

Housing & Community Affairs Committee

November 17, 2015

City of Houston Demolition Efforts



Annise Parker, Mayor



Neal Rackleff, Director

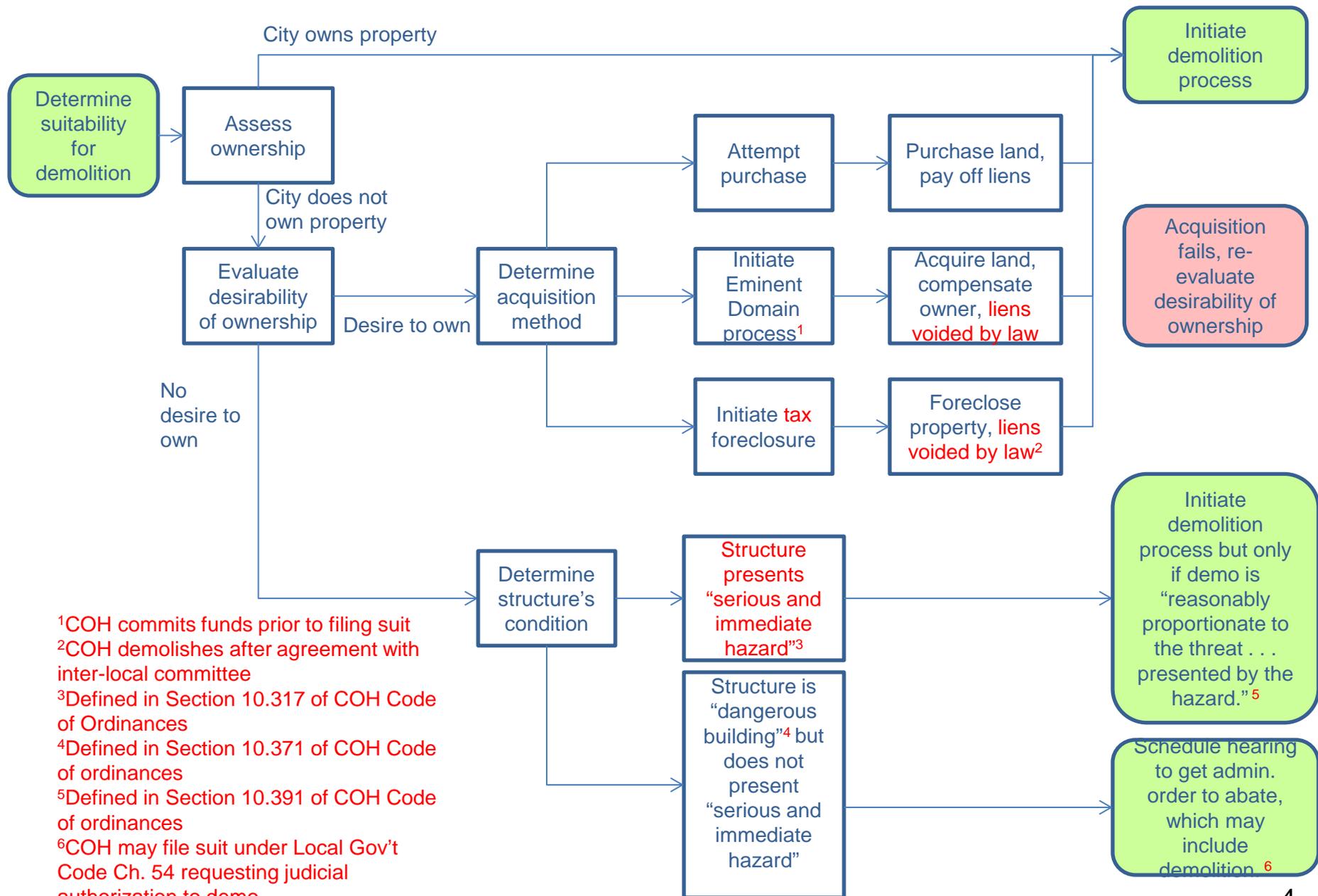
Inwood Oaks



Aries Motel



City of Houston Demolition Process



¹COH commits funds prior to filing suit
²COH demolishes after agreement with inter-local committee
³Defined in Section 10.317 of COH Code of Ordinances
⁴Defined in Section 10.371 of COH Code of ordinances
⁵Defined in Section 10.391 of COH Code of ordinances
⁶COH may file suit under Local Gov't Code Ch. 54 requesting judicial authorization to demo

Demolition Costs for SF and MF Structures	Cost per Sq Ft	Cost per MF Unit	Cost per SFH unit	Notes
Without Asbestos	\$3.00	\$2.1 - 3.0k	\$6k - 10k	
Abatement of RACM (Regulated Asbestos Containing Material)	\$4.00	\$2.8 - 4.0k	\$10 - 15k	RACM describes abatement process done when asbestos crew cannot access safely and work in a demolition-eligible building.
Full Blown Asbestos Abatement	\$8.50	\$6.0 - 8.5k	\$11 - 26k	Asbestos crew can access safely and work in a demolition-eligible building under this scenario. City is focusing on structurally unsound SF structures, and typically has not paid this higher level of cost.

Possible Resource Constraints

- Demolition cost for one 250-unit structure:
 - ~\$500K to ~\$750K (without asbestos)
 - ~\$700K to \$1MM+ (with asbestos)
- Demolition cost for just 500 houses:
 - ~\$3MM to ~\$5MM (without asbestos)
 - ~\$5MM to \$7.5MM+ (with asbestos)
- Limited funds for present and future activity

Possible Demolition Criteria

- Is a building a “dangerous building”?
- History of code enforcement violations and status with code enforcement team
- Cost of proposed demolition
- Level of public support for proposed demolition
- Located in area targeted for substantial revitalization
- Proximity to community amenities

THANK YOU



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