WVU BAD Buildings

What is BAD Buildings?

WVU BAD (Brownfields, Abandoned, Dilapidated) Buildings program provides technical assistance, research, and other resources to rural communities to address abandoned and dilapidated properties. The program uses a step-by-step community-based and volunteer-led approach to develop or enhance local revitalization efforts. We help communities access site analysis tools and resources needed to transform dilapidated properties into vibrant community assets.

Why BAD Buildings?

In addition to being eyesores, abandoned or dilapidated buildings pose a number of threats and hazards to the community. Their presence can result in health and safety hazards, constrain municipal revenues, and hinder economic development.

Health and Safety Hazards

BAD Buildings in your neighborhood can pose health and safety hazards. According the U.S. Fire Administration (1), some of the most common problems with these properties include: fall and trip hazards, unstable structures, hazardous materials on site (lead paint, etc), standing water in basements, vermin, such as rats.

Decreased Property Values

The presence of abandoned and dilapidated properties has direct impacts on adjacent property values. Research cited by the U.S. Department of Housing and Urban Development (HUD) (2) suggests that the presence of a vacant or distressed structure within 500 feet of a home can depress both property value and sale price.

Reduced Tax Revenue

Property taxes are one of the largest sources of revenue for local governments. The Center of Community Progress (3) notes that vacant or dilapidated structures decrease taxability of surrounding properties and can result in high maintenance and abatement costs for local governments

Slowed Economic Growth

BAD Buildings can result in slowed economic growth because of a combination of the above listed factors. Together, they create a cycle of disinvestment that harms neighborhoods and communities.

(1) Federal Emergency Management Agency (FEMA). (2023, April 1). Reducing arson at vacant and abandoned buildings. U.S. Fire Administration. https://www.usfa.fema.gov/prevention/arson/vacant-abandoned-buildings/.
(2) https://www.huduser.gov/portal/periodicals/em/winter14/highlight1.html.
(3) How vacant and abandoned buildings affect the community. Center for Community Progress. (2024, April 10). https://communityprogress.org/blog/how-vacant-abandoned-buildings-affect-community/.

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The Process

1 Initial Consultation Meeting

Community stakeholder(s) contact WVU BAD Buildings to schedule a consultation. BAD Buildings process is presented to the community and planning for inventory day and target areas is discussed.

Form BAD Buildings Team

Teams are comprised of local stakeholders. Teams are formed through an open community meeting.

2 Train Teams and Conduct BAD Buildings Inventory

WVU BAD Buildings program staff train teams on how to identify, survey, and research structures in their community. After the training, teams conduct surveys in designated survey zones.

3 Survey and Data Analysis

WVU BAD Buildings analyzes inventory data and meets with core team to discuss community priorities and redevelopment goals. The core team consists of 3-5 community members who are identified in the initial consultation with WVU BAD Buildings.

4 Community Prioritization Meeting

WVU BAD Buildings facilitates community meeting to prioritize properties and kickstart the visioning process.

5 Prepare BAD Buildings Final Report

WVU BAD Buildings develops final report for community which summarizes key data and provides recommendations and resource opportunities tailored to community-defined priorities.

6 Present Final Report to Community

WVU BAD Buildings present final report findings to the community.

7 Ongoing Technical Assistance

WVU BAD Buildings facilitates ongoing assistance to community to assist with advancement of redevelopment goals.

The Timeline

1 — Month 1

2 — Month 1

3 — Month 2-3

4 — Month 3-4

5 — Month 4-5

6 — Month 5-6

7 — Month 6 and beyond

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