

## FINAL DELIVERABLE

**Title** Addressing Squatters and Abandoned Housing in Keokuk, Iowa

**Completed By** Maggie Olson, Brendan McDonough, Derik Rush, Emily Patton, & Noel Mills

**Date Completed** December 2019

**UI Department** Rhetoric

**Course Name** POLI:3560:0001  
Public Policy & Persuasion

**Instructor** Carrie Schuettpelz

**Community Partners** Keokuk Chamber of Commerce,  
City of Keokuk

This project was supported by the Iowa Initiative for Sustainable Communities (IISC), a community engagement program at the University of Iowa. IISC partners with rural and urban communities across the state to develop projects that university students and IISC pursues a dual mission of enhancing quality of life in Iowa while transforming teaching and learning at the University of Iowa.

Research conducted by faculty, staff, and students of The University of Iowa exists in the public domain. When referencing, implementing, or otherwise making use of the contents in this report, the following citation style is recommended:

[Student names], led by [Professor's name]. [Year]. [Title of report]. Research report produced through the Iowa Initiative for Sustainable Communities at the University of Iowa.

This publication may be available in alternative formats upon request.

Iowa Initiative for Sustainable Communities  
The University of Iowa  
347 Jessup Hall  
Iowa City, IA, 52241  
Phone: 319.335.0032  
Email: [iisc@uiowa.edu](mailto:iisc@uiowa.edu)  
Website: <http://iisc.uiowa.edu/>

*The University of Iowa prohibits discrimination in employment, educational programs, and activities on the basis of race, creed, color, religion, national origin, age, sex, pregnancy, disability, genetic information, status as a U.S. veteran, service in the U.S. military, sexual orientation, gender identity, associational preferences, or any other classification that deprives the person of consideration as an individual. The University also affirms its commitment to providing equal opportunities and equal access to University facilities. For additional information contact the Office of Equal Opportunity and Diversity, (319) 335-0705.*



**City of Keokuk, IA**  
**Keokuk, IA 52632**



**Date:** December 10, 2019

**To:** Keokuk City Council

**From:** Maggie Olson, Brendan McDonough, Derik Rush, Emily Patton, & Noel Mills

**Cc:** Mayor Tom Richardson, City Administrator Cole O'Donnell

**Re:** Squatting & Abandoned Housing in Keokuk, IA

---

## **SUMMARY**

The city of Keokuk is seeking policy solutions that would manage the abandoned properties, as well as the individuals squatting in these buildings. Due to Keokuk's high numbers of dilapidated housing, absentee landlords, minimal funding and other resources, recommendations will be cost conscious and feasible for Keokuk officials to implement now.

## **BACKGROUND**

Keokuk has a small population of 10,340 people, 25.4% of whom experience poverty. According to observations from city leaders, there are over 100 of these individuals squatting in abandoned homes on any given night. Many of the homes that are illegally occupied have been deemed unsafe due to their structural integrity or other hazards. However, there is currently no established model of tracking these vacant properties, their landlords, or their occupants, making concrete statistics difficult. Keokuk also lacks a clear definition of what is considered "abandoned housing", so it is difficult to record which of the 637 vacant units are unsafe or abandoned. Efforts to renovate/demolish abandoned homes are slow due to inadequate funding.

Squatters living in Keokuk may also be experiencing mental illness and addiction, but have limited resources within city limits. In 2013, the number of adults in Keokuk who had reported ever being diagnosed with depression was anywhere from 17 to 21% or more, depending on which area they lived, meanwhile there is only one major mental health facility and no public shelters. According to city leaders, police refrain from arresting known squatters because there is nowhere for them to go once released from the justice system.

## **STAKEHOLDERS**

Keokuk Police Department

- vital resource for mental health intervention and documenting abandoned housing.

UnityPoint Hospital

- expand services assisting squatters with mental health & drug dependency.

Keokuk Housing Authority

- create a database to document abandoned housing using occupancy indicator model, in conjunction with other local departments and businesses.

Squatters

- transition to homeowners/renters and healthy/treated individuals.

Landlords

- Incentivized & screened to prevent slumlords & encourage active care of respective units.



## RECOMMENDATIONS

1. Create a Vacant Property Registration Ordinance (VPRO) to quantify abandoned housing
  - Owners of abandoned properties must register these properties & maintain a standard of care
  - Fees are charged for failing to register or failing to maintain the quality guidelines
  - Properties are repossessed by the city after fees reach a certain threshold
  - Fee revenue could contribute toward demolition costs of dilapidated housing
2. Occupancy Indicator
  - Combines computer analysis, neighborhood observations, and reports by local officials to compose an algorithm which scores homes on occupancy rating
  - Allows city to focus resources on the most critical and valuable buildings/homes as targets for demolition or renovation
  - Provides a foundation of resources and data that can be aimed at transitioning squatters into homeowners/renters
3. Mental Health Intervention
  - Police officers take a mandatory training session on mental health intervention
  - Creates communication between the police officers to maintain consistency
  - Equips officers with the tools and skills to serve squatters experiencing problems with their mental health
  - Creates a trusting relationship between the police officers and those living in abandoned housing

## NEXT STEPS

### Vacant Property Registration Ordinance

1. Create a clear definition of “abandoned housing”
2. Write guidelines for registration and quality standards
3. Establish fee structure for violations of the ordinance
4. Compile a registry of homeowners in the city
5. Communicate the VPRO with all homeowners

### Occupancy Indicators

1. Create website to report observations/include reporting system in city website
2. Work with police and other local departments to collect data on abandoned homes that can be used to predict occupancy (list of data points in report)
3. Consult Detroit’s Occupancy Prediction Model to create an algorithm/database
4. Contact Milwaukee officials on how they transition squatters to homeowner/renters under their Strong Neighborhoods Plan  
-Commissioner, Erica Lewandowski Ph: (414) 286-2543

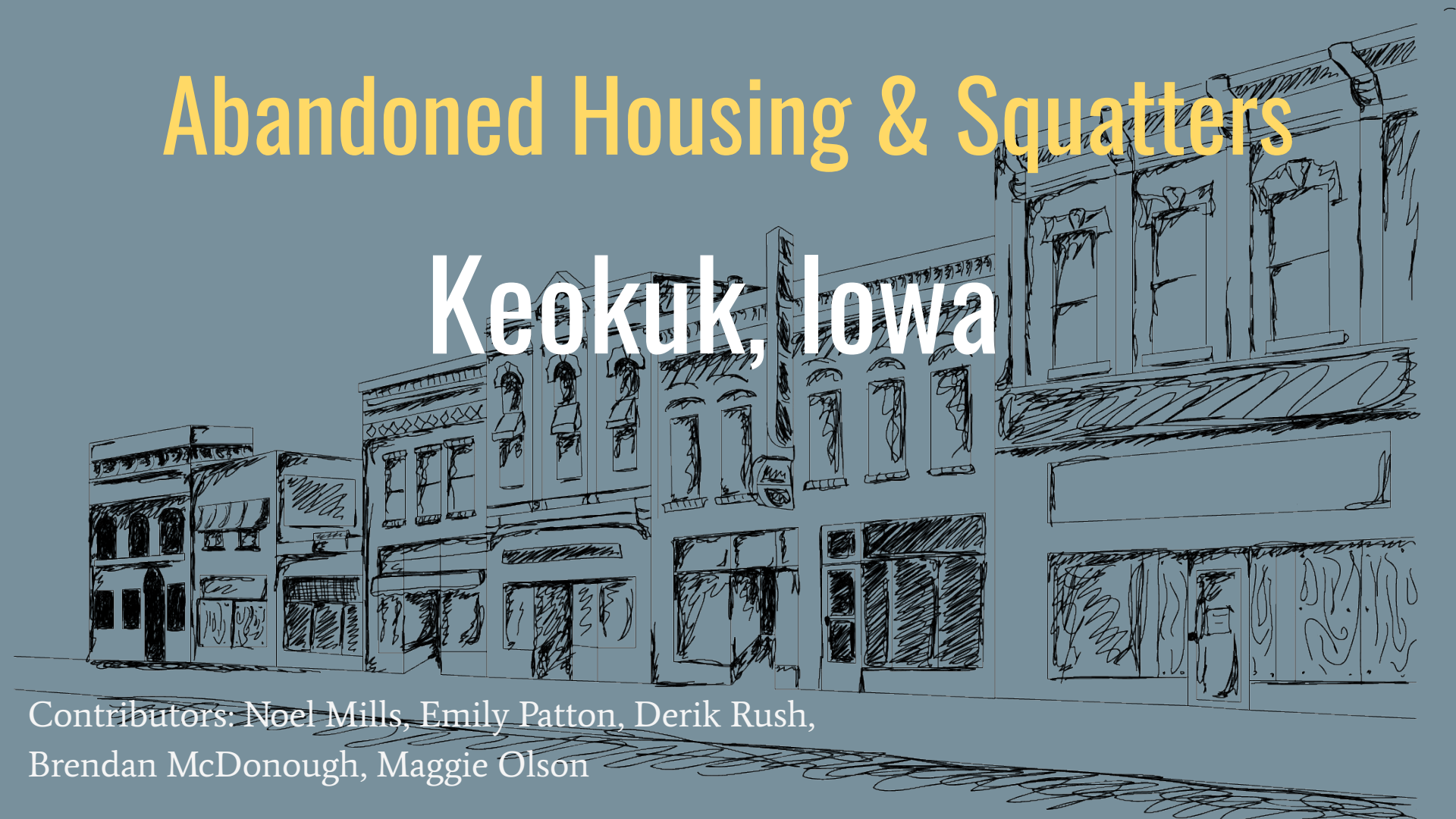
### Mental Health Intervention

1. Have the Keokuk police department reach out to the Iowa City police department to coordinate CIT and crisis report training  
-Police Officer, David Schwindt Ph: (319) 356-5445
2. Inform police force about the mandatory training
3. Schedule dates for training
4. Create a crisis report website for police officers to log interactions with squatters

# Abandoned Housing & Squatters

## Keokuk, Iowa

Contributors: Noel Mills, Emily Patton, Derik Rush,  
Brendan McDonough, Maggie Olson



# Is Keokuk an outlier?



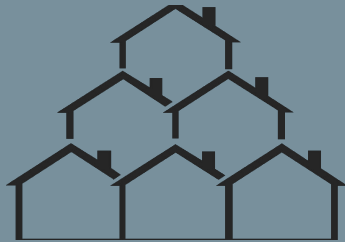
13.4% decrease in population  
(1990-2010)



25.4% living  
in poverty



12% vacant  
housing



47% of housing built  
before 1939



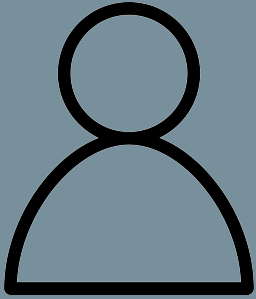
17-21% of adults  
diagnosed with  
depression



70+ demolitions in the  
last five years



# Current State



\*100+ squatters  
nightly



Absence of abandoned  
housing registry



Multiple homes  
deemed unsafe  
for occupancy



Minimal mental  
health resources

# Stakeholders

## Keokuk Police:

Mental health intervention & finding abandoned property

## Landlords:

Incentivised to upkeep owned real estate

## Squatters:

Transition to renters/property owners

## Housing Authority:

Create abandoned housing database

## UnityPoint Hospital:

Expanding services to assist squatters





# What are other communities doing?

## Detroit:

- Home Buy Back Program
- Occupancy Indicator
- Neighborhood reporting
- Mobile care unit, 10 bed crisis center, needle exchange

DETROIT • MICHIGAN



## Chicago:

- Receivership
- City tickets abandoned buildings
- Building is repossessed after enough citations

CHICAGO • ILLINOIS



## Milwaukee:

- City acts as a land bank
  - Repossess properties and can lease these to tenants\*
- \*(persons currently squatting or otherwise)

MILWAUKEE • WISCONSIN



# Recommendation 1: Vacant Property Registration Ordinance

**Purpose** - quantify abandoned housing to make informed planning decisions and hold property owners accountable

owners of abandoned properties must register these properties and maintain a certain standard of care

fees are charged for failing to register or failing to maintain the quality guidelines

properties are repossessed by the city after fees reach a certain threshold



# Recommendation 2: Occupancy Indicator

Purpose - To keep track of squatters and unsafe housing

Combines algorithm of data points + neighborhood observations + reports by local officials



Allows city to focus resources on the most critical and valuable buildings/homes



Initiates model of transitioning squatters into homeowners/renters



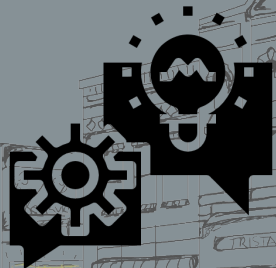
# Recommendation 3: Mental Health Intervention

Purpose- To improve the mental health of those facing homelessness/squatters

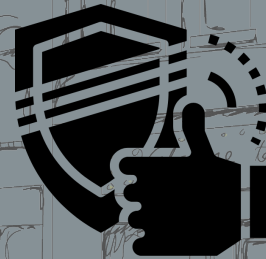
Police officers take a mandatory training session on mental health intervention



Creates communication between the police officers in order to maintain consistency



Provides local officers with the knowledge to better aid the people they serve



# Next Steps

## Vacant Property Registration Ordinance

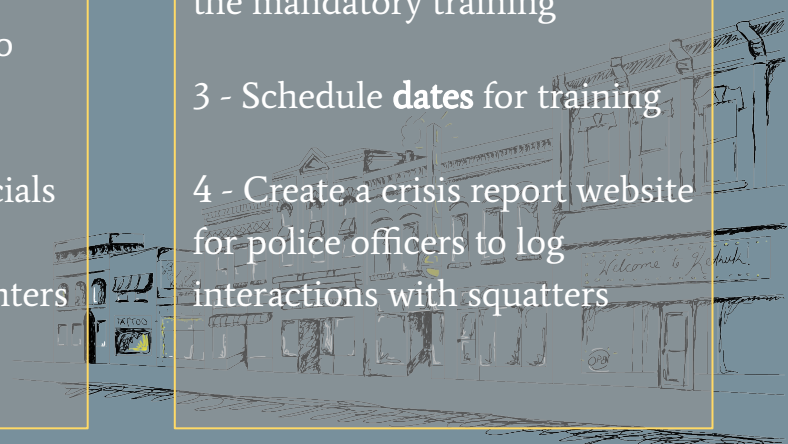
- 1 - Create a clear **definition** of “abandoned housing”
- 2 - Write **guidelines** for registration and quality standards
- 3 - Establish **fee structure**
- 4 - Communicate the **VPRO** with all homeowners

## Occupancy Indicators

- 1 - Create website to **report** observations
- 2 - Work with police to **collect data**
- 3 - Consult Detroit Model to create **algorithm/database**
- 4 - Contact Milwaukee officials on how they **transition squatters** to homeowner/renters

## Mental Health Intervention

- 1 - Reach out to the Iowa City police department to coordinate CIT and crisis report training
- 2 - Inform **police force** about the mandatory training
- 3 - Schedule **dates** for training
- 4 - Create a crisis report website for police officers to log interactions with squatters



# Citations

## Vacant Property Registration Ordinance:

<https://www.communityprogress.net/tool-1--vacant-property-registration-ordinances--pages-257.php>

## Occupancy Indicator & Uses:

[https://www.authorea.com/users/106318/articles/138757-report-on-detroit-land-bank-authority-occupancy-model/show\\_article#](https://www.authorea.com/users/106318/articles/138757-report-on-detroit-land-bank-authority-occupancy-model/show_article#)

<https://www.freep.com/story/news/local/2018/07/19/how-does-detroits-land-bank-count-squatters/783733002/>

<https://www.freep.com/story/news/local/2018/07/19/milwaukee-kalamazoo-find-solutions-squatters-and-their-problems/678197002/>

## Keokuk Comprehensive Plan

file:///C:/Users/derik/AppData/Local/Packages/Microsoft.MicrosoftEdge\_8wekyb3d8bbwe/TempState/Downloads/Keokuk%20Comprehensive%20Plan%202018%20(3).pdf





A Report on Squatters and Abandoned Housing in Keokuk, IA

Prepared by:

Derik Rush, Brendan McDonough, Maggie Olson, Emily Patton, & Noel Mills

RHET:3560 Public Policy & Persuasion

December 10, 2019

## **Background on the Issue**

Keokuk, Iowa is struggling to find solutions to their abandoned housing and squatting problem. The policy solutions that have been suggested already have been difficult to implement due to several obstacles such as minimal funding, dilapidated housing and absentee landlords. Keokuk is in need of cost conscious solutions that are feasible and timely for the city officials with which to move forward.

## **Current State of the Issue**

Abandoned housing has plagued several areas of Keokuk. The median house value in Keokuk is \$66,000 which is approximately \$63,000 less than the median house value in the state of Iowa.<sup>1</sup> Landlords routinely buy these low-cost housing units in hopes to flip them for a profit in the future. Unfortunately, many of these landlords do not follow through with these renovations.. According to the Keokuk Comprehensive Plan that was published in June 2018, 12% of housing in Keokuk is considered vacant.<sup>1</sup> This value is considered the highest in the surrounding region, but neighboring towns such as Fort Madison and Hannibal also have relatively high values.<sup>1</sup>

The breakdown of this vacant housing is as follows: 41% were for rent, 12% were for sale, 9% were rented but not occupied and 6% were for recreational/seasonal use. The remaining 33% of housing was placed in the category of unclassified. This large percentage of unclassified housing most likely includes housing that is dilapidated or deemed unsafe for occupancy.<sup>1</sup> City officials have stated that these unsafe structures are being used by squatters every night, especially when

---

<sup>1</sup> “Keokuk Comprehensive Plan”

the Midwest weather turns colder in the late fall/winter months. Neon signs have been placed on many of these structures structurally disadvantaged, but squatters continue to ignore them.

Keokuk is unable to accurately define the percentage of vacant housing due to the absence of an abandoned housing registry. Without the registry, landlords have not been held accountable for the upkeep and safety of their properties. The city is constantly having trouble issuing fines and contacting these landlords to let them know that they need to fix the situation. The long-term vacancy of housing units in Keokuk has forced the city to demolish over 70 structures within the last five years.<sup>1</sup> This solution has been costly. A rough estimate shows that homeowners pay around \$1800 for a demolition.<sup>2</sup> Without a clear understanding of who owns, rents or occupies a building at a certain time, the city of Keokuk is forced to take money from their own pockets just to put a band-aid solution on the problem.

City officials have said that many of the residents in Keokuk that are experiencing homelessness are simultaneously experiencing mental health illness or substance abuse/addictions. Currently, there is one sober living residence in Keokuk which is called Talbot Sober Living. An individual who wants to stay at Talbot must be a male 21 or older, have a drug dependency, commit to a three-month minimum stay and be employed, volunteering or going to school for at least 30 hours a week.<sup>3</sup> Talbot's mission to help stop substance dependency is a great first step for Keokuk, but unfortunately they are unable to provide the resources necessary to help the whole community of Keokuk. The police officers that come into contact with squatters are not equipped

---

<sup>2</sup> "Concrete Demolition Costs in Keokuk, IA in 2019"

<sup>3</sup> "Talbot Sober Living Residence helps turn men turn lives around"

with the training or resources necessary to help these individuals with their mental health illness. Keokuk also has mental health institutions such as Life Solutions Behavioral Health and Behavioral Insight. Unfortunately, many squatters experiencing mental health illness or drug addictions are more worried about where their next meal is going to come from rather than work on their mental health. A free, accessible resource or point of contact would serve Keokuk well.

### **Stakeholders**

The Keokuk Police Department are a vital resource in both assisting squatters, and documenting abandoned housing in the city on account of their mobility. The Police are often a first point of contact for squatters and should be utilized to connect these individuals with outside resources. Though this would require additional training, the ability to have the Police connect squatters with local resources is one of the best ways to transition squatters to homeowners. The Police are also one of the best resources in documenting abandoned housing in the city. They are the department that knows the city the best and are able to visually assess properties, and respond to reports of buildings that may be unsuitable for human habitation. Overall, the Police are one of the most valuable resources in curbing the abandoned housing epidemic in Keokuk, and are able to assist squatters in progressing to more suitable living conditions.

The Keokuk Housing Authority are another vital resource in mitigating the abandoned housing epidemic that Keokuk is faced with. They will be able to create a database to log all the abandoned housing in the city, and with this, the city will have a better visualization of the issue. They will also be able to create a service that allows individuals to report suspected abandoned

properties. This will allow for less of a strain on city resources, and indicate which properties are likely abandoned.

UnityPoint Hospital should expand their services in order to assist squatters struggling with mental illness or drug dependency. A ten-bed crisis wing is one way for the hospital to accommodate the needs of local squatters, who may not have access to medical care otherwise. A needle exchange program is a cost effective way to prevent the spread of bloodborne disease. It is cheaper in cost to run than to care for a single patient who contracts AIDS.<sup>4</sup> A mobile care unit is another way to assist squatters, who are often hesitant to seek out the care they require.<sup>5</sup>

Landlords are another important party to consider, as they are the owners of abandoned properties in Keokuk and must be consulted. It is necessary to create a system that promotes landlord cooperation in maintaining their properties, and ensuring that they remain up to the standard of city and state codes. Landlords should be incentivised to upkeep their property through a system of receivership, which is examined in the best practices of Chicago.

Squatters are also fundamental to take into consideration, as they fear that their living situation will be compromised by any changes. It is important to take a housing first approach to helping individuals or families that are squatting. This can be done by transitioning them from their current living situation into a more permanent renting or purchasing a property.

---

<sup>4</sup> ACLU

<sup>5</sup> Yu, Stephanie W Y, et al.

## **Best Practices**

A policy of Milwaukee that could be implemented in Keokuk is that the city itself acts as a land bank instead of having a separate body to perform this task. This could be beneficial for Keokuk because it is less burdensome to run this program through an existing body, such as the Housing Authority, than it is to create a separate entity. Milwaukee takes a housing first approach to squatters. When an individual or family is found in abandoned property, the city ensures the building is up to code and can rent/sell the property, or find another location for them to live.<sup>6</sup>

Chicago has a program called the Troubled Building Initiative,<sup>7</sup> which is a receivership program. Receivership is a legal remedy preventing a property from falling into a state of disrepair, and it would be beneficial for Keokuk to implement in order to protect properties that are headed towards hazardous conditions. The program in Chicago works by issuing citations when a building is in violation of city codes, and when a property accumulates enough citations, the city takes receivership of the property.

Detroit has a number of programs that would be beneficial to the city of Keokuk. The first being their model for an occupancy indicator, which detects a number of factors in abandoned properties, with this information, the city is able to detect which abandoned properties are potentially occupied. Another program that Detroit runs is the Home Buy Back program, where individuals living in an abandoned property are offered to rent/purchase the property at a low

---

<sup>6</sup> Dixon

<sup>7</sup> Troubled Building Initiative



cost.<sup>8</sup> Detroit also created a system of neighborhood reporting of abandoned properties, so that there is a more accurate model of the epidemic.<sup>9</sup>

## **Recommendation 1**

### *Create a Vacant Property Registration Ordinance (VPRO)*

A Vacant Property Registration Ordinance is established to help a city quantify abandoned housing, mandate it be kept to a certain standard, generate revenue, and reclaim the housing if necessary.<sup>10</sup> The ordinance would require owners of abandoned properties to register those properties with the city. The owners would also be responsible for maintaining the abandoned property to a certain level of quality. A fee structure allows the city to fine owners for not registering or maintaining their abandoned housing. Once a certain fee threshold is reached, the city is allowed to repossess the property. Fee revenue from the VPRO could be used for a wide variety of projects, but ideally would be used for demolition of repossessed, dilapidated housing.

## **Next Steps**

1. Create a clear definition of “abandoned housing”
  - a. The Office of Policy Development and Research in the U.S. Department of Housing and Urban Development has information on how to define abandoned housing.<sup>11</sup>
  - b. A report by Harvard’s Innovation Center suggests cities often use “the

---

<sup>8</sup> Cwiek

<sup>9</sup> Blight Complaints

<sup>10</sup> “Vacant Property Registration Ordinances (VPROs).”

<sup>11</sup> “Vacant and Abandoned Properties: Turning Liabilities Into Assets.”

combination of structural condition and length of vacancy” when determining which homes are truly abandoned.<sup>12</sup>

- c. A sample definition for an abandoned house is “a chronically vacant and uninhabitable unit whose owner is taking no active steps to bring it back into the housing market.”<sup>3</sup>
2. Write guidelines for registration and quality standards
    - a. The Network of New Jersey has established guidelines on creating and maintaining quality standards for abandoned housing<sup>13</sup>
    - b. The city of Paterson, NJ created an abandoned property ordinance with outlined standards for registration and quality standards<sup>14</sup>
  3. Establish fee structure for violations of the ordinance
    - a. Can be a monthly or annual fee that escalates over time
    - b. Rehabilitation can be incentivized through fee waivers or rebates
    - c. Fee should not be too high as to encourage owners who are at least paying property taxes and minimally maintaining their property to completely abandon
  4. Compile a registry of homeowners in the city
    - a. This could live in a database within the existing city of Keokuk website
    - b. Information on homeowners like how to contact them, how many properties they own, what type of property they own, etc. should be gathered
    - c. A self-registration portal could be built into the city of Keokuk website, in

---

<sup>12</sup> Cohen

<sup>13</sup> Rainiero

<sup>14</sup> “An Ordinance...”

addition to a mail-in option

5. Communicate the VPRO with all homeowners
  - a. This could take form in an email, printed mailing, or phone call

## **Recommendation 2**

### *Develop an Occupancy Indicator for Abandoned and Foreclosed Properties*

The goal of an occupancy indicator is to estimate and track the number of occupied structures and determine how to prioritize them for demolition or restoration under limited resources and funding. The indicator is created from a combination of computer analysis and human observation that can be updated regularly, with low costs to the city.

The computer analysis component is based off of Geoff Perrin’s Occupancy Prediction Model that was developed for the Detroit Land Bank Authority (DLBA) in 2016<sup>15</sup>. Perrin’s model collected data from door-to-door information reporters, city water usage data, active energy account data, USPS data, voter registration data, fire history, and arrest data to create an algorithm that scores each building according to these datasets. The higher the score, the more likely the property is occupied<sup>16</sup> (Appendix 1). The multiple data inputs allowed for much of the information to be updated on a monthly basis, which could be used to produce updated scores without needing to “retrain” the model<sup>1</sup>. Human observations included neighborhood reports and surveys as well as recorded observations from city officials or departments.

---

<sup>15</sup> Perrin

<sup>16</sup> Tanner and Dixon

*Why is this a good fit for Keokuk? Using pre-existing datasets such as fire history and water usage are cheap and accessible ways to keep updated records of which homes are occupied and which are regularly uninhabited. With Keokuk's limited funding, it's also important that resources are going to either the most critical or most valuable buildings which an occupancy indicator may help identify.*

The DLBA owns as many as 4,300 occupied properties, stating that it only removes squatters for two reasons: illegal activity or not eligible for the buyback program. Kalamazoo County in Michigan also has a land bank, which is responsible for ensuring homes, repairing and maintaining homes, as well as reselling homes (marketed by a real estate agent). Using this entity, Kalamazoo County Treasurer and chair member of the Kalamazoo County Land Bank, Mary Balkema claims to have sold 100% of the once-occupied properties that came into the banks inventory. Displaced families are sent to a nonprofit that provides referrals to housing, an emergency shelter, or adult protective services in the case of mental illness<sup>17</sup>.

A more applicable example of this process to Keokuk is in Milwaukee, WI, where the city acts as a land bank. When the city forecloses on a property, it becomes the owner and can sell, lease, or board buildings. A city employee is designated as a property manager, inspector, and interviewer (of prospective tenants)<sup>3</sup>.

After the city takes possession of an occupied property, it gives permission for occupants to remain in the house temporarily until it inspects the home and interviews the occupants to assess

---

<sup>17</sup> Dixon

the eligibility as permanent tenants. If they do decide to sell to a potential landlord, the city employs background checks and other screening processes to keep out slumlords. However, Milwaukee's focus is "turning its squatters into homeowners or getting its houses back into productive use," (Dixon). Milwaukee has a poverty rate of 26.7%, similar to Keokuk's 25.4%, and attempts to provide low rent/mortgage payments to their new homeowners/renters.

For more resources on how this squatters-to-homeowners policy might work, Mehrsa Baradon's "Homestead Act for the 21st Century"<sup>18</sup> outlines a federal policy plan that addresses similar goals (link is to PDF of policy). Scaling down the plan to Keokuk's resources may be a feasible way to incorporate this policy solution.

### **Next Steps**

1. Create a public website for neighborhood reporting, which can sort responses into appropriate data sets.
2. Work together with local police and fire houses to begin collecting data which indicate squatters occupancy of abandoned and foreclosed homes.
3. Consult with City of Milwaukee in reference to their "Strong Neighborhoods Plan"<sup>19</sup> which seeks to prevent foreclosures, mitigate blight, revitalize neighborhoods, and renew vacant buildings.

a. Commissioner: Erica Lewandowski

- Phone: (414) 286-2543, Fax: (414) 286-5095

---

<sup>18</sup> Baradon & Capps

<sup>19</sup> Strong Neighborhoods Plan

### **Recommendation 3**

#### *Implement Mental Health Intervention*

The goal of Mental health intervention is to address the growing problem of mental illness among people facing homelessness, specifically squatters. Police officers would go through extensive mandatory training so that the police officers would be better equipped with the tools and skills they need to properly handle a crisis situation. This in turn will lead to a better relationship between the police officers and the people they are serving. Arresting squatters is expensive and time consuming so offering a different way to interact with the squatters will aid in creating a better relationship. Mandatory training that all officers must go through would also create cohesiveness throughout the police department so that all officers were equally capable of handling a crisis situation. Finally, mental health intervention will also allow for better communication within the police department.

Currently, many police departments throughout the United States have implemented crisis training. The most common training is Crisis Intervention Training (CIT). CIT is a program that brings together law enforcement, mental health professionals, individuals in the community who face mental illness, and advocates.<sup>20</sup> A community close to Keokuk that has implemented CIT training is Iowa City. Iowa City has made it their mission to train every single police officer and first responder that work for the city.<sup>21</sup> Since the training has been implemented Iowa City has seen many improvements in the way police officers and first responders handle crisis situations. On top of the CIT training, the Iowa City police department uses a Crisis Report to log all of their information. This means that after an officer deals with a crisis situation, they log it into a

---

<sup>20</sup> <http://www.citinternational.org>

<sup>21</sup> <http://cit.memphis.edu/cjus/viewprog.php?progid=6853&stateid=16&county=Polk>



database that every police officer can access. That way the next time somebody else deals with the same individual, they will have prior information and resources. This is a great example for Keokuk because the communities are close and Iowa City shows how successful mental health intervention is.

### **Next Steps**

1. Have the Keokuk police department reach out to the Iowa City police department to coordinate CIT and crisis report training
  - a. Police Officer, David Schwindt
    - Ph: (319) 356-5445
2. Inform the police force about the mandatory training
3. Schedule dates for training
4. Create a crisis report website for police officers to log interactions with squatters

## APPENDIX

### 1. Occupancy Prediction Model Accuracy Results:

**Table 2: True Positive and False Positive Rates by Predictor Threshold**

	TRUE POSITIVE RATE	FALSE POSITIVE RATE	TOTAL HOMES (In test data subset)	NUMBER OF "TRUE" OCCUPIED HOMES (MCM CLASSIFIED)	NUMBER OF "TRUE" UNOCCUPIED HOMES (MCM CLASSIFIED)	TRUE POSITIVE COUNT	FALSE POSITIVE COUNT
occupancy score >= .6	94.6%	19.4%	16,195	12,906	3,289	12,276	574
occupancy score >= .739	91.2%	10.6%	16,195	12,906	3,289	11,833	311
occupancy score >= .9	86.7%	8.4%	16,195	12,906	3,289	11,250	246

### 2. Recommendation 2/Best Practices

City/County	Poverty Rate
Detroit, MI	33.4%
Kalamazoo County, MI	30.9%
Keokuk, IA	25.4%
Milwaukee, WI	26.7%

## References

An Ordinance of the City of Paterson, County of Passaic, State of New Jersey Amending and Supplementing Chapter 157, Entitled “Buildings, Dangerous and Unfit” of the City Code so as to Modify Article IV, Entitled “Abandoned Properties.” July 9th, 2014.

Baradon, Mehrsa. (2019, May). A Homestead Act for the 21st Century. *The Great Democracy Initiative*.

<https://greatdemocracyinitiative.org/wp-content/uploads/2019/05/Homestead-Act-050719.pdf>

“Blight Complaints.” *City of Detroit*, [detroitmi.gov/how-do-i/report-problem/blight-complaints](http://detroitmi.gov/how-do-i/report-problem/blight-complaints).

Capps, K. (2019, July 26). Can Pete Buttigieg Fix America's Vacancy Problem?. *CityLab (USA)*. Available from

NewsBank: Access World News – Historical and Current:

<https://infoweb-newsbank-com.proxy.lib.uiowa.edu/apps/news/document-view?p=WORLDNEWS&docref=news/174EF9C4771E65B8>.

“CIT CENTER.” *Program Information*,

<http://cit.memphis.edu/cjus/viewprog.php?progid=6853&stateid=16&county=Polk>.

“CIT International, Inc.” *CIT International - Home*, <http://www.citinternational.org/>.

Cohen, James R.

“[https://www.innovations.harvard.edu/Sites/Default/Files/hpd\\_1203\\_cohen.Pdf](https://www.innovations.harvard.edu/Sites/Default/Files/hpd_1203_cohen.Pdf).” *Housing Policy Debate*, vol. 12, no. 3, 2001.

“Concrete Demolition Costs in Keokuk, IA in 2019”. (2019, December 9). *Manta*.

<https://www.manta.com/cost-concrete-demolition-keokuk-ia>.

Cwiek, Sarah. “50 More Detroit Families Get to Keep Their Homes with Buy-Back Program.” *Michigan Radio*, 14 Aug. 2018,

[www.michiganradio.org/post/50-more-detroit-families-get-keep-their-homes-buy-back-program](http://www.michiganradio.org/post/50-more-detroit-families-get-keep-their-homes-buy-back-program).

Dixon, J. (2018, July 19). Milwaukee, Kalamazoo County say they keep squatters out. *Detroit Free Press*. Retrieved from

<https://www.freep.com/story/news/local/2018/07/19/milwaukee-kalamazoo-find-solutions-squatters-and-their-problems/678197002/>

Golden Pierce Correspondent. (2017, August 28). "Talbot Sober Living Residence helps men turn lives around." Fort Madison Daily Democrat.

[http://www.mississippivalleypublishing.com/daily\\_democrat/tablot-sober-living-residence-helps-men-turn-lives-around/article\\_b863bd96-8b66-11e7-a5d0-63f69cee5ad3.html](http://www.mississippivalleypublishing.com/daily_democrat/tablot-sober-living-residence-helps-men-turn-lives-around/article_b863bd96-8b66-11e7-a5d0-63f69cee5ad3.html).

"More than 4K squatters occupy Detroit Land Bank homes." (2018, July 20). *Associated Press State Wire: Michigan (MI)*. Available from NewsBank: Access World News – Historical and Current:

<https://infoweb-newsbank-com.proxy.lib.uiowa.edu/apps/news/document-view?p=WORLDNEWS&docref=news/16D49363EE2E3078>.

"Needle Exchange Programs Promote Public Safety." *American Civil Liberties Union, ACLU*, [www.aclu.org/fact-sheet/needle-exchange-programs-promote-public-safety](http://www.aclu.org/fact-sheet/needle-exchange-programs-promote-public-safety).

Perrin, G. (2016). Report on Detroit Land Bank Authority Occupancy Model. New York University. Retrieved from

[https://www.authorea.com/users/106318/articles/138757-report-on-detroit-land-bank-authority-occupancy-model/\\_show\\_article#](https://www.authorea.com/users/106318/articles/138757-report-on-detroit-land-bank-authority-occupancy-model/_show_article#)

Rainiero, Nina. "Abandoned Property List." *Housing & Community Development*, Network of New Jersey,

[www.hcdnnj.org/index.php?option=com\\_content&view=article&catid=3D19:site-content&id=3D605:abandoned-property-list](http://www.hcdnnj.org/index.php?option=com_content&view=article&catid=3D19:site-content&id=3D605:abandoned-property-list).

Southeast Iowa Regional Planning Commission. (2018, June). Keokuk Comprehensive Plan.

[file:///C:/Users/derik/AppData/Local/Packages/Microsoft.MicrosoftEdge\\_8wekyb3d8bbwe/TempState/Downloads/Keokuk%20Comprehensive%20Plan%202018%20\(3\).pdf](file:///C:/Users/derik/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/Keokuk%20Comprehensive%20Plan%202018%20(3).pdf).

Strong Neighborhoods Plan: Resources. <https://city.milwaukee.gov/Strong/Resources>

Tanner, K. and Dixon, J. (2018, July 19). How does Detroit Land Bank know how many homes are occupied?. Detroit Free Press. Retrieved from

<https://www.freep.com/story/news/local/2018/07/19/how-does-detroits-land-bank-count-squatters/783733002/>

"Troubled Building Initiative (TBI)." *City of Chicago :: Troubled Building Initiative (TBI)*,

[www.chicago.gov/city/en/depts/dcd/supp\\_info/troubled\\_buildinginitiative/tbi.html](http://www.chicago.gov/city/en/depts/dcd/supp_info/troubled_buildinginitiative/tbi.html).

“Vacant and Abandoned Properties: Turning Liabilities Into Assets.” *Office of Policy & Research*, U.S. Department of Housing & Urban Development, [www.huduser.gov/portal/periodicals/em/winter14/highlight1.html](http://www.huduser.gov/portal/periodicals/em/winter14/highlight1.html).

“Vacant Property Registration Ordinances (VPROs).” *Center for Community Progress*, Center for Community Progress, 11 Dec. 2018, [www.communityprogress.net/tool-1--vacant-property-registration-ordinances--pages-257.php](http://www.communityprogress.net/tool-1--vacant-property-registration-ordinances--pages-257.php).

Yu, Stephanie W Y, et al. “The Scope and Impact of Mobile Health Clinics in the United States: a Literature Review.” *International Journal for Equity in Health*, BioMed Central, 5 Oct. 2017, [www.ncbi.nlm.nih.gov/pmc/articles/PMC5629787/](http://www.ncbi.nlm.nih.gov/pmc/articles/PMC5629787/).