

Intervention	Problem	Goal	Tasks*	Exit Strategy	Resources
Heat and other Type of utility shutoff Receivership	Displacement of tenants due to lack of heat. This could be due to failure of the owners to pay utility bills or a broken furnace. <u>When to use:</u> When stepping in can avoid displacement and there is a good chance the landlord will get the message for the future.	Buy time and avoid displacement.	Fix isolated condition and enable tenants to stay in place. Use tenant rents to pay utility bills with back-up guarantee by City. Work with utility companies to get appropriate low income discounts and other mandated low/mod concessions and protections.	Owner pays off receiver's lien. Plan should be in place to assure that future obligations are met.	Community Lender provides lending capital to program. Receiver assigns priority lien to community lender as security for lending capital.
Conventional Receivership when property is condemned for violations of the Sanitary Code	Code, health, safety issues that endanger the tenants and cause displacement. <u>When to use:</u> When the landlord has been unwilling or unable to deal with code problems and there is some value left in the building so that the cost of the repairs does not exceed the value of the property.	Protect tenants. Create conditions for long-term stability for tenants.	Determine extent and cost of code problems. Determine gap between rents and cost of repairs and how much money can be borrowed. If costs of repairs exceed the value of the property, determine whether the property should be targeted for public funds to make up the gap. If so, proceed to receivership. If property cannot be salvaged, City should move quickly to demolish.	Assume that in the majority of cases, the owner will pay off the receiver's lien which will include cost of receivership, cost of repairs and a requirement that any municipal liens are paid. Plan must be in place to assure that the conditions are not repeated. If the owner doesn't pay off lien, the receiver forecloses on the lien and the property can be transferred to new, responsible owners.	Loans from a new <b>Distressed Property Program</b> revolving loan pool to pay for repairs. Funding through City rehab funds, new pilot based on old DHCD Abandonment prevention program. State and City funds are secured by lien.
Proactive Receivership for Acquisition and Revitalization	Failure or unwillingness of owner to maintain property over a long period creating a threat to the safety of tenants and a nuisance property to the neighborhood. <u>When to use:</u> When the landlord has abandoned the property; when the property is in an area targeted for revitalization; where other acquisition strategies cannot work in a timely manner.	Restore to long-term stability through a change of ownership as part of a neighborhood revitalization strategy	Neighborhood mapping and targeting; assessment of rehab needs; capitalization of Non-profit developers to take this on. Probable relocation of tenants temporarily while property undergoes substantial rehab.	Network of CDCs or non-profits buy receiver's lien with help from public resources and rehab property for either sale to low/mod owners or manage as rental housing.	<b>Housing Stabilization Fund</b> (HSF) plus City contribution and match. New non-profit owners ask City to file for <b>S8 of Ch 58</b> abatement of back taxes if applicable.

\* in addition to due process notification tasks, recruiting and training qualified receivers, certifying FMRs and other tasks dictated by the receivership statute.