

VACANT PROPERTIES UPDATE

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT DIVISION



ADOPTION OF VACANT PROPERTY STANDARDS

CHAPTER 10 ARTICLE 29



Site Maintenance

- Landscaping
- Parking Lots
- Accessory Structures
- General Cleanliness



Building Maintenance

- Windows/Doors
- Exterior Paint/Siding
- Utility systems
- Walls and Structural Components
- General Maintenance



Fire Safety

- Operational fire protection
- Free of fire hazards or hazardous waste
- Maintained emergency access areas
- Identified Shatfway Markings



Security

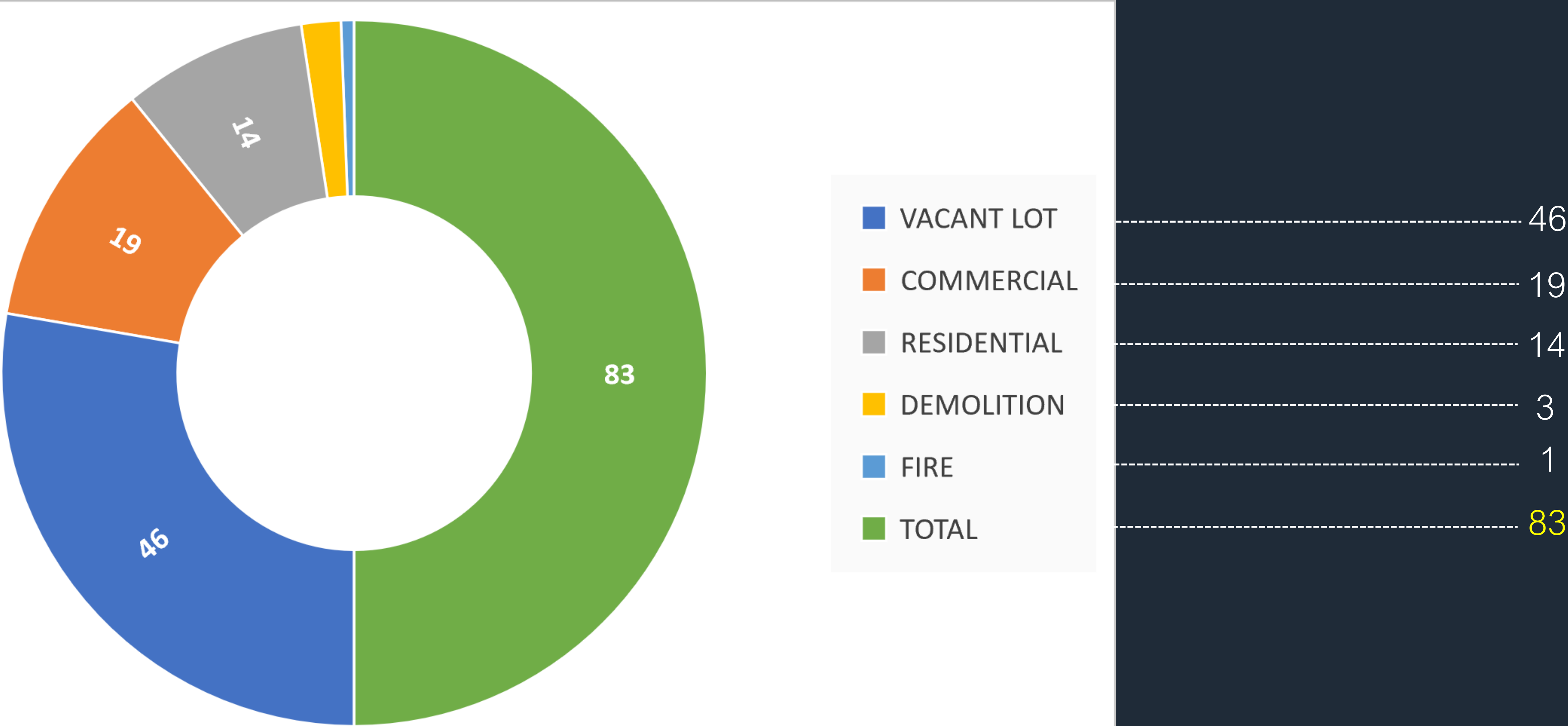
- Restriction of Wood Boarding Material
- Use of "Clear boarding" if ongoing break-ins occur.
- Trespassing Prevention agreements filed with Hayward Police
- Continued Physical Monitoring



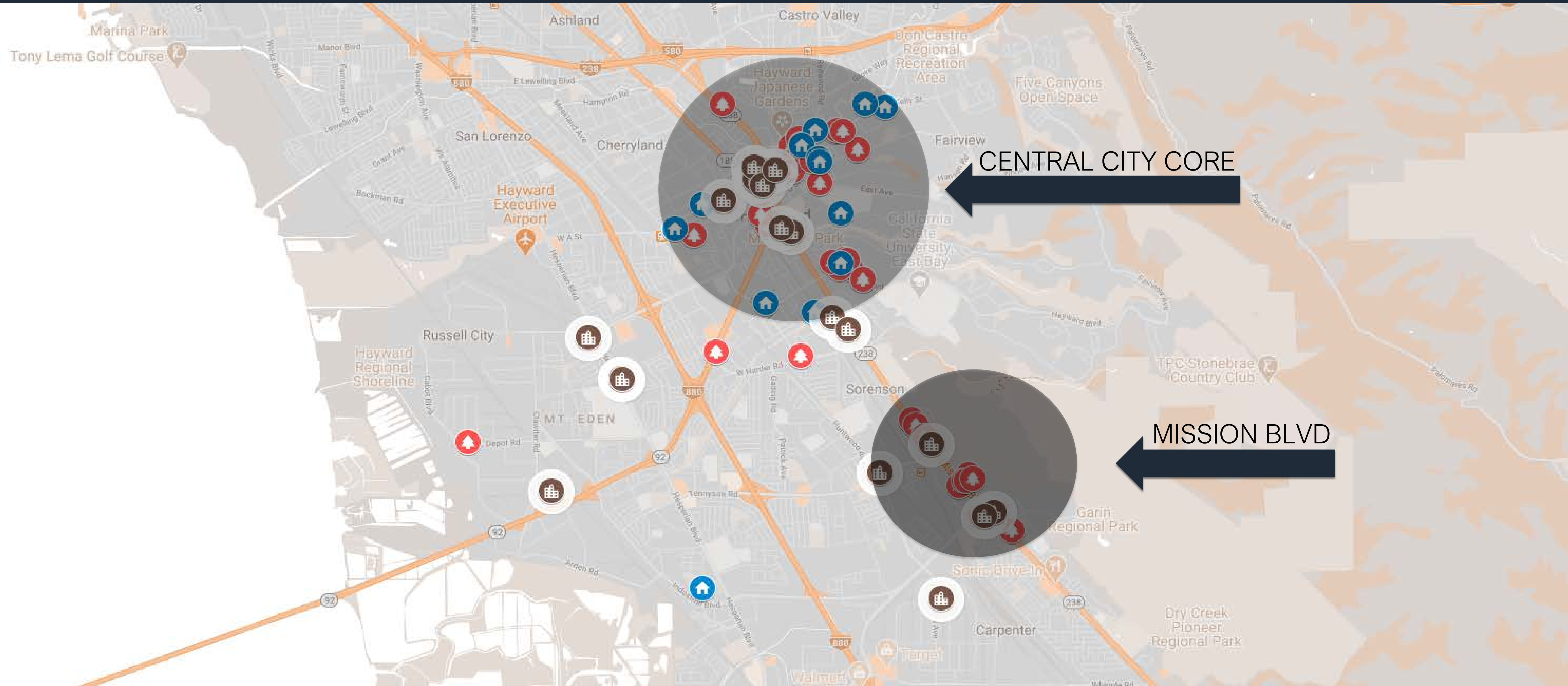
Emergency Boarding

- Short term use of boarding for emergencies
- 90 day provision to facilitate active building permits for structural rehabilitation

VACANT PROPERTIES BY TYPE 2020



CONCENTRATION AREAS



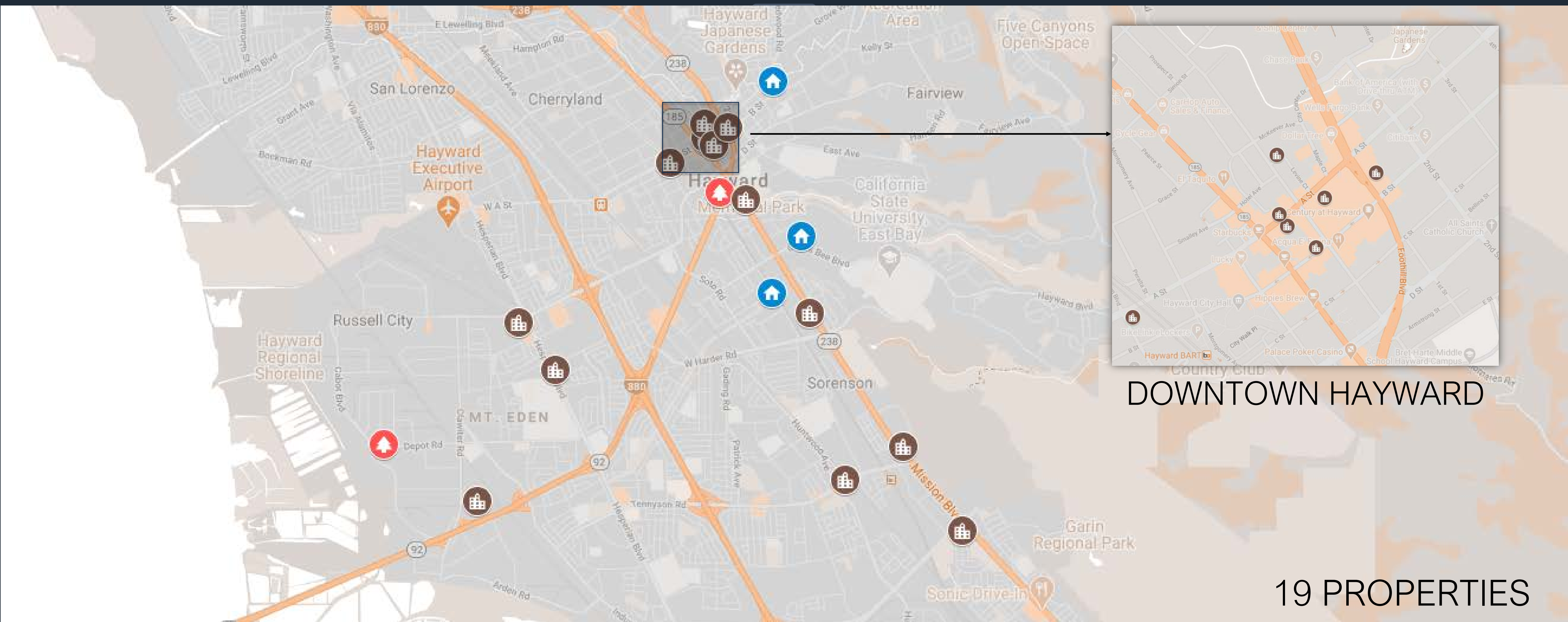
PROGRAM ADJUSTMENTS DUE TO COVID-19

Vacant property program adjustments due to COVID-19

- 2 year limited term position cut to support executive measures to conserve city funds.
- Program postponement to second quarter FY20/21 to assure support for EOC COVID-19 compliance measures.
- Reallocation of task and creation of dedicated internal vacant property response team.
- Initial program launch refocused to address high priority vacant properties during 2nd quarter FY20/21 with remaining properties to be addressed 3rd quarter FY20/21.

INITIAL PROGRAM PRIORITY 2020

PROGRAM ADJUSTMENTS DUE TO COVID-19



Program Registration and Fees



Active Registration:\$48,450

Pending Registration Fees: \$163,200

Anticipated full registration count: December 2020

PROPERTIES RESOLVING



MAPLE AND MAIN



HOLIDAY BOWL

PROPERTIES ENTERING DUE TO COVID-19



TACOS EL GRULLENCE AT UPPER B ST



FIRESTONE AT MISSION BLVD

ADJUSTED PROGRAM TIMELINES





Questions

