

#5 - STREAMLINED DEVELOPMENT REVIEW AND APPROVALS FOR TARGETED AREAS

OVERVIEW OF STRATEGY

There are two important regulatory based incentives that municipalities can provide to developers in challenged areas - a predictable review process, and a fast review process. Cities can create these incentives by clearly communicating the review process to developers, coordinating all relevant departments in a single review process, and offering fast-tracked review for projects that meet certain criteria. For targeted investment zones, the City will likely want to create a single point of contact who can coordinate zoning and permitting of projects.

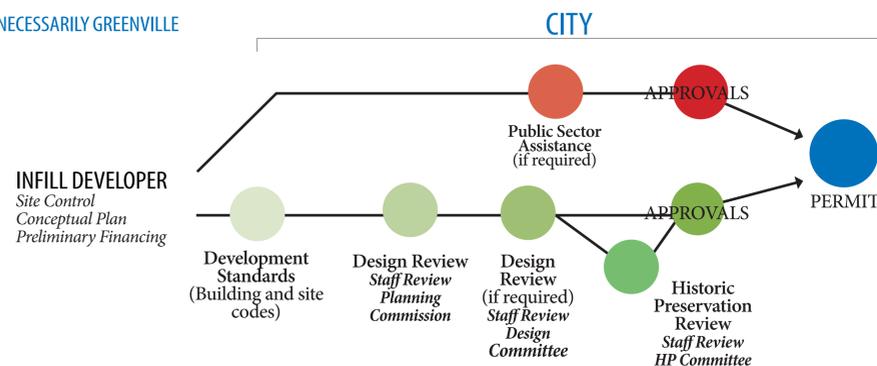
OBJECTIVES

- Create a city-wide “infill manual” that establishes mutually understood development approval process between city and private developers/ builders;
- Coordinate land use, development and building codes;
- Pare down multiple hearings;
- Approve some housing unit types that can be built “by right”;
- Provide streamlined / “fast-track” review process for targeted investment zones.

IMPLEMENTATION

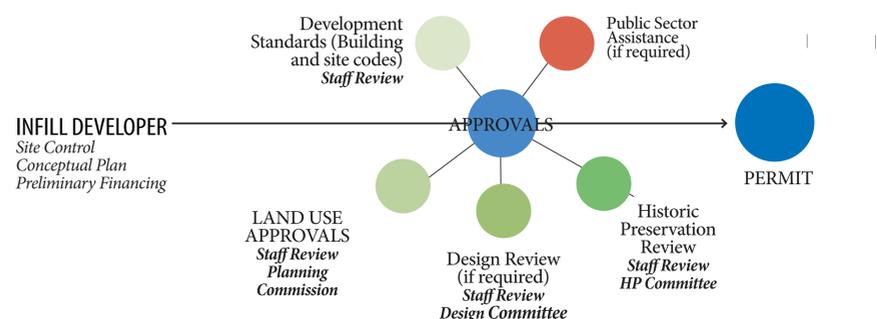
TRADITIONAL DEVELOPMENT APPROACH (NOT NECESSARILY GREENVILLE)

In a traditional development approach, a developer must seek approvals on multiple levels, from multiple departments who do not always coordinate. This can be time consuming and expensive if the various approval bodies are not “in sync” with the barriers the development may be facing on an infill site.



COORDINATION FOR INFILL APPROACH

When considering infill development, it behooves a community to coordinate its approvals and communicate official requirements so that a developer has a clear path to approval, as well as a high level of predictability that, if criteria are met, a project will be approved.



#6 - INCREASED ENFORCEMENT OF DISTRESSED AND VACANT PROPERTY

OVERVIEW OF STRATEGY

Blighted properties are an ongoing problem in neighborhoods across the country. Whether one subscribes to the “broken window” theory or not, there is little doubt blighted and deteriorated properties create potential nuisances and can become a convenient haven for criminal activities. The presence of blighted and neglected properties impair growth and development of a neighborhood, and they often lead to an exodus of current businesses and residents. This exodus threatensthe spread of blight to other properties and neighborhoods.



As part of an overall neighborhood revitalization strategy tied to housing, it is recommended that the City enact a proactive approach to dealing with blighted properties. This strategy includes three key components:



- Aggressive **liens against and foreclosures of blighted and vacant properties** with the necessary system to take control of problem properties and transfer ownership or redevelop;
- Increased **enforcement** of building and property codes;
- A system of **rental licensing** designed to bring the condition of single family and small multi-family buildings up to the standards of owner-occupied housing in stable neighborhoods.



In essence, it should be illegal to own and/or operate a residential structure (or commercial) in the City of Greenville that does not conform to reasonable expectations of safety, stability and respect for neighboring property owners and users.



OBJECTIVES

- Enact a system of rental unit licensing (multi-family and single family units);
- Aggressive code enforcement and tax foreclosures;
- Consider vacant / distressed property tax;
- Performance based licensing system;
- Land bank to secure delinquent properties.