Model Performance in Community Risk Reduction

SYMPOSIUM 2020

Distressed Properties

Mark Griffioen
Pathways of Decline

Structure Fires at Abandonment

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>16</td>
</tr>
<tr>
<td>2014</td>
<td>24</td>
</tr>
<tr>
<td>2015</td>
<td>18</td>
</tr>
<tr>
<td>2016</td>
<td>32</td>
</tr>
</tbody>
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MLS® Home Price Index Benchmark Prices, Fraser Valley

- Detached
- Townhouse
- Apartment
Architecture of Distress

- A challenge facing local government in the identification of residential properties on the verge of decline.
- Properties at a tipping point to identify as they are not be obvious signs of decline characterised by derelict or unsightly properties.
- Pre-empting the decline of properties and neighbourhoods is made increasingly difficult at the early stages.
Distressed Properties Model
Community Property Safety Team
Referrals, Assessments, Inspections
Prediction Tool

- Homeless activity (600m)
- Zero water consumption for less than 3 months
- Zero water consumption for 3 months or more
Community Risk Reduction

Demolished: 338
Secured: 160
Renovated: 73
Breached: 16

Administrative fees: $175,000
Re-inspection cost recovery: $335,000
Contractor cost recovery: $1,777,000
Residential Fire Rate per 1,000 residential units

The graph shows the number of fire incidents at residential structures per 1,000 units. The rate is including fire incidents occurred in vacant/abandoned homes, shed and detached garage. The Year-To-Date rate is a rate of full calendar year resulted from an extrapolation assuming the current rate is applied.
RECOMMENDATIONS
Universal Model

• Regardless of the mechanism, distressed properties can be targeted in any jurisdiction
  – Establish assessment criteria
  – Identify relevant legislation
  – Develop progressive process
  – Create / Amend By-Laws
  – Collect and analyze data
  – Continuous improvement
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