

DEMOLITION

Posted 12/14/09 **How do you determine the national objective for demolition?**

In general, the national objective for demolition is based on the end use. There are a couple of cases in which the demolition can be an end in itself. First, in a LMMI area, if the property creates an extreme danger to public health or safety (like a meth lab or collapsing structure), then it can be considered an area benefit (LMMA). Second, if the demolition is done in concert with a coordinated program of redevelopment and/or rehab and/or new construction and/or other improvements, including other demolition, in a target area, which together can reasonably be expected to improve the area, then it can also qualify as LMMA.

In all other cases demolition is an interim use that must have an end use which meets a national objective. For example, if a structure is demolished the vacant land where the structure was located can be placed in a land bank. When the land is removed from the land bank it must be used for an eligible activity and meet a national objective in NSP. Such eligible end uses could include housing (redeveloped on the property), sale (or donation) of the property as side lots to LMMI neighbors, donation of the property to a community garden group, use of the property as a public facility like a park (in NSP1 only), etc.

Posted 11/7/08 **Can NSP funds be used for demolition of abandoned properties regardless of whether they have been foreclosed or not?**

Yes, this may be eligible under eligible use D, provided the structures meet a local definition of "blighted".