

# Abandoned Housing Initiative



RECEIVERSHIP TRAINING  
SEMINAR

November 13, 2019



# Legal Disclaimer

This brief synopsis is provided for introductory, informational purposes only. It is not legal advice and should not be construed as an attempt to provide a legal opinion about any of the matters discussed herein.



# Roadmap

- What is the Abandoned Housing Initiative (AHI)?
- How does AHI work?
- Available grants



# The AHI Program

## Mission:

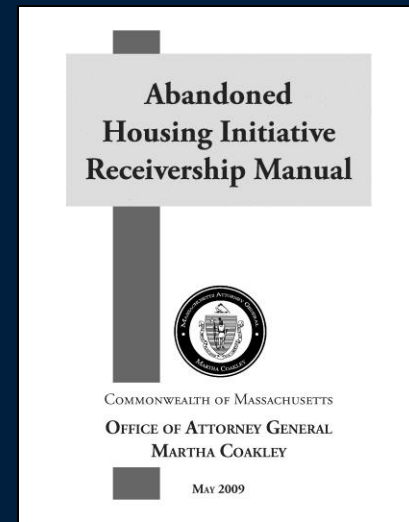
Ensuring safer neighborhoods through blight reduction and the creation of safe, habitable homes.



# Beginnings of AHI

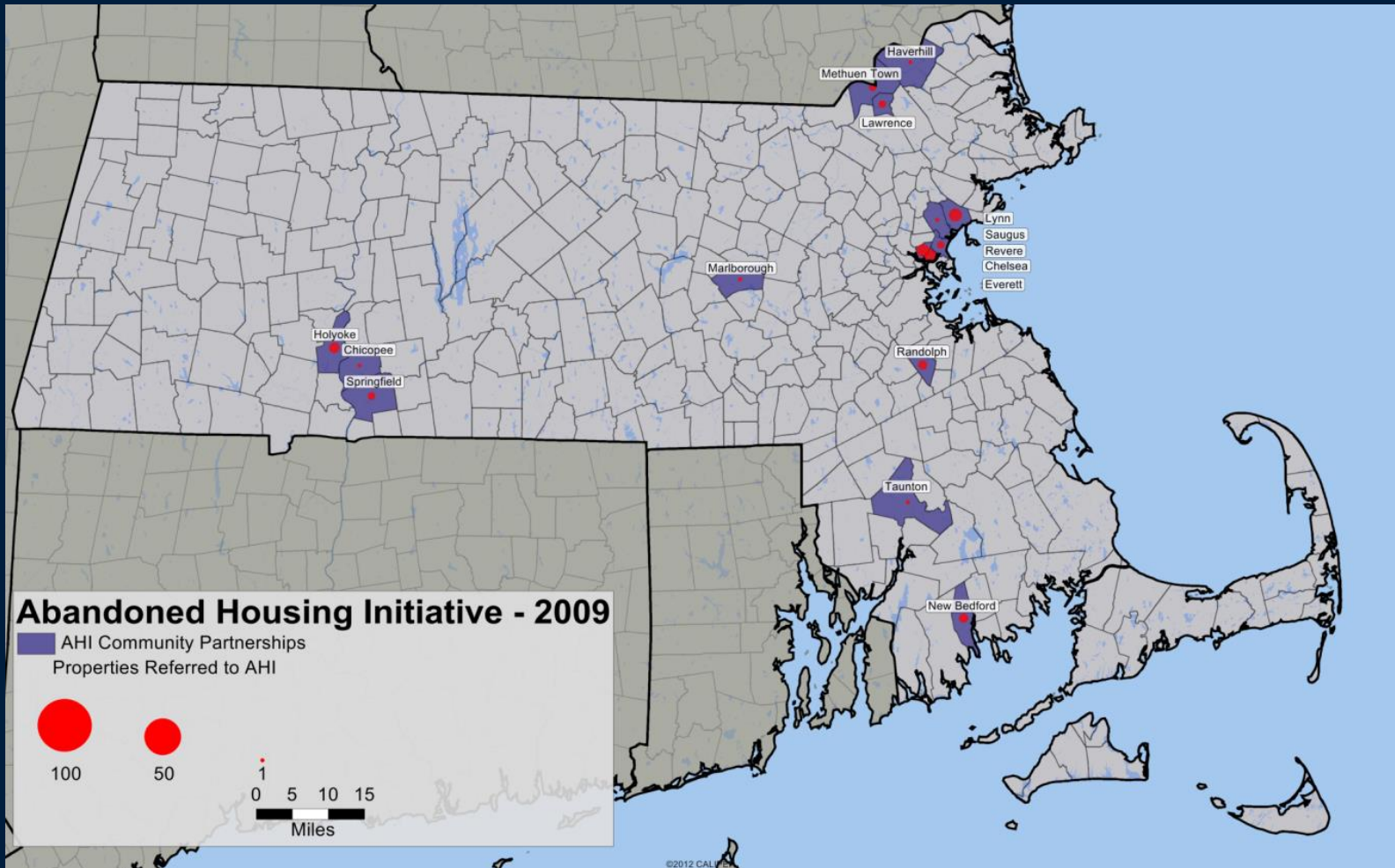
1995 – 2008: Abandoned Housing Task Force

2009 – 2011: Abandoned Housing Initiative funded through NSP Funds



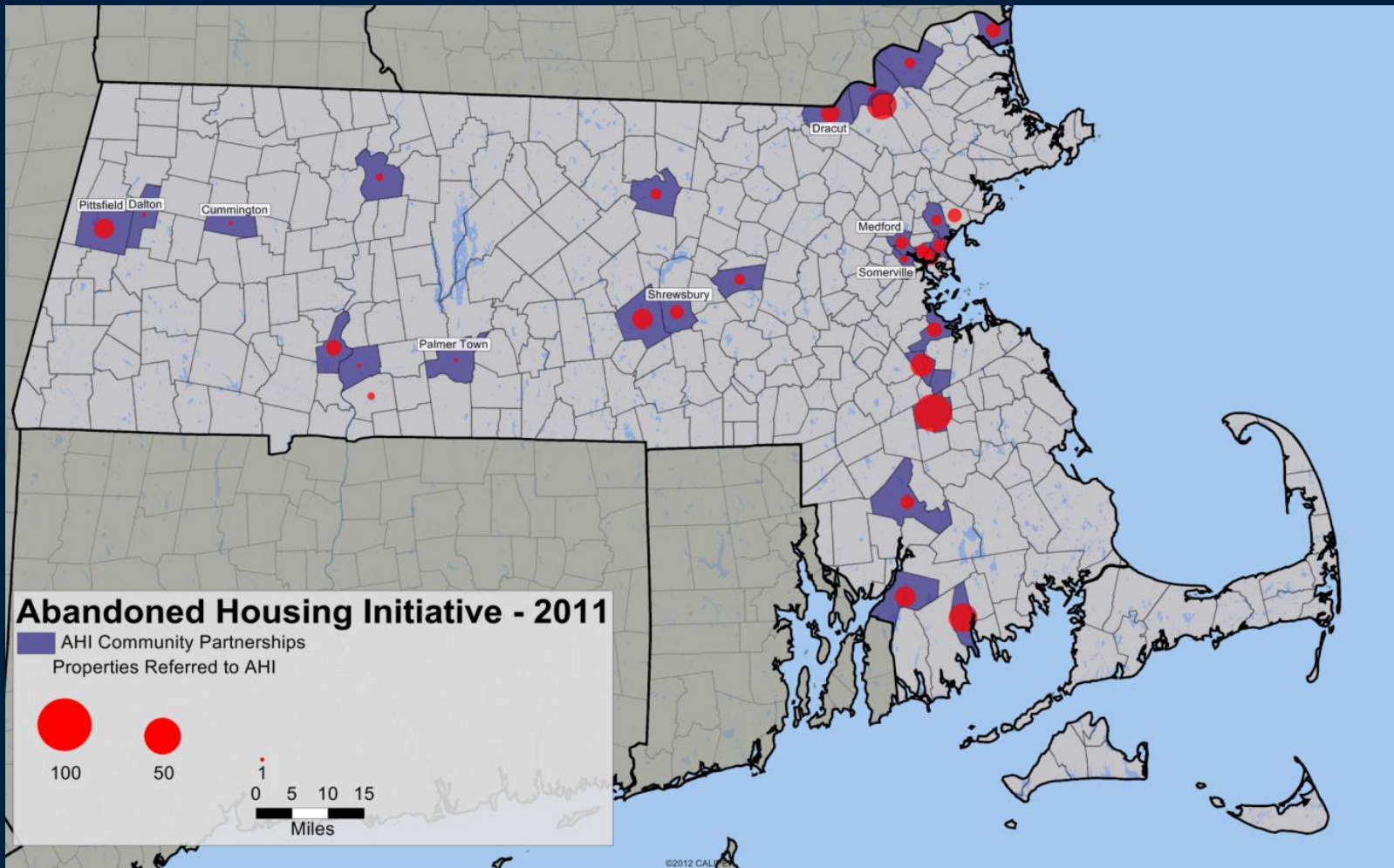


# 2009



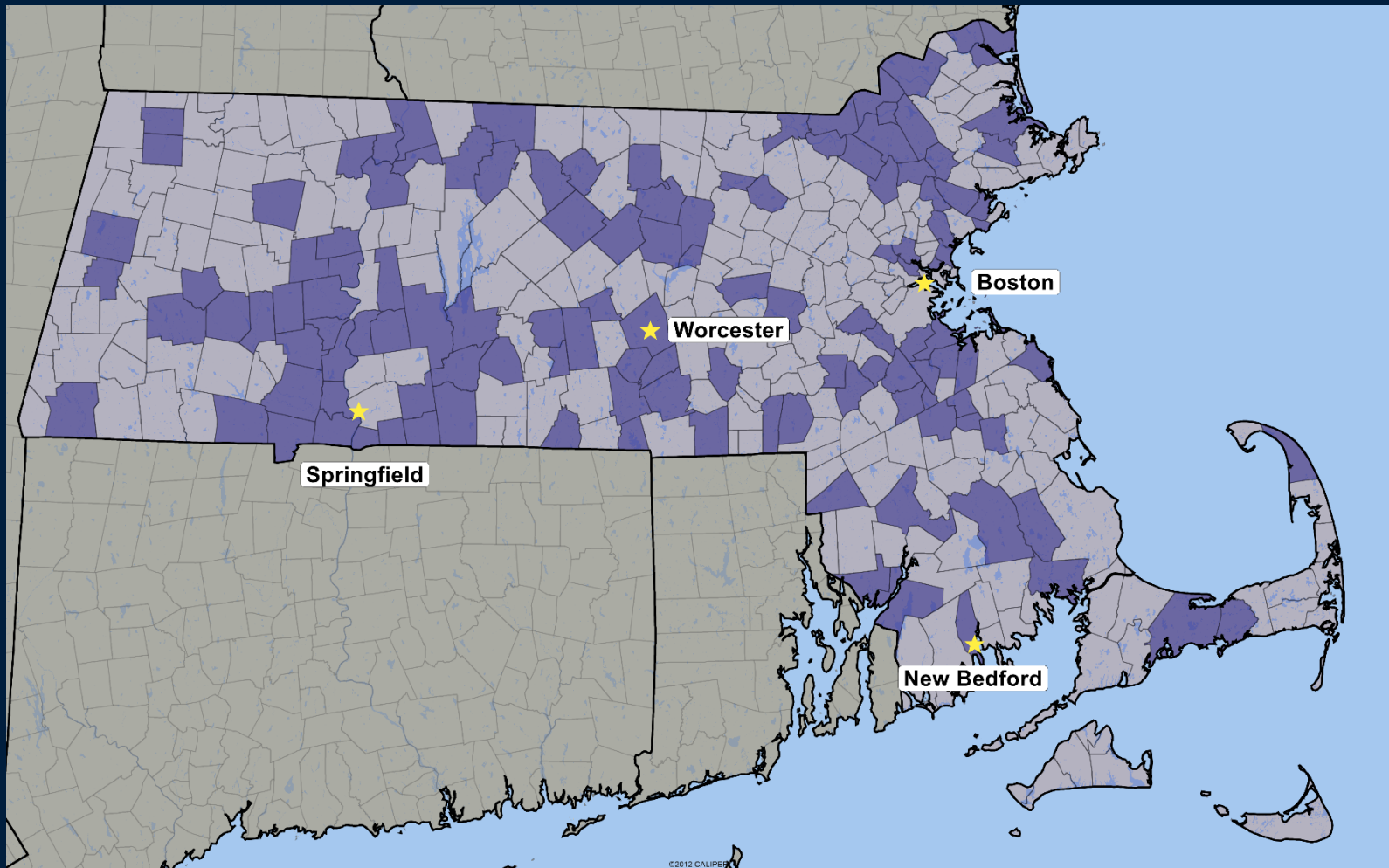


# 2011





# Community Partnerships - 2019







# AHI in a snapshot

145

- Number of municipal partners

330+

- Active properties

90+

- Cases in active litigation

\$725,000+

- Municipal back taxes recovered (FY2019)



# Statutory and Legal Authority

Violations will  
not be  
promptly  
remedied



Appointment  
of receiver is  
in the best  
interest of  
occupants\*



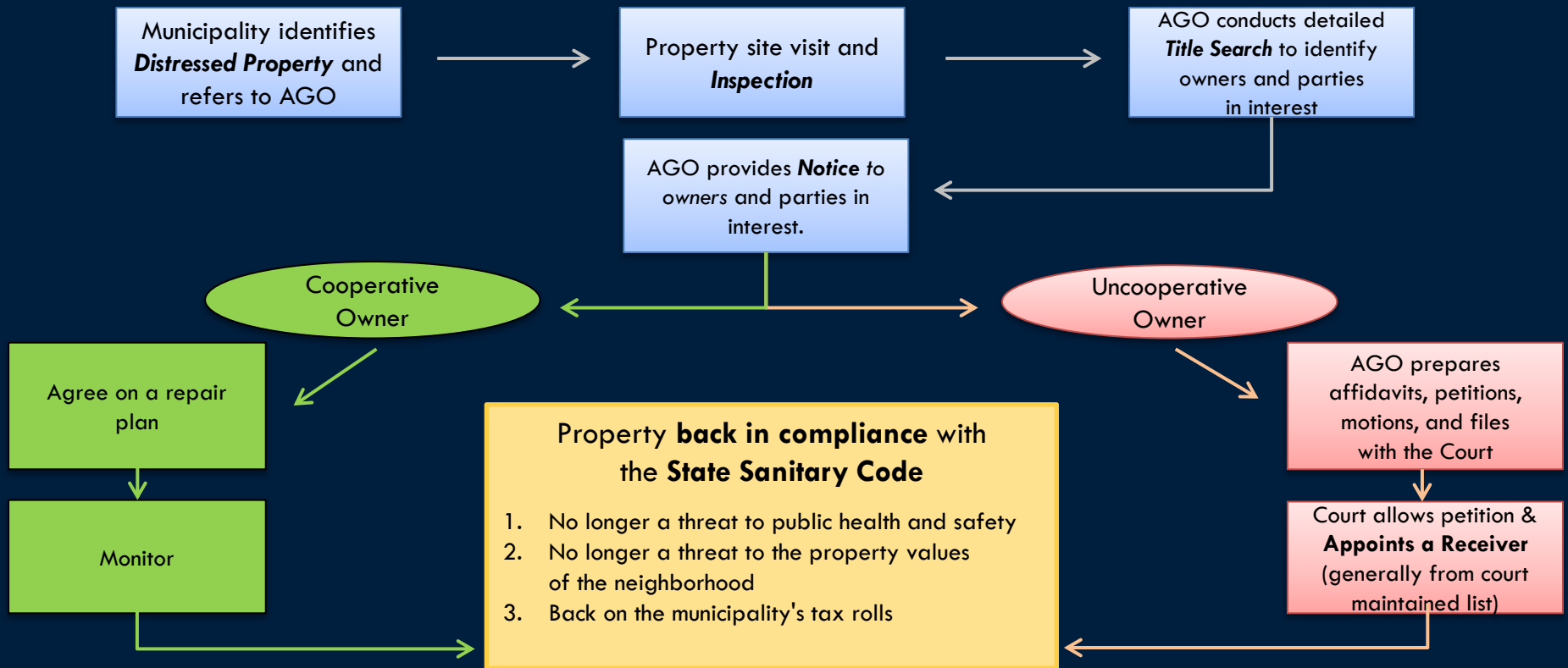
Shall appoint  
a receiver of  
the property.

\*City of Boston v. Rochalska





# AHI Receivership Process



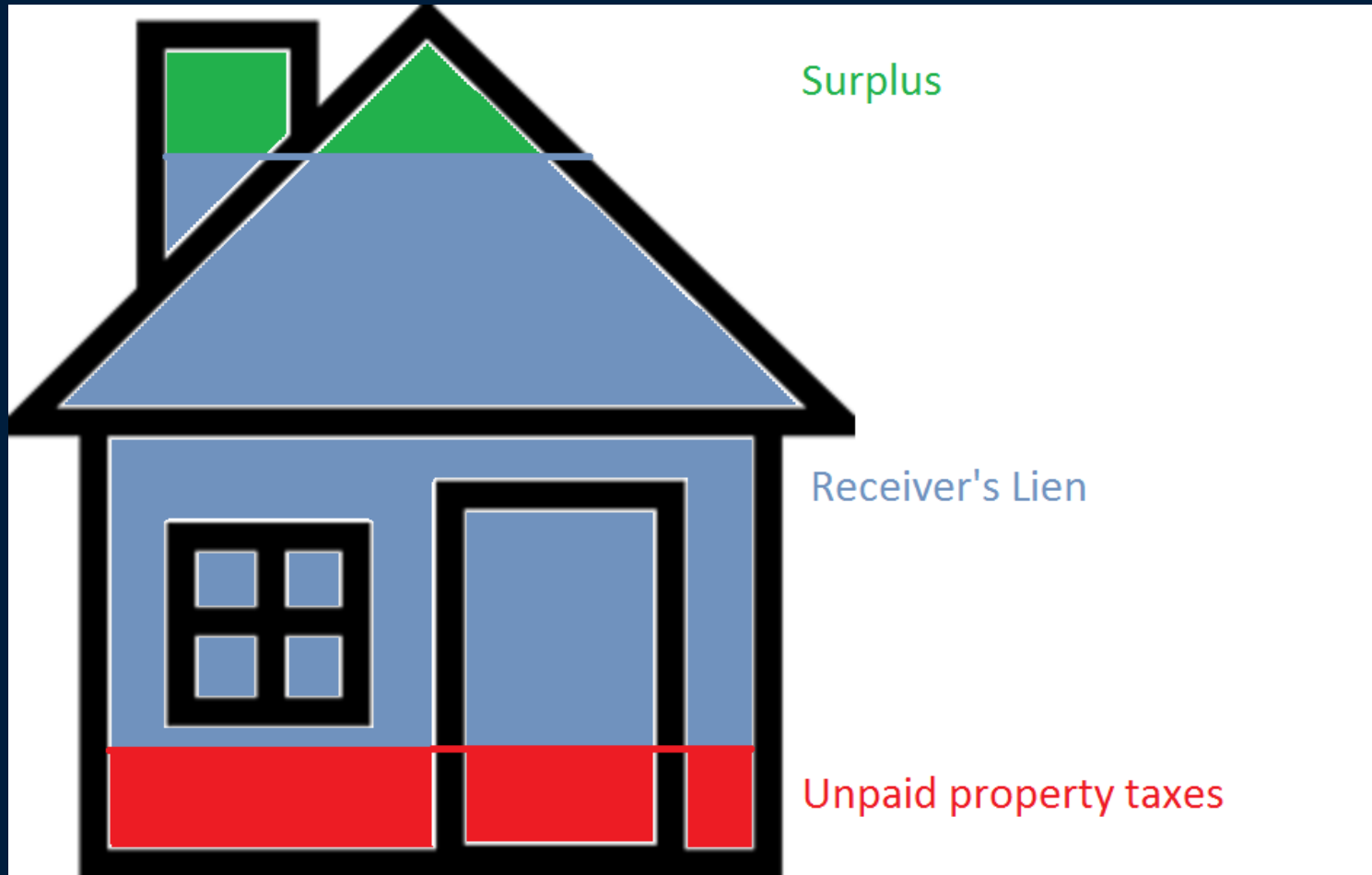


# Receiver Appointed





# Paying off the Receivership





# Result



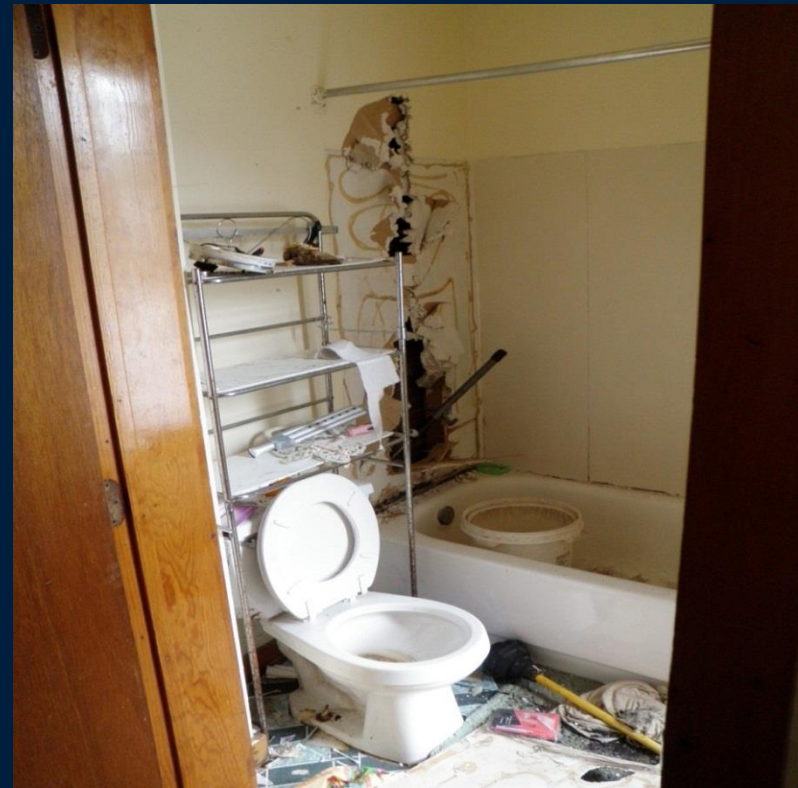


# Success Stories





# Before: 1031 Dwight Street, Holyoke







# After: 1031 Dwight Street, Holyoke





# Grants

- AHI Receivership Fund
- Strategic Demolition Fund
- Technology to Enrich Community Housing Grant



# TECH Grant



- Up to \$25,000 available over two years to defray municipal expenses related to the initial adoption and implementation of code enforcement software
- Allow for closer municipal collaboration
- Data sharing with the AGO on joint receivership cases through shared case management functionality



# AHI Strategic Demo Fund

## Criteria:

- Immediate community need
- Absence of other remediation tools
- Post-demolition redevelopment

## Award:

- Up to \$25,000 or half of the demolition costs
- Additional \$25,000 available if project results in affordable housing





# 70 May Street, North Andover

Bread and Roses, a non-profit, was awarded \$25,000 for the demolition of a house that required asbestos remediation

Used the grant funds to assist in demolition of original structure and constructed a new, single-family home, designated as affordable housing





# AHI Contact Info

---

Maja Kazmierczak

[maja.kazmierczak@mass.gov](mailto:maja.kazmierczak@mass.gov)

[AbandonedHousing@mass.gov](mailto:AbandonedHousing@mass.gov)