Zombie Houses: Addressing Distressed Properties
**Resolved**
Once a location is identified secured against entry and posted we partner with BDS and the Neighborhood to manage the house

**Managed**
Routinely checking addresses and ejecting trespassers and re-securing the location

**Zombie Foreclosure**
“a property that the homeowner has abandoned and assumed the home has become the property of the lender.” Bankforeclosures.com
Oregon

- January 2009 Oregon was among the top 5 states nationally for foreclosure filling
- Portland was the epicenter for much of this activity
Scan/Changing Priorities

2013
- 198 Knock and Talks
- 157 Consent Searches
- Seized 3.5 kilos of Meth
- 62 Illegal Firearms

2015
- 395 Abandoned Homes
- 375 Resolved
Zombie Homes

1. Blight
2. Incivility
3. Crime
Analysis

Top 3 Citizen Complaints

1. Distressed Property (AKA Zombie Houses)*
2. Homeless camps and Motorhomes
3. Loitering
Analysis/Foreclosures

East Precinct Hard Hit

- ½ Foreclosed Homes Citywide
- Five district account for ¼ of homes

Figure 1. Portland’s Lender Owned Homes
Figure 2. East Portland Lender Owned Homes by Police District
Conduct Research

1. Community Oriented Policing Services
2. The United States Conference of Mayors
3. Numerous reports available from various municipalities with similar problems
Analysis/Crime Hubs

Graffiti

Disrepair

Blight

Fire

Vandalism

Threat to Public Health

By mid 2014 abandoned homes become the #1 neighborhood complaint
Problem Solving Workgroup

- City Resources
- County Resources
- Private Sector Resources
• Legally Defensible
• Standardized Response
• Replicable and Teachable
Recommend Boilerplate Content

1. Report the laws that support your actions
2. Report the recommended practices you are following and identify the source
3. Report existing policies your agency has provided that support your actions
   - Then provide a unique narrative describing the conditions and circumstances of the location as they relate to items 1 through 3 of the boilerplate
Vacant and Abandoned House Strategy

1. Identify responsible party
2. Identify community threat and impact
3. Investigate condition of property
4. Examine for “evidence of vacancy”
5. Examine reported history VCAD/RegJIN
6. Secure location
7. Post location
8. Document conditions and actions taken
9. Assist Bureau of Development Services
10. Notify neighbors and district officers (ONI)
11. Post abatement analysis to determine effectiveness of actions
Response/Case Study

NEIGHBORHOOD IMPACT
Response/Case Study

INVESTIGATIVE CONDITIONS
Response/Case Study

Examine for evidence the property has been vacated by legal owners
Response/Case Study

Evidence of criminal conduct
Response/Case Study

Full security board-up
Documentation

Photos
Documentation

Photos
Documentation

Photos
Documentation

Photos

[Images of a house with boarded-up windows]
Documentation

Photos
Documentation

Photos
Documentation

Photos
Documentation

Photos
Documentation

Photos
Documentation

Photos
Documentation

Photos
Managing 350 to 400 Vacant Homes

- Criminal investigations
- Maintain security
- Vacate warrants
- Clean-up warrants
- Demolition or reoccupancy
- Information dissemination
Quantitative

• Analysis- Negative Binomial Regression
• Quasi-experimental design with two control groups
Assessment/Impact

**Quantitative**

Comparing 1 year prior to treatment to 1 year following treatment

![Bar chart showing 28% reduction in Part 1 and Part 2 crimes within 500 foot radius of properties]
Assessment/Impact

Quantitative
Comparing 1 year prior to treatment to 1 year following treatment

42% Reduction Cold Burglaries Calls 500 Foot Radius of Properties
Assessment/Impact

Quantitative
Comparing 1 year prior to treatment to 1 year following treatment

<table>
<thead>
<tr>
<th>Cold Vandalism 12 Months Prior To Board Up</th>
<th>Cold Vandalism 12 Months Following Board Up</th>
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<td>45% Reduction Cold Vandalism Calls 500 Foot Radius of Properties</td>
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Assessment/Impact

Quantitative
Comparing 1 year prior to treatment to 1 year following treatment

29% Reduction Cold Stolen Vehicle Calls 500 Foot Radius of Properties
Assessment/Perceptions

Qualitative

• Before/After Photographs
Assessment/Civility

Qualitative

• Before/After Photographs
• East Precinct Neighborhood Response Team (NRT)

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