



Diane N. Tradd
Assistant City Manager/DPD Director

MEMORANDUM

R. Eric Slagle
Director of Development Services

TO: Kevin Murphy, City Manager
Diane Tradd, DPD Director

Shaun Shanahan
Building Commissioner

FROM: R. Eric Slagle, Director of Development Services

RE: MOTION BY COUNCILOR C. ELLIOTT - REQ. CITY MGR. AND BUILDING DEPARTMENT PROVIDE A REPORT REGARDING ALL ABANDONED HOMES IN THE CITY.

This memorandum addresses the request from Councilor Elliott regarding the various buildings throughout the City which are abandoned. The City does not maintain a list of such properties, as the status of a property can be difficult to determine from a simple visual inspection. In an effort to properly view the scope of the issue, Development Services uses a couple of tools to provide a list of potential properties.

The first tool that we utilize is the Lowell Fire Department's list of marked properties (attached hereto). This list is helpful in that the City is affirmatively aware that these properties are in fact vacant and a possible danger to the public. However, as you can see from the list, there are only a small number of properties in the City that rise to the level of being marked by the LFD as dangerous. As such, this list provides only a very small sample of the abandoned properties in the City.

The second tool that Development Services uses to determine abandoned properties is the registrations of properties under the Vacant/Foreclosed Ordinance. As the Council is no doubt aware, this ordinance requires that lending institutions register properties that are vacant or that have entered the foreclosure process. Based on our current data, we have 238 properties that have been registered since January of 2017. The vast majority of the properties on this list, however, are still occupied, and not abandoned. Based only on the information provided in the applications, 80 of those properties are vacant (see list attached hereto). We will be performing We are preparing a draft of ordinance changes that will mandate further reporting from lenders when they hold a foreclosure auction, and who was the winning bidder at such auction, in the hopes of getting better information on when properties become vacant.

Additionally, Development Services has been proceeding with our program to aid in moving these properties back into productive use, or in the alternative, to have structurally unsafe building demolished to create buildable lots. We are collecting information on the ownership of the parcel, and tracking any permitting or complaints/violations on the property. Staff has reviewed existing ordinances to determine if we can create some disincentives for property owners to leave buildings in an abandoned and vacant state. This review resulted in the increase of the fees for the registration of vacant/foreclosed properties, and the City Council's passage of the Fire-Damaged Ordinance. That ordinance, passed in late summer of 2017, mandates the securing of fire-damaged properties within 48 hours, and further requires that permits be pulled within 6 months of a fire to restore or demolish the structure. This work also led to our pilot program with the Attorney General's office, which involves taking a specific group of properties in Centralville and moving towards receivership to bring the properties back into code compliant status.

As always, we will continue to work with the property owners and/or financial institutions to attempt to resolve the outstanding issues with all of these properties, and work to make sure that the properties are maintained appropriately.

ES

3/06/2018

Properties marked by the Lowell Fire Department

Date Marked		Location	X or /
3/9/2009		484 Merrimack Street	X
8/18/2010		21 Johnson Street	X
4/2/2013		58 5th Street	X
6/10/2013		47-49 Seventh Street	/
12/4/2015		452 Broadway Street	/
1/24/2018		157-159 Andover Street	/
2/1/2018		850 Lawrence Street	/

Project	Location	Owner	App Status	Application Recv'd	Parcel ID	Project/Activity Desc	Proposed Use	Permit Number
VACANT/ FORECLOSED REGISTRATION	38 FARMLAND RD A	SELENE FINANCE	ACTIVE	01/17/2017	T10400	RENEWAL- VACANT	CONDO	M201700447
VACANT/ FORECLOSED REGISTRATION	110 BOYLSTON LN 27	HSBC BANK	ACTIVE	01/18/2017	T07940	NEW PROPERTY REGISTRATION- VACANT	CONDO	M201700500
VACANT/ FORECLOSED REGISTRATION	127 MOORE ST	OCWEN LOAN SERVICING LLC	ACTIVE	01/18/2017	B13210	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201700491
VACANT/ FORECLOSED REGISTRATION	195 THORNDIKE ST 212 B2	HSBC BANK	ACTIVE	01/18/2017	T09455	NEW PROPERTY REGISTRATION- VACANT	CONDO	M201700486
VACANT/ FORECLOSED REGISTRATION	22 JUNIPER ST	FEDERAL HOME LOAN MORTGAGE CORP	ACTIVE	01/19/2017	M19380	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201700543
VACANT/ FORECLOSED REGISTRATION	28 WARE ST 1	DEUTSCHE BANK NATIONAL TRUST	ACTIVE	01/19/2017	M92095	NEW PROPERTY REGISTRATION- VACANT	CONDO	M201700527
VACANT/ FORECLOSED REGISTRATION	286 BURNHAM RD	SETERUS INC	ACTIVE	01/19/2017	S13590	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201701503
VACANT/ FORECLOSED REGISTRATION	11 W BOWERS ST 7	FANNIE MAE	ACTIVE	01/19/2017	N90860	RENEWAL- VACANT	CONDO	M201700544
VACANT/ FORECLOSED REGISTRATION	44 VARNUM ST	BAYVIEW LOAN SERVICING, LLC	ACTIVE	01/19/2017	L01570	RENEWAL- VACANT	SINGLEFAM	M201700554
VACANT/ FORECLOSED REGISTRATION	39 WILDER RD 39	NATIONSTAR MORTGAGE LLC	ACTIVE	04/05/2017	F07830	NEW PROPERTY REGISTRATION- VACANT		M201702618
VACANT/ FORECLOSED REGISTRATION	201 SUMMER ST	SANTANA VICTOR M	ACTIVE	04/05/2017	S11030	RENEWAL- VACANT		M201702608
VACANT/ FORECLOSED REGISTRATION	54 PLEASANT ST	FANNIE MAE	ACTIVE	04/05/2017	S14650	RENEWAL- VACANT		M201702605
VACANT/ FORECLOSED REGISTRATION	115 MOORE ST F	RUSHMORE LOAN MANAGEMENT SERVICES	ACTIVE	04/06/2017	S91455	NEW PROPERTY REGISTRATION- VACANT	MUNICIPAL	M201702645
VACANT/ FORECLOSED REGISTRATION	138 COBURN ST	RUSHMORE LOAN MANAGEMENT SERVICES	ACTIVE	04/06/2017	H03980	RENEWAL- VACANT	SINGLEFAM	M201702641
VACANT/ FORECLOSED REGISTRATION	16 BACHELDER ST	FEDERAL NATIONAL MORTGAGE ASSOCIATION	ACTIVE	05/03/2017	B12340	RENEWAL - VACANT	SINGLEFAM	M201703444
VACANT/ FORECLOSED REGISTRATION	25 BY ST 25	OCWEN LOAN SERVICING	ACTIVE	05/04/2017	V02990	NEW PROPERTY REGISTRATION- VACANT	CONDO	M201703489

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VACANT/ FORECLOSED REGISTRATION	65 COBURN ST	SELECT PORTFOLIO SERVICING	ACTIVE	05/05/2017	K06600	NEW PROPERTY REGISTRATION-VACANT	TWOFAM	M201703558
VACANT/ FORECLOSED REGISTRATION	2 VILES AVE	DEUTSCHE BANK NATIONAL TRUST	ACTIVE	05/05/2017	C06620	RENEWAL- VACANT	SINGLEFAM	M201703555
VACANT/ FORECLOSED REGISTRATION	5 HAMEL PL	ALTISOURCE SOLUTIONS INC	ACTIVE	05/05/2017	C04780	RENEWAL- VACANT	SINGLEFAM	M201703556
VACANT/ FORECLOSED REGISTRATION	142 STARR AVE	CALIBER HOME LOANS	ACTIVE	05/08/2017	O02340	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201703580
VACANT/ FORECLOSED REGISTRATION	21 ROPER ST	NATIONSTAR MORTGAGE LLC	ACTIVE	05/22/2017	O02020	RENEWAL-VACANT	TWOFAM	M201703984
VACANT/ FORECLOSED REGISTRATION	150 BOYLSTON ST	NATIONSTAR MORTGAGE LLC	ACTIVE	05/23/2017	A01450	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201704049
VACANT/ FORECLOSED REGISTRATION	40 FORT HILL AVE	FAY SERVICING	ACTIVE	05/30/2017	P06450	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201704304
VACANT/ FORECLOSED REGISTRATION	10 AGAWAM ST	FAY SERVICING	ACTIVE	05/30/2017	L13780	NEW PROPERTY REGISTRATION-VACANT	SINGLEFAM	M201704302
VACANT/ FORECLOSED REGISTRATION	40 RUTH ST	SELENE FINANCE	ACTIVE	06/27/2017	M10260	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201704964
VACANT/ FORECLOSED REGISTRATION	64 TEMPLE ST	CYPREXX SERVICES	ACTIVE	07/18/2017	M20240	RENEWAL- VACANT	SINGLEFAM	M201705546
VACANT/ FORECLOSED REGISTRATION	205 BALDWIN ST	RUSHMORE LOAN MANAGEMENT SERVICES	ACTIVE	07/19/2017	H04250	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201705582
VACANT/ FORECLOSED REGISTRATION	51 COBURN ST	ALTISOURCE SOLUTIONS INC	ACTIVE	07/19/2017	M04950	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201705567
VACANT/ FORECLOSED REGISTRATION	404 ROGERS ST	FANNIE MAE	ACTIVE	07/19/2017	S20150	RENEWAL- VACANT	SINGLEFAM	M201705590
VACANT/ FORECLOSED REGISTRATION	62 FIFTH ST	FANNIE MAE	ACTIVE	07/19/2017	M11340	RENEWAL- VACANT	SINGLEFAM	M201705584
VACANT/ FORECLOSED REGISTRATION	68 SHELDON ST	NATIONSTAR MORTGAGE	ACTIVE	07/19/2017	S07620	RENEWAL- VACANT	SINGLEFAM	M201705595
VACANT/ FORECLOSED REGISTRATION	1217 PAWTUCKET BLVD 57	SELENE FINANCE	ACTIVE	07/20/2017	C16895	RENEWAL- VACANT	CONDO	M201705616

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VACANT/ FORECLOSED REGISTRATION	405 LAKEVIEW AVE	RUSHMORE LOAN MANAGEMENT SERVICES	ACTIVE	07/27/2017	D02645	NEW PROPERTY REGISTRATION- VACANT	THREEFAM	M201705828
VACANT/ FORECLOSED REGISTRATION	52 LAWRENCE DR M503	ALTISOURCE SOLUTIONS INC	ACTIVE	07/27/2017	C19285	NEW PROPERTY REGISTRATION- VACANT	CONDO	M201705816
VACANT/ FORECLOSED REGISTRATION	121 MOORE ST	FREEDOM MORTGAGE CORPORATION	ACTIVE	08/11/2017	G02510	NEW PROPERTY REGISTRATION- VACANT	4-8UNITS	M201706562
VACANT/ FORECLOSED REGISTRATION	1461 PAWTUCKET BLVD 6 B4	FANNIE MAE	ACTIVE	08/11/2017	F07414	RENEWAL- VACANT	CONDO	M201706560
VACANT/ FORECLOSED REGISTRATION	15 GRAND ST	SELECT PORTFOLIO SERVICING	ACTIVE	08/25/2017	S00380	RENEWAL- VACANT	4-8UNITS	M201706928
VACANT/ FORECLOSED REGISTRATION	178 HAVILAH ST	FINANCIAL FREEDOM	ACTIVE	08/29/2017	J00160	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201706995
VACANT/ FORECLOSED REGISTRATION	12 CHASE ST	STATEBRIDGE COMPANY LLC	ACTIVE	08/29/2017	B07110	RENEWAL - VACANT	SINGLEFAM	M201707014
VACANT/ FORECLOSED REGISTRATION	39 FRED ST	SELECT PORTFOLIO SERVICING	ACTIVE	08/29/2017	L05990	RENEWAL- VACANT	SINGLEFAM	M201707008
VACANT/ FORECLOSED REGISTRATION	42 MAIN ST	DITECH FINANCIAL LLC	ACTIVE	08/29/2017	K03590	RENEWAL- VACANT	SINGLEFAM	M201707010
VACANT/ FORECLOSED REGISTRATION	12 SEVENTH AVE W	SHELLPOINT MORTGAGE SERVICING	ACTIVE	09/05/2017	F07270	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201707144
VACANT/ FORECLOSED REGISTRATION	7-9 GLIDDEN AVE	BANK, M&T	ACTIVE	09/05/2017	S03590	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201707141
VACANT/ FORECLOSED REGISTRATION	34 LYON ST	M&T BANK	ACTIVE	09/05/2017	M14230	NEW PROPERTY REGISTRATION-VACANT	4-8UNITS	M201707147
VACANT/ FORECLOSED REGISTRATION	12 OLIVE ST	ALTISOURCE PORTFOLIO SOLUTIONS	ACTIVE	10/04/2017	A02180	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201708412
VACANT/ FORECLOSED REGISTRATION	956 BRIDGE ST	ALTISOURCE PORTFOLIO SOLUTIONS	ACTIVE	10/04/2017	F01120	NEW PROPERTY REGISTRATION- VACANT	4-8UNITS	M201708416
VACANT/ FORECLOSED REGISTRATION	96 BOULEVARD ST	ALTISOURCE RESIDENTIAL	ACTIVE	10/04/2017	T14175	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201708415

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VACANT/ FORECLOSED REGISTRATION	14 SUTTLE ST 14	DEUTSCHE BANK NATIONAL TRUST	ACTIVE	10/16/2017	M24530	NEW PROPERTY REGISTRATION- VACANT	CONDO	M201708847
VACANT/ FORECLOSED REGISTRATION	337 PRINCETON BLVD	CARRINGTON MORTGAGE SERVICES LLC	ACTIVE	10/16/2017	S07475	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201708839
VACANT/ FORECLOSED REGISTRATION	97 GILMORE ST	SELECT PORTFOLIO SERVICING	ACTIVE	10/16/2017	M15930	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201708829
VACANT/ FORECLOSED REGISTRATION	44 LILLEY AVE	SELECT PORTFOLIO SERVICING	ACTIVE	10/16/2017	P07690	RENEWAL- VACANT	THREEFAM	M201708853
VACANT/ FORECLOSED REGISTRATION	63 NEW CASTOR DR	SHELLPOINT MORTGAGE SERVICING	ACTIVE	12/05/2017	A03055	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201710609
VACANT/ FORECLOSED REGISTRATION	20 BUTTERFIELD ST	US BANK NATIONAL ASSOCIATION	ACTIVE	12/05/2017	K05330	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201710593
VACANT/ FORECLOSED REGISTRATION	55 SARATOGA ST	CARRINGTON MORTGAGE SERVICES LLC	ACTIVE	12/05/2017	G10990	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201710584
VACANT/ FORECLOSED REGISTRATION	471 BUTMAN RD	SZYMASZEK RICHARD P	ACTIVE	12/05/2017	K05730	NEW PROPERTY REGISTRATION-VACANT	SINGLEFAM	M201710607
VACANT/ FORECLOSED REGISTRATION	1459 VARNUM AVE	SELECT PORTFOLIO SERVICING	ACTIVE	12/05/2017	L14570	RENEWAL- VACANT	TWOFAM	M201710597
VACANT/ FORECLOSED REGISTRATION	359 WALKER ST	DITECH FINANCIAL , PROP PRESERVATION DEP	ACTIVE	12/05/2017	K03360	RENEWAL- VACANT	SINGLEFAM	M201710580
VACANT/ FORECLOSED REGISTRATION	59 WARWICK ST	SELENE FINANCE	ACTIVE	12/05/2017	F04230	RENEWAL- VACANT	SINGLEFAM	M201710604
VACANT/ FORECLOSED REGISTRATION	3 FAIRFIELD ST	M&T BANK	ACTIVE	12/06/2017	B01980	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201710617
VACANT/ FORECLOSED REGISTRATION	121 ALMA ST	BAYVIEW LOAN SERVICING LLC	ACTIVE	12/15/2017	B03330	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201710951
VACANT/ FORECLOSED REGISTRATION	11 SIDNEY ST	JPMORGAN CHASE BANK NA	ACTIVE	01/16/2018	R08734	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201800368
VACANT/ FORECLOSED REGISTRATION	57 KELLEY CIR	NATIONSTAR MORTGAGE	ACTIVE	01/16/2018	B18545	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201800370

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VACANT/ FORECLOSED REGISTRATION	98 BOISVERT ST	SHELLPOINT MORGAGE	ACTIVE	01/16/2018	G05630	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201800371
VACANT/ FORECLOSED REGISTRATION	66 S WHIPPLE ST	CALIBER HOME LOANS	ACTIVE	01/16/2018	S91710	RENEWAL - VACANT	SINGLEFAM	M201800356
VACANT/ FORECLOSED REGISTRATION	30 MEAD ST	SETERUS INC	ACTIVE	01/17/2018	D05075	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201800389
VACANT/ FORECLOSED REGISTRATION	6 BALTIMORE AVE	FANNIE MAE	ACTIVE	01/17/2018	T01440	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201800383
VACANT/ FORECLOSED REGISTRATION	646 BEACON ST	SELECT PORTFOLIO SERVICING	ACTIVE	02/05/2018	M16320	NEW PROPERTY REGISTRATION - VACANT	TWOFAM	M201800940
VACANT/ FORECLOSED REGISTRATION	270 ACROPOLIS RD	SHELLPOINT MORTGAGE SERVICING	ACTIVE	02/05/2018	T15440	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201800927
VACANT/ FORECLOSED REGISTRATION	41 KAREN ST	SELECT PORTFOLIO SERVICING	ACTIVE	02/05/2018	V01850	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201800941
VACANT/ FORECLOSED REGISTRATION	37 WILDER RD 37	U.S. BANK TRUST, N.A. - TRUSTEE	ACTIVE	02/05/2018	F07825	RENEWAL- VACANT	CONDO	M201800908
VACANT/ FORECLOSED REGISTRATION	870 LAKEVIEW AVE	CALIBER HOME LOANS	ACTIVE	02/15/2018	M14560	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201801360
VACANT/ FORECLOSED REGISTRATION	971 CENTRAL ST	CARRINGTON MORTGAGE SERVICES LLC	ACTIVE	02/15/2018	M08360	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201801375
VACANT/ FORECLOSED REGISTRATION	43 BLOSSOM ST	NATIONSTAR MORTGAGE	ACTIVE	02/15/2018	M15740	RENEWAL- VACANT	SINGLEFAM	M201801365
VACANT/ FORECLOSED REGISTRATION	14 KINSMAN ST	SHELLPOINT MORTGAGE SERVICING	ACTIVE	02/21/2018	D11420	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201801488
VACANT/ FORECLOSED REGISTRATION	342 TROTting PARK RD	SHELLPOINT MORTGAGE SERVICING	ACTIVE	02/21/2018	P10560	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201801489
VACANT/ FORECLOSED REGISTRATION	120 FULTON ST	SHELLPOINT MORTGAGE SERVICING	ACTIVE	02/21/2018	F04330	RENEWAL- VACANT	SINGLEFAM	M201801490
VACANT/ FORECLOSED REGISTRATION	18 S WALKER ST	SHELLPOINT MORTGAGE SERVICING	ACTIVE	02/21/2018	H03205	RENEWAL- VACANT	SINGLEFAM	M201801487
VACANT/ FORECLOSED REGISTRATION	93 EPPING ST	M&T BANK	ACTIVE	02/21/2018	S12660	RENEWAL- VACANT	SINGLEFAM	M201801491

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VACANT/ FORECLOSED REGISTRATION	63 BURNHAM RD	BAYVIEW LOAN SERVICING, LLC	ACTIVE	03/02/2018	G02080	NEW PROPERTY REGISTRATION- VACANT	SINGLEFAM	M201801821
VACANT/ FORECLOSED REGISTRATION	31-33 AUBURN ST	WELLS FARGO BANK	ACTIVE	03/06/2018	S03070	NEW PROPERTY REGISTRATION- VACANT	TWOFAM	M201801888