

CITY OF OKLAHOMA CITY ABANDONED BUILDING COALITION

SUMMARY REPORT
JUNE 2016



Abandoned Building Coalition

- Recent efforts on vacant/abandoned buildings started in 2011 when The City contracted GSBS Richman Consulting for 2013 report.
- March 2014, OKC one of 10 communities invited to Community Progress Leadership Institute sponsored by the Center for Community Progress, with its focus on abandoned buildings. Upon return, OKC delegates recommended forming a Coalition.
- April 2015 – Coalition established.

Coalition Members

- Representatives from the following organizations/groups participated:
 - OKC I-89 school board
 - Oklahoma County Assessor
 - Neighborhood Alliance
 - Oklahoma City Metropolitan Association of Realtors
 - OKC Urban Renewal Authority
 - Central Oklahoma Home Builders Association
 - Oklahoma City Housing Authority
 - U.S. Department of Housing and Urban Development
 - Legal Aid
 - Center for Economic Development Law
 - City Planning
 - Development Services / Code Enforcement
 - Municipal Attorney
 - City Council Ward 2

Coalition Considerations

- Reviewed long term options for addressing the problem. Most would require statutory changes and/or significant costs.
- Concluded current economic and political conditions are not ripe for needed changes
- Recommendation focused on viable short term steps



1) Administrative and Regulatory Fees for Abandoned Buildings

- Current information suggest revenues from fees for this program insufficiently covers actual costs
- Perform analysis of current fee structure to determine if there are reasonable and allowable increases warranted
- Review legal options for recovery of abatement costs

2) Strategic Code Enforcement

- Work proactively with neighborhoods to address priorities for abatement
- Study gives examples where various programs have been implemented



3) Alternatives to Conventional Boarding



- Concern that boarding itself contributes to the appearance of blight.
- Current cost of alternatives (clear polycarbonate boarding) is much higher. Ease of installation can also be a concern.
- Code enforcement has reviewed alternatives in the past but viable alternatives are limited and costly.



4) Public Info/Data Driven Approaches

- Collect data to determine effectiveness of approaches and implementation of changes
- Public could benefit from improved access to Code enforcement information-
- Improvements now being made through OKC Connect app that integrates with Accela



5) Neighborhood Engagement

- Work with Neighborhood Alliance on guide, took kit for citizens in helping to address the issue



Process Improvements Underway

- Courts, Municipal Counselors, & Code Enforcement have created a new citation book & process for dealing with property maintenance violations
- New citation includes probable cause information & detail about violations
- Cuts back & forth time between departments and leads to more timely issuance
- **Next steps** to implement & monitor effectiveness of process improvements