Quality Health & Community Development...

Fire Hazards

Electrocution risks

Lead from peeling paint and dust

Unstable structures

Mold, asbestos, and outdoor air toxins

Diseases carried by rodents and pests

...Starts with **quality** Code Administration

To build stronger, more resilient communities, we must pay attention to the greatest impact on maintaining vibrant places to live — problem properties and blight. Blight contributes to millions of dollars in lost tax revenue, not just by the nuisance properties themselves, but by decreasing property values around nuisance properties.

Vacant land and abandoned buildings negatively impact communities in a number of ways. They undermine the aggregate and specific value of real estate within a community; cost municipalities thousands of dollars to maintain annually; and erode the tax base because of significant unpaid back taxes.

For residents, living near vacant, abandoned, or deteriorating properties is associated with increased health issues, including heart disease, diabetes, depression, stunted youth development, hypertension, and even crime/homicide.

Increase Tax Revenue

Decrease Nuisances

Enhance Safety

Develop Health + Wellness

Reduce Services Spending

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Blight generally results from a gradual disinvestment and disinterest in the continued maintenance of residential and commercial structures. This is typically due to the inability of the owner to pay the taxes that are due on the property, coupled with the reduction in market value for the property, resulting in a negative liability to asset ratio. As the properties become more devalued and the tax delinquencies continue to rise, the occupant is more inclined to forego maintenance and care of the property. Many property owners reach a point where they are willing to walk away from the property rather than investing additional capital. Parcels with blighted and vacant structures can also have a significant impact on police and fire calls raising the overall cost for police and fire protection in the communities.

As vacant lots and structures are abandoned, problems such as high grass, broken windows, and noxious plants create attractive nuisances for vandals and trespassers. These parcels also harbor vermin and rodents. In many cases, local public works departments must maintain private vacant lots, for health and safety purposes, by mowing grass, cutting weeds, trimming overgrown trees and bushes, and cleaning sidewalk areas at the vacant properties. The impact and indirect cost to adjacent and neighboring properties from parcels with blighted structures has been well documented. There appears to be a direct link between the proximity to a blighted property and a resultant decrease in property value.

Code enforcement can be an incredibly useful tool to fight blight. At TCVCOG, we've developed physical and digital systems to protect communities against the encroachment of blight. We've assembled a team of officers, developers, and community leaders to build systems that help support community blight battles. And now we are offering these resources to other communities.

Code Enforcement
TCVCOG can provide the officers to conduct code enforcement throughout your community. Our officers are trained in the nuances of each community's code and, using our technology, provide a seamless extension of your municipality. We've even built a robust code enforcement software, called CodeNforce℠ that compiles all of the critical documentation to build a case against problem property owners.

Building Code
TCVCOG supports the building code process by providing personnel, permitting infrastructure, and record-keeping to support municipal building and inspection.
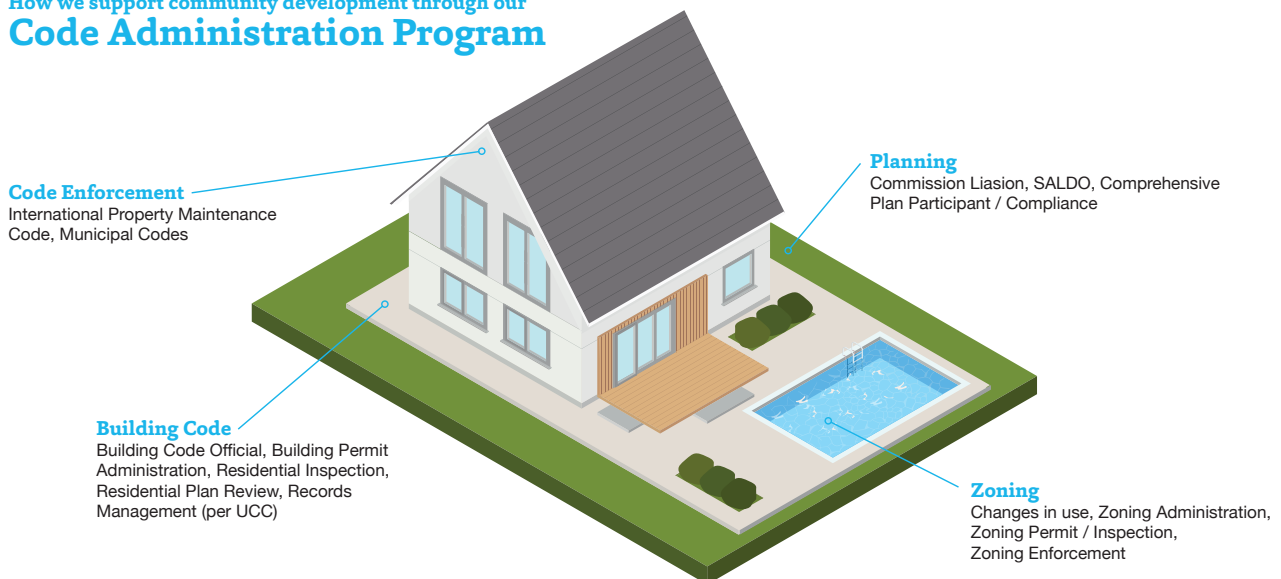
Planning
Our team can provide our code administration expertise to support municipal planning, including comprehensive plan development and/or compliance.

Zoning
TCVCOG zoning support covers changes in property use, including additions, decks, and pools, as well as permitting, inspection, and enforcement of all zoning regulations.

How we support community development through our
Code Administration Program

Code Enforcement
International Property Maintenance Code, Municipal Codes

Planning
Commission Liasion, SALDO, Comprehensive Plan Participant / Compliance

Building Code
Building Code Official, Building Permit Administration, Residential Inspection, Residential Plan Review, Records Management (per UCC)

Zoning
Changes in use, Zoning Administration, Zoning Permit / Inspection, Zoning Enforcement

Start building your case today.
Learn more at **www.tcvcog.com** or call us at 412.858.5115.

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