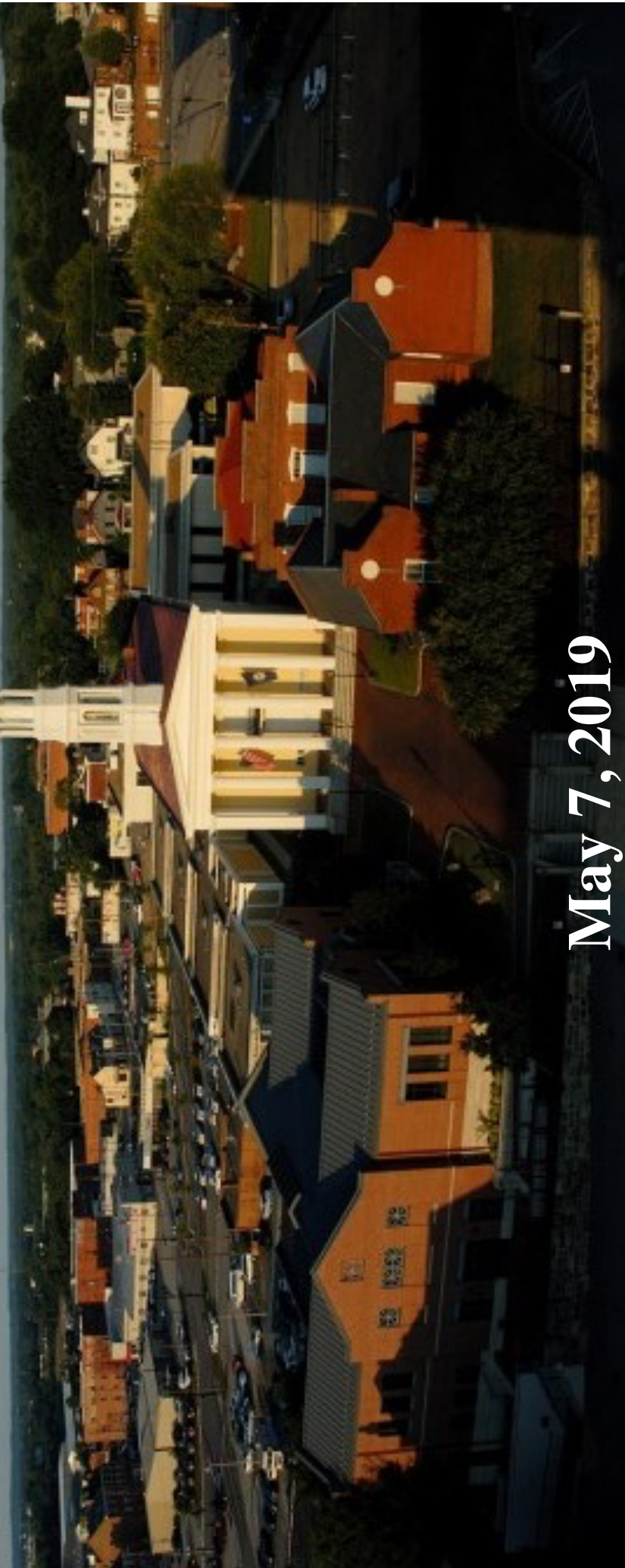


Stabilize to Revitalize

City of Petersburg VIRGINIA



May 7, 2019

Rebuilding Our Foundation for a Brighter Future

Purpose of the Initiative

To eliminate conditions that jeopardize public health or public safety

Stabilize our structures

Revitalize our neighborhoods

Build our real estate tax base



The Initiative Is Not

A Rehab Program

Taking property from property owners

A grant to the owner

A relief of any real estate obligations



The Authority for the Initiative



§ 15.2-906. Authority to require removal, repair, etc., of buildings and other structures.

Any locality may, by ordinance, provide that:

The owners of property therein, shall at such time or times as the governing body may prescribe, remove, repair or secure any building, wall or any other structure that might endanger the public health or safety of other residents of such locality;

The locality through its own agents or employees may remove, repair or secure any building, wall or any other structure that might endanger the public health or safety of other residents of such locality, if the owner and lienholder of such property, after reasonable notice and a reasonable time to do so, has failed to remove, repair, or secure the building, wall or other structure. For purposes of this section, repair may include maintenance work to the exterior of a building to prevent deterioration of the building or adjacent buildings. For purposes of this section, reasonable notice includes a written notice (i) mailed by certified or registered mail, return receipt requested, sent to the last known address of the property owner and (ii) published once a week for two successive weeks in a newspaper having general circulation in the locality. No action shall be taken by the locality to remove, repair, or secure any building, wall, or other structure for at least 30 days following the later of the return of the receipt or newspaper publication, except that the locality may take action to prevent unauthorized access to the building within seven days of such notice if the structure is deemed to pose a significant threat to public safety and such fact is stated in the notice;

The Authority for the Initiative



§ 15.2-906. Authority to require removal, repair, etc., of buildings and other structures.

Any locality may, by ordinance, provide that:

3. In the event that the locality, through its own agents or employees, removes, repairs, or secures any building, wall, or any other structure after complying with the notice provisions of this section or as otherwise permitted under the Virginia Uniform State wide Building Code in the event of an emergency, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the locality as taxes are collected;

Every charge authorized by this section or § 15.2-900 with which the owner of any such property has been assessed and that remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local real estate taxes and enforceable in the same manner as provided in Articles 3 (§ 58.1-3940 et seq.) and 4 (§ 58.1-3965 et seq.) of Chapter 39 of Title 58.1. A locality may waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed;

The Authority for the Initiative



§ 15.2-900. Abatement or removal of nuisances by localities; recovery of costs.

In addition to the remedy provided by § 48-5 and any other remedy provided by law, any locality may maintain an action to compel a responsible party to abate, raze, or remove a public nuisance. If the public nuisance presents an imminent and immediate threat to life or property, then the locality may abate, raze, or remove such public nuisance, and a locality may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate any such public nuisance.

The term "nuisance" includes, but is not limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term "responsible party" includes, but is not limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance.

Stabilize to Revitalize Players



Rebuilding Our Foundation for a Brighter Future

Tips & Tricks (PC and Mac)



Must be either a single-family or two-family residential dwelling.

Due to demolition by neglect, the condition of the property “might endanger the public health or safety of other residents of such locality” (within the meaning of Va. Code section 15.2-906), cannot readily be remedied by bringing a property maintenance enforcement action in Petersburg General District Court, and can likely be remedied by an expenditure by the City not to exceed \$50,000.00.

3. The condition of the structure is adversely affecting the quality of life in its neighborhood and is having a negative impact on the City’s tax base by devaluing neighboring real estate.
4. The value of the structure upon completion of the proposed work likely exceeds the cost of the proposed work.
5. The property is not eligible for a tax sale.

Stabilize to Revitalize Funding



General Fund



Rebuilding Our Foundation for a Brighter Future

Stabilize to Revitalize Next Steps



Introduce the concept to City Council and the citizens of Petersburg.

Request City Council to endorse the concept, and authorize the City Manager to use \$50,000.00 from the General Fund for a pilot.

Demonstrate the concept by stabilizing a home selected based on the criteria. Staff to identify the house for the pilot based on the criteria.

Use the short list of vendors to provide an assessment of work to be done.

Select a Contractor through the Request for Quotes (RFQ) process. Award the contract. Work begins and is completed by December 31, 2019.

Record the lien for the work that was completed.

House restored and contributes positively to the neighborhood. Violations abated.

Questions



Rebuilding Our Foundation for a Brighter Future