

EV Peer to Peer: Vacant Buildings

Vacant buildings: strategies to increase chances of occupancy

- Knowing contacts for property owners
- Good communication
- Strong MainStreet presence
- Letters of support from the community
- Meeting to bring the community together
- City events to rent with possible business owner
- Using social media pressure campaign
- Affordable housing plan/ordinance
- Vacant building ordinance
- Nuisance order
- Allow mixed use

How to assist in finding funds for owners whose buildings need work to function?

- MRA
- Apply for infrastructure grants for ADA access
- Apply to MS grant
- Resiliency grants
- Brownfields
- SHPO
- Grants w/ match waivers
- Crowd funding
- Volunteers
- Box stores donated materials
- Helping find contractors
- Service request
- Initial a loan program

We have a number of vacant buildings in the downtown area. How do we promote those as opportunities to the right parties?

- Build inventory
- Work/partner with realtors
- Partner with EDD and chambers
- Committee/network
- Building owner relationships
- Careful promotions
- Create connections
- Economic vitality education: “What does a Healthy town look like?” – NMMS service request – coffee chat/networking opportunity
- Create a program to attract those types of businesses

- Be a middle person
- MRA designation
- Traffic/audience
- Do homework on specific parties
- Vacant building registry
- Owner education
- Advertise vacant buildings via social media/FB video
- Property owners
- Social
- Educate stakeholders
- Posters
- Pop up art exhibits
- Window displays/clings
- SBPC

How to turn vacant buildings into housing?

- Mixed use zoning
- Grants for low income housing
- Title search
- Live/work spaces
- Free rent for repairs
- Look at Urban3
- Partner with Habitat for Humanity
- Homewise
- MRA designation
- Affordable Housing plan
- Motel conversion
- Artspace/housing for artists studio spaces artspace.org
- Seminar for building owner to present what is possible

How to negotiate with problem property owners?

- Competition
- Educate
- Give them a job
- Go to them, inspire
- Don't give up, keep trying
- Plant a seed, then be patient
- Offer help
- Consider you audience when communicating

- Wine and dine
- Kindness
- Show benefits
- Find out what owners care about
- Vision of value
- Send an official letter
- Reach out to owner with concern and find out what is going on
- Code enforcement
- Help with moving

How to reach business owner? How to engage building owner?

Secretary of State

City Ordinance

County Clerk and County Assessor

How to know if a building can be fixed or should be demolished?

- Bad foundation
- Front wall is falling apart
- No buy in or funding
- Deed building to city – careful before accepting deed
- NM environment department
- Scope of work and estimate to adapt building for use
- Lean into “in kind” donations/knowledge
- Ask connections
- NMMS service request
- Local contractors
- Assessor
- Architect
- City Engineer for Infrastructure
- Owner
- Infrastructure issues
- Cost effectiveness
- Historic/community value
- Safety hazard

How to address a building that is affecting buildings around it?

- Condemn it
- Work on neighboring buildings
- Reach out to owner
- Make façade/window better to relieve eyesore
- Codes for vacancy or neglect.

- Provide renderings of restored building to inspire
- Find owners value in building
- Façade grants
- Go fund me
- Involve student volunteers
- Building ordinances
- Zoning planning
- Reporting unsafe conditions
- Start with façade
- Display art in vacant spaces
- Start small
- Service request
- Find funding
- Bring in stakeholders
- Board
- Blight Designation
- Must be in MRA
- Match property tax

Who can assist with brownfields? Can these agencies determine the usefulness of these buildings?

- EPA – can look, access funds
- NMMS Amy Bell
- Local watershed non profit
- Grants.gov
- Local Gov
- Council of Gov
- NM Environmental