

Priority Area:

Address Declining Neighborhoods

Goal/Objective:

Reduce vacant and unsecured buildings in neighborhoods.

Strategy 6.1 – Develop vacant building inventory, tracking system (GIS System layer), and registry to use to monitor buildings:**Action Steps:**

- a. Identify method to be used for identifying vacant buildings.
- b. Identify information to be collected and inventory vacant residential and commercial buildings.
- c. Create a layer in city GIS mapping system for vacant structures.
- d. Investigate code options requiring registration of vacant structures, and possible permit fees to cover costs of the inventory and registry. Code options to include maintenance of vacant structures (doors, windows, other exterior features), and property maintenance (yard, fences, etc.) while structure remains vacant.
- e. Seek input into possible code options from community stakeholders.
- f. Bring code option suggestions to council for consideration.

Resources Required:

1. Staff time to identify and inventory vacant structures.
2. Staff time to create GIS map layer.
3. Staff time to research code options and develop local code suggestions.

Total Plan Cost:

Total Additional FTE: Existing staff time.

One Time Costs: \$0.00

Staffing Annual Costs: \$0.00

Program Annual Costs: \$0.00

Strategy 6.2 – Review Existing Legal Dangerous Building Ordinance for enhancements to improve property maintenance:**Action Steps:**

- a. Form work group for review.
- b. Review ordinance for potential enhancements to incentivize property owners to maintain buildings and place them back in active use (code changes, increased dang. building fee,

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dang. building bond, special assessment, impact fee, etc.). Fees may be additional source of funds for Building Board of Appeals related building demolition requirements. Current Dangerous Building code includes a section allowing certain dangerous buildings to remain if the owner applies for and receives a permit for a “Legal Vacant Dangerous Building”. The permit includes a \$200 semi-annual permit fee that can be renewed up to 3 additional 6 month periods.

- c. Bring code changes to city council for consideration.

Resources Required:

1. Staff time for code review.
2. Funding for staff to implement vacant building inspection/monitoring program. 0.5 FTE Building Inspector.

Total Plan Cost:

Total Additional FTE: 0.50

One Time Costs: \$1,000

Staffing Annual Costs: \$35,000

Program Annual Costs: \$3,000

Desired Benefit/Outcome:

- Removing vacant and dangerous structures could enhance the community’s attractiveness and contribute to a safer community.
- Create a process to identify and track vacant and potentially dangerous structures.
- Stabilize identified properties to minimize the need for demolition.

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