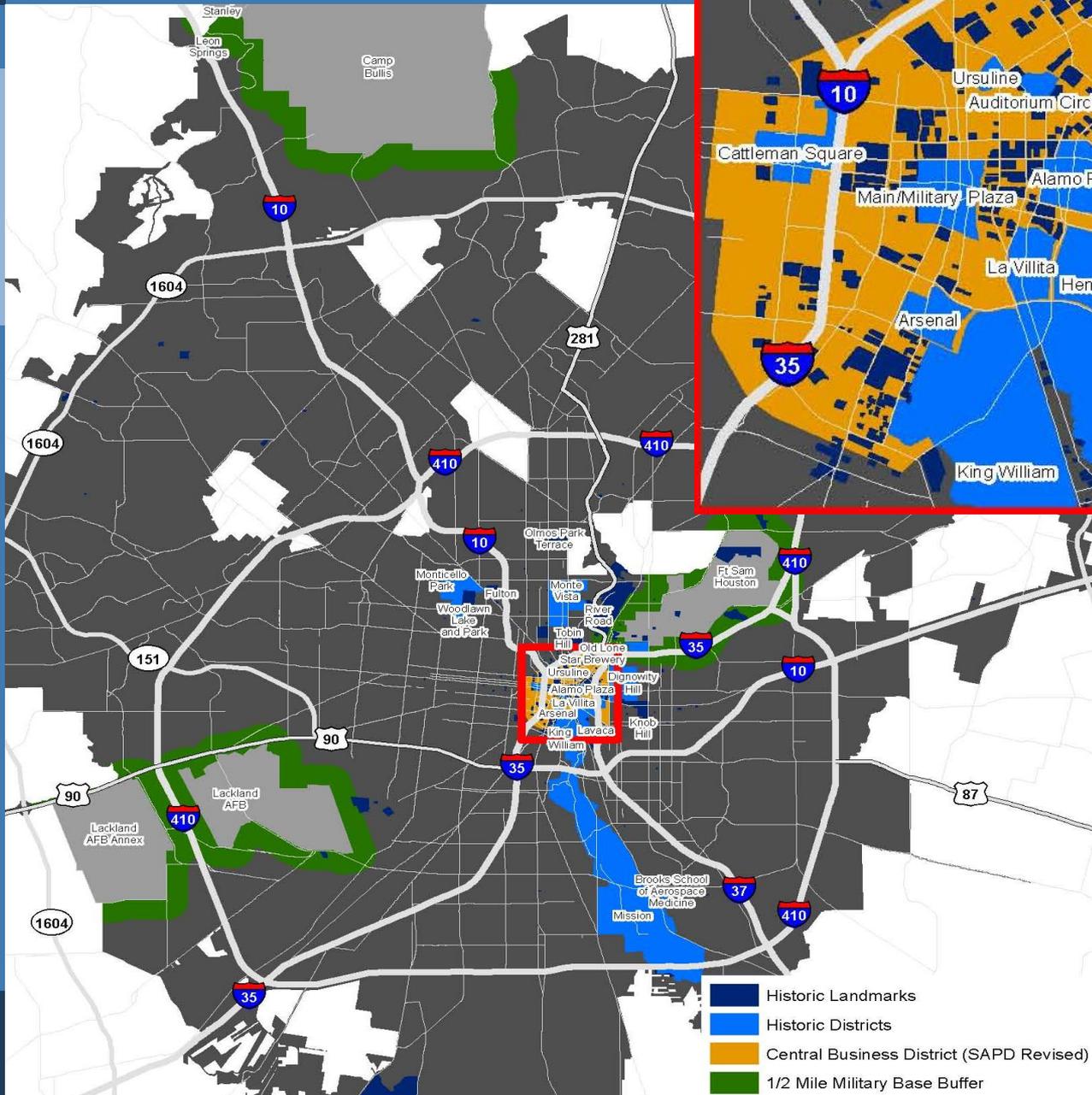


PROGRAM FOCUS AND GOALS

- **What is the program?**
 - A registration program with new minimum maintenance standards for vacant buildings
- **What are the goals of the program?**
 - Spur rehabilitation and re-use of vacant/blighted real property to encourage economic development
 - Improve and create a safer environment
 - Create a higher level of accountability for property owners to maintain their properties



PROGRAM AREA



- Historic Landmarks
- Historic Districts
- Central Business District (SAPD Revised)
- 1/2 Mile Military Base Buffer



PROGRAM COMPONENTS

- **What steps do owners take?**

- 1) City identifies buildings that have been vacant for at least 30 days
- 2) City sends notice to owner
- 3) Owner required to register vacant building within 90 days
 - Registration includes a rehabilitation plan & maintenance plan
 - Buildings must comply with Minimum Maintenance Standards for Vacant Properties



FEES AND FINES

- **What is included with registration?**

Annual Registration Fee

- Fee for Single Family Residential Building is \$250
- Fee for all other buildings is \$750

Annual Inspection Fee

- \$0.01 per square with a minimum fee of \$50

Failure to register punishable with daily fines up to \$500

Fines for non-compliance with the Minimum Maintenance Standards up to \$500 per violation.



PROGRAM COMPONENTS

- **Further owner responsibilities**
 - Registered commercial buildings must display a vacant building identification placard
 - Owners must sign a "No Trespass Affidavit" to allow public safety responders to remove trespassers
 - Must have insurance on the building
 - Must register annually until the building is occupied



MINIMUM PROPERTY MAINTENANCE STDS

- **Standard of Care for Vacant Buildings**

- Buildings should be clean and secured
- Exterior doors and windows must be in sound condition and in good repair without any holes or breaks and secured to prevent unauthorized entry
 - Plywood will *not* be considered a permanent securing measure
- Structural members and foundation are structurally sound



MINIMUM PROPERTY MAINTENANCE STDS

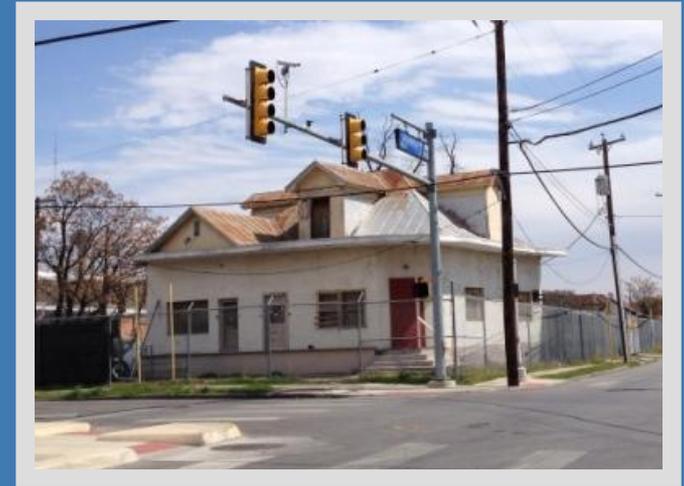
- **Standard of Care for Vacant Buildings**

- Exterior walls must be in good condition and weather-proofed, free of holes, breaks, and loose or rotting material
- Decorative features are properly anchored
- Overhang extensions are sound, safe and properly anchored
- Exterior stairs, decks, porches and balconies are sound and properly anchored



836 S LAREDO – CITY OWNED

- ☑ Property is not kept free of debris and graffiti and sanitary
- ☑ Exterior wood and metal surfaces are not protected by paint
- ☑ Joints are not weather tight
- ☑ The property does not have address numbers visible
- ☑ doors are not sound, in good repair with no broken glass, easily opened
- ☑ Structural members and foundation are not structurally sound Exterior walls have holes, breaks, and loose or rotting material
- ☑ Roof and flashing admit rain and do not have a positive drainage
- ☑ Roof drains, gutters and downspouts are not operational
- ☑ Exterior stairs, decks, porches and balconies are not sound and properly anchored
- ☑ Chimneys, towers, smoke stacks, etc are not safe and sound
- ☑ Exterior handrails and guards are not firmly fastened
- ☑ Windows, storefronts, skylights.



Annual Registration Fee: \$250

Annual Inspection Fee: \$50

Fines: Up to \$5,500

Cost to bring into Compliance: \$30,000



FEE WAIVERS AND EXTENSIONS

- **What properties may be exempt?**
 - Single-family houses are exempt from the registration requirement if the standard of care is met
 - 90 day registration requirement may be extended for properties that are listed for sale or lease at fair market value
 - Initial extension will be granted based on the avg number of days a property class remained actively on the market in 2014



FEE WAIVERS AND EXTENSIONS

- **Who may qualify for a waiver?**
 - Property devastated by a catastrophe such as fire or flood
 - Property owner who is indigent
 - Representatives of a property owner who is deceased or is no longer legally competent
 - Property owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy.



POINTS OF CONTACT

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