

# Property Rescue Initiative Technical Assistance

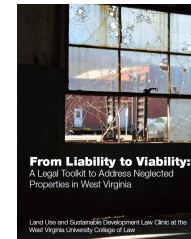
- ▶ Northern WV Brownfields Assistance Center

- ▶ BAD Buildings Model



- ▶ WVU Law Clinic

- ▶ LEAP Toolkit & Legal Assistance



- ▶ WV Community Development Hub

- ▶ Community Capacity Building





# BAD Buildings Program Overview

A and Z redevelopment model

Goal: help communities return properties to  
productivity

Key elements: engaged citizenry and supportive  
elected officials

# BAD Buildings Program Overview

- ▶ **Step 1: Form Team** of local stakeholders, volunteers, elected officials, civic organizations, business owners.
- ▶ **Step 2: Train Team** on how to identify, survey, research buildings.
- ▶ **Step 3: Develop Inventory** and rank based on community-defined priorities and feasibility
- ▶ **Step 4: Create Redevelopment Plan** which includes recommendations for property owners and reuse plans for high priority sites
- ▶ **Step 5: Implement** Redevelopment Plan



# Three Pillars of the BAD Buildings Model

Gathering  
Information



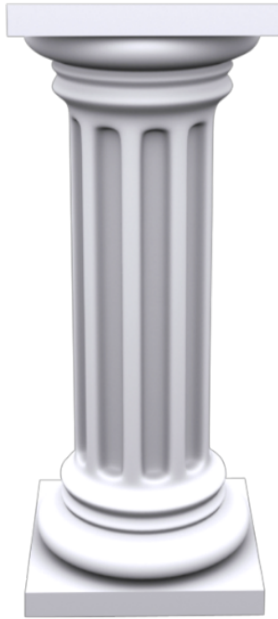
Utilize  
Existing  
Tools



Reuse  
Planning



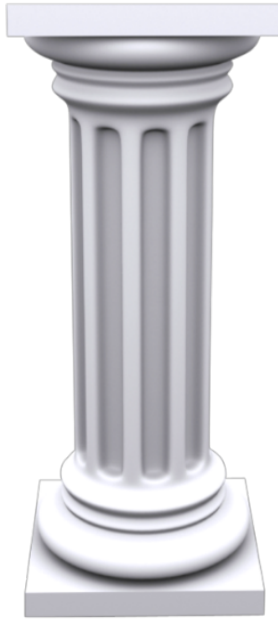
## Gathering Information



- Form and train a team of volunteers
- Conduct a community-wide property survey
- Property research
- Determine community priorities
- Priorities and analyze inventory
- Contact property owners



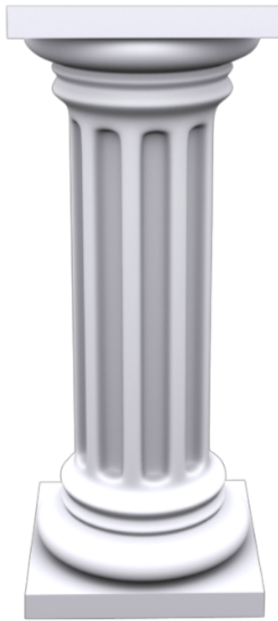
## Utilize Existing Tools



- Research existing municipal codes
- Conduct a gap and needs analysis
- Build public support
- Adopt or improve ordinances
- Enforce ordinances



## Reuse Planning



- Build a local network of partners
- Gather existing plans and studies
- Analyze property inventory based on reuse needs
- Market high value properties to developers
- Identify short-term and long-term reuse options
- Create BAD Buildings Redevelopment Plan



# Tools: Survey and Prioritize Buildings

- ▶ Visioning Questions Worksheet
- ▶ Community Priorities Worksheet
- ▶ Who Are the Stakeholders Guide

## Community visioning



- ▶ BAD Building Evaluation Form
- ▶ BAD Building Survey Sheet
- ▶ Community Survey of Dilapidated Properties
- ▶ BAD Building Inventory
- ▶ BAD Building Prioritization Grid
- ▶ Prioritizing Properties Instructions
- ▶ Decision Enhancer Tool

## BAD Building survey and analysis

**Property Conditions Checklist**

**Building Frame/Structure:**  
\_\_\_ Minor: Building is not leaning, but foundation is in need of minor repairs  
\_\_\_ Major: The building is not straight - leans or tilts. The foundation is in need of major repair or is missing a lot of materials.  
\_\_\_ No problems

**Roof/Chimney/Gutters:**  
\_\_\_ Minor: Minor deterioration, improper roof repair. Some mortar missing from chimney, gutters in need of repair.  
\_\_\_ Major: A lot of deterioration, missing material, holes in roof, or sagging roof. A lot of mortar missing from chimney or chimney is leaning.  
\_\_\_ No problems

**Windows/Doors:**  
\_\_\_ Minor: Window frames need replacing or paint is peeling  
\_\_\_ Major: Windows missing, doors missing or rotted  
\_\_\_ No problems

**Siding/Paint:**  
\_\_\_ Minor: Some peeling or cracking paint.  
\_\_\_ Major: (brick building) Building missing many bricks, wood siding is rotting, or vinyl/aluminum siding is falling off or is badly deteriorated.  
\_\_\_ No problems

**Porch:**  
\_\_\_ Minor: Separation of the porch from the building, paint needed.  
\_\_\_ Major: Significant deterioration; steps missing, porch sagging, supports holding up porch are rotted.  
\_\_\_ No problems

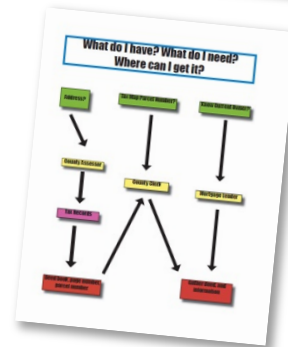
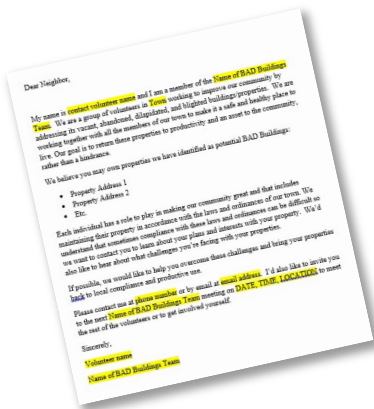


[wvbadbuildings.org](http://wvbadbuildings.org)



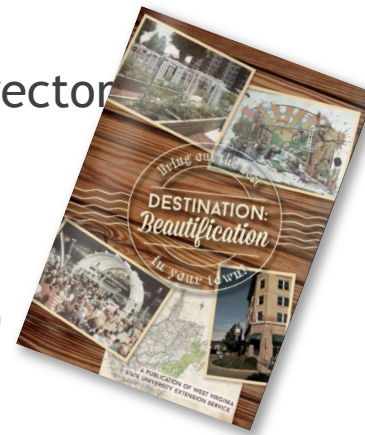
# Tools: Engage Property Owner

- ▶ How to Research a Property Owner
- ▶ Friendly Letter Template
- ▶ Conversation with Property Owner Script
- ▶ Property Owner Expectations and Responsibilities



# Tools: Prevent Blight

- ▶ Blight Prevention Strategies
  - ▶ Will link to LEAP Toolkit (WVU Law Clinic)
- ▶ Create a Local Community Service Director
- ▶ Letter to a Helping Agency
- ▶ Beautification
  - ▶ (New River Gorge Development Authority)
- ▶ Create a Neighborhood Association

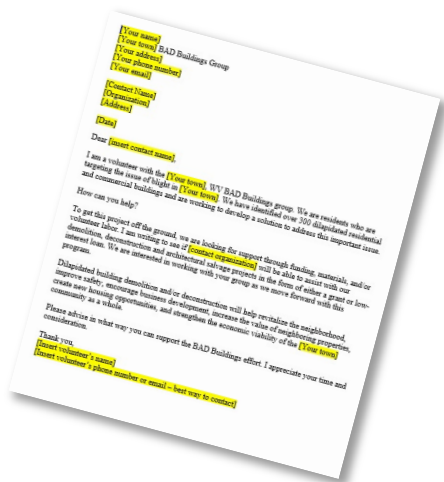


[wvbadbuildings.org](http://wvbadbuildings.org)

# Tools: Build Your Partnership Network

- ▶ Partnership Development Guide
- ▶ Partnership Resource List
- ▶ Outreach letter templates
  - ▶ Funding
  - ▶ Materials
  - ▶ Volunteers

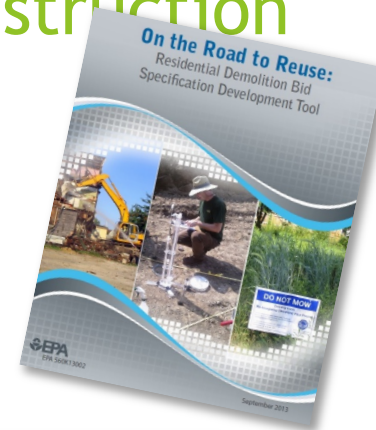
Organization/Contact Materials	Contact person	Contact name	Contact phone	Contact email	Contact address	Type of building helped/for projects	Who contacted them?	Key resources
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
36								
37								
38								
39								
40								
41								
42								
43								
44								
45								
46								
47								
48								
49								
50								
51								
52								
53								
54								
55								
56								
57								
58								
59								
60								
61								
62								
63								
64								
65								
66								
67								
68								
69								
70								
71								
72								
73								
74								
75								
76								
77								
78								
79								
80								
81								
82								
83								
84								
85								
86								
87								
88								
89								
90								
91								
92								
93								
94								
95								
96								
97								
98								
99								
100								



wvbadbuildings.org

# Tools: Demolition and Deconstruction

- ▶ On the Road to Reuse: Residential Demo Bid Spec Development (US EPA)
- ▶ On the Road to Reuse Fact Sheet (US EPA)
- ▶ Large-Scale Residential Demolition Resource Directory (US EPA)
- ▶ Deconstruction Rapid Assessment Tool (US EPA)
- ▶ Instructions for Rapid Assessment Tool (US EPA)
- ▶ Links for Asbestos Removal, Meth Lab Cleanup, Contractor Referrals, visit [wvbadbuildings.org/resources/tools/demolish-or-deconstruct](http://wvbadbuildings.org/resources/tools/demolish-or-deconstruct)



DECONSTRUCTION RAPID ASSESSMENT TOOL									
1. City name and/or state. This is an opportunity for your organization to use this form for, contact it for your needs, and brand it accordingly.									
2. GENERAL									
3. Applicant name:	Date:								
4. Address:	City, State:								
5. Year built:	pre-1900	pre-1940	pre-1960	pre-1970	post-1970				
6. Occupied:	Yes	No							
7. Approx. size:	1-2	3	4	5	6	7	8	9	10
8. Number of stories:	1	2	3	4	5				
9. Number of bedrooms:	1	2	3	4	5				
10. Number of bathrooms:	1	2	3	4	5				
11. Number of parking spaces:	1	2	3	4	5				
12. SITE OBSERVATIONS & INDICATORS									
13. Is the structure currently scheduled to be present unoccupied any?									
14. Is there work being done on the structure to be used as a residence?									
15. Presence of exterior trash?									
16. Presence of interior trash?									
17. Were any of the following observed on site?									
18. Faded/red, how many signs on present?									
19. Were materials present on-site?									
20. Is structural evaluation recommended? (Optional, per local code)									
21. Rapid Assessment Tool									

[wvbadbuildings.org](http://wvbadbuildings.org)

# BAD Buildings Toolkit: Funding Resources

- ▶ Historic Preservation
- ▶ Community Building
- ▶ Economic Development
- ▶ Demolition and Deconstruction
- ▶ Regional Resources



- ▶ Visit [wvbadbuildings.org/resources/funding-resources](http://wvbadbuildings.org/resources/funding-resources) for information and links on grants, loans, tax credits, and organizations that provide support.

[wvbadbuildings.org](http://wvbadbuildings.org)

# Access all the tools online

▶ Visit [wvbadbuildings.org](http://wvbadbuildings.org)

## ▶ Contact

- ▶ **Luke Elser**  
BAD Buildings Program Manager  
(304)293-6990  
[Luke.Elser@mail.wvu.edu](mailto:Luke.Elser@mail.wvu.edu)
- ▶ **Patrick Kirby**  
Director  
Northern WV Brownfields Assistance Center  
(304) 293-6984  
[patrick.kirby@mail.wvu.edu](mailto:patrick.kirby@mail.wvu.edu)
- ▶ **Michelle Sloane**  
BAD Buildings Fellow  
[Michelle.Sloane@mail.wvu.edu](mailto:Michelle.Sloane@mail.wvu.edu)

