



Over 260 Community Partnerships

Over 1 Million Registrations Collected

Over \$150 Million Remitted to Community Partners

Thousands of Risks Mitigated



PROCHAMPS



Fighting Blight

For over 12 Years

Delivering comprehensive property registration programs across the United States.

BEST PRACTICE/PROACTIVE SOLUTIONS

City of Margate Program Consideration



**Foreclosure
Registration
Upgrade**



**Landlord
Registration**

CURRENT PROGRAM STATUS

- Foreclosure Registration (App. A Zoning/ Article XL/ Section 40.16)
 - What we know:
 - Ordinance is a version of 1st iteration of registration Ordinances developed in 2006-2008
 - Reactive - Requires property default & vacancy prior to registration
 - Staff doesn't know what properties are in mortgage default whether vacant or at risk of becoming vacant
 - **Banks don't register or maintain until obtaining Title**
 - 1 – 12 year pre-foreclosure cycle (filing to recorded Deed - pre-Covid)
 - Staff doesn't have needed contact information (data)
 - Mortgagee name in best case scenario
 - Creates repetitive cycle of complaints, Code cases, Nuisance Abatement, liens, etc.
 - Registration compliance rarely exceeds 5% of inventory obligated to register.

ADOPTING A BEST PRACTICE PROGRAM STRATEGY

- **Employ proven best practice legislation**
 - Proactively identify risks – public record mortgage default filing
 - Assign/shift accountability from City to responsible party (mortgagee/servicer/property preservation)
 - Recover costs associated with addressing vacant & abandoned properties
 - Generate program fee revenues to supplement enforcement and compliance activities
 - Add efficiency to resource deployment/reduce program costs
 - Reduce citizen complaints
 - Enhance/expedite property maintenance compliance
 - Reduce Code Enforcement/Compliance cases (property maintenance)
 - Stabilize property values (taxable values)
 - **No impact on homeowner at any time**

ANATOMY OF A BEST PRACTICE SOLUTION

■ BEST PRACTICE ORDINANCE

- Registration required upon default regardless of occupancy status
 - 59 Florida PROCHAMP's partners utilize this strategy
 - 256 Nation-wide PROCHAMP's partners utilize this strategy
 - PROCHAMP's doesn't support reactive requirement (vacancy)
- Semi-annual registration assures fresh (current) responsible party contact data
- Late fees applied for failure to register upon default (Enhances registration compliance)

■ PROVEN INDUSTRY **GOLD STANDARD** REGISTRATION SOLUTION

- Identifies risk and responsible parties prior to vacancy
 - Mortgage servicing and property preservation contact data – key components for staff
- **Registration/inspection requirements = property maintenance compliance upon vacancy**
- Direct & real time collaboration with all responsible parties via web-based platform
- >85% registration compliance
 - Reduced calls for service (complaints)
- **No impact on homeowners in default**

BEST PRACTICE LANDLORD REGISTRATION

- Adopt a best practice and community centric Ordinance
 - Landlord pays registration & inspection fees (user fees) to recover costs of program administration
 - Full accountability for interior and exterior maintenance standards
 - Local agent required for absentee landlords
 - Emergency contact & receipt of legal notices
- Increase landlord responsibility & accountability
 - Added tenant protection via self-reported interior inspections requirement
 - Protect health, safety & welfare of tenants
 - Enhance awareness of City Ordinance requirements re: property maintenance
 - Improve property aesthetics and property values in neighborhoods with rental properties
 - Recover staff costs associated with violations
- Automated registration platform connecting all stakeholders

PROGRAM GOALS

- Foreclosure Registration
 - Bank/Mortgagee Accountability
 - Reduce/eliminate staff “management” of properties in mortgage default
 - Recover City costs normally associated with addressing vacant and abandoned properties
 - Revenue neutral/positive
 - Stabilized property/taxable values
- Landlord Registration
 - Landlord accountability
 - Protect health, safety & welfare of tenants
 - Reduce staff involvement in the “management” of rental properties
 - Recover costs normally associated with performing inspections on rental properties
 - Create safe and vibrant neighborhoods where rental properties are located
 - Preserve and/or enhance property/taxable values of rental properties

On demand reporting for Identification, Monitoring, Compliance and Enforcement

Enhanced Compliance

Listing view

The screenshot displays the 'Lattings' application interface. At the top, there is a header bar with the text 'Source County' and a dropdown menu showing 'San Francisco (CA)'. Below this is a search bar with the text 'Lattings' and a search button. The main content area is divided into two sections: a table of lathing jobs and a map view.

The table has the following columns: 'Title', 'Address', 'Material', 'Lathing Qty', 'Number of Lathing', 'Cost Lathing', 'Per Hour Cost', 'Business', 'Lat', 'Longitude', and 'Comments'. The table lists several lathing jobs, including 'Lathing of 1000 sq ft of exterior wall', 'Lathing of 1000 sq ft of interior wall', and 'Lathing of 1000 sq ft of exterior wall'. The map view shows a map of San Francisco with red dots indicating the locations of the lathing jobs.

Map view



Identify and Monitor:

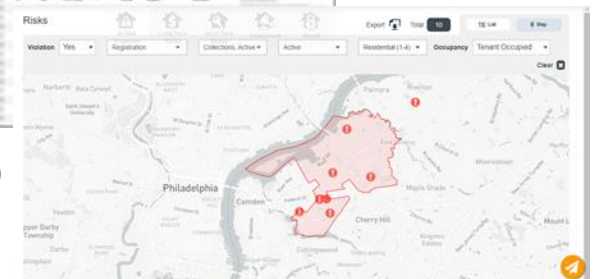
Our reporting views give you the ability to filter and sort your information based on the community priorities. You can monitor the properties by address as seen on the "**Listing view**".

Alternatively, you can switch to the **"Map View"** and get a visual of where each property is located as well as property clusters.

Risk view

[illegible]

Map view



Compliance and Enforcement:

Different from the list view, the "**Risk View**" offers the opportunity to filter your reports based on collections activity, outreach status and enforcement status.

Also available in **"Map View"** giving you the opportunity to identify clusters of possible safety and compliance issues for enforcement purposes..

Self-Funded registration program with No Up-Front Cost to the Community

Enhanced Revenue

Foreclosure Program with Semi Annual Registration:

Margate Fl. currently has an estimated: 300 foreclosures

Typical community fee: \$300 per registration period

PROCHAMPS administrative fee: \$100 per registration period

Net proceeds to Margate FL: \$120,000 annually

***These filings represent a number “pre-covid” and do not reflect the current delinquency rate of 7.1% nor the 88% increase in Non-Current Loans for the State of Florida. When including these statistics in all probability the estimated number of foreclosures will go up significantly once the moratorium is lifted.**

SITUSADDRESS	SITUSCITY	SITUSSTAT	SITUSZIP	APN	STARTDATE	STARTTYP	REFILINGDAT	LASTFILINGDAT	LASTFILINGTYP	FORECLOSURETATU	
2162 NW 63RD AVE	MARGATE	FL	33063	484125150980	8/2/2006	LIS		1/1/1900	9/29/2020	LIS	OPEN
6581 NW 8TH CT	MARGATE	FL	33063	484136110290	9/4/2006	NOS		1/1/1900	2/13/2020	NOS	OPEN
6970 NW 28TH ST	MARGATE	FL	33063	484123080410	2/22/2007	LIS		1/1/1900	10/3/2018	LIS	OPEN
6152 NW 20TH CT	MARGATE	FL	33063	484125091170	3/5/2007	LIS		1/1/1900	9/4/2018	DEED	OPEN
2764 NW 79TH AVE	MARGATE	FL	33063	484123230530	6/6/2007	LIS		1/1/1900	1/15/2019	LIS	OPEN
7240 NW 7TH CT	MARGATE	FL	33063	484135032390	6/21/2007	LIS		1/1/1900	11/16/2018	DEED	OPEN
718 SW 55TH AVE	MARGATE	FL	33068	494206060310	8/29/2007	LIS		1/1/1900	6/21/2018	LIS	OPEN
3190 HOLIDAY SPRINGS BLVD # 4-21	MARGATE	FL	33063	484123AA1300	9/12/2007	REO		9/12/2007	7/23/2018	LIS	OPEN
233 NW 79TH AVE	MARGATE	FL	33063	484135041690	12/21/2007	LIS		1/1/1900	1/13/2020	LIS	OPEN
6151 SOUTHGATE BLVD	MARGATE	FL	33068	484136080510	2/21/2008	LIS		1/1/1900	7/18/2019	NOS	OPEN
6627 N PARKWAY DR # 1-4	MARGATE	FL	33068	484136AM0010	2/22/2008	LIS		8/3/2009	1/22/2019	LIS	OPEN
3086 DOUBLOON DR	MARGATE	FL	33063	484124330770	3/7/2008	LIS		1/1/1900	5/30/2018	LIS	OPEN
1915 NW 79TH TER	MARGATE	FL	33063	484126070290	5/20/2008	LIS		7/8/2011	6/18/2019	LIS	OPEN
610 Nw 66th Ave	Margate	FL	33063	48-41-36-11-0250	5/27/2008	LIS		1/1/1900	10/22/2018	NOS	OPEN
6362 ROYAL PALM BLVD	MARGATE	FL	33063	484125130100	5/30/2008	REO		5/30/2008	12/20/2019	LIS	OPEN
6965 NW 29TH CT	MARGATE	FL	33063	484123080110	6/25/2008	LIS		1/1/1900	8/22/2019	NOS	OPEN
5700 S SABLE CIR	MARGATE	FL	33063	484124360080	9/9/2008	LIS		1/1/1900	12/5/2019	NOS	OPEN
6984 NW 8TH CT	MARGATE	FL	33063	484135012160	9/12/2008	LIS		1/1/1900	12/20/2019	LIS	OPEN
2720 NW 51ST TER	MARGATE	FL	33063	484219050640	2/26/2009	NOS		1/1/1900	4/30/2019	LIS	OPEN
6359 SW 1ST ST	MARGATE	FL	33068	484136100500	3/19/2009	NOS		1/1/1900	6/14/2018	DEED	OPEN
630 SW 50TH TER	MARGATE	FL	33068	494206080350	3/20/2009	LIS		1/1/1900	11/5/2018	DEED	OPEN
4976 SW 7TH ST	MARGATE	FL	33068	494206150250	3/30/2009	LIS		1/1/1900	10/2/2020	LIS	OPEN
3131 W BUENA VISTA DR	MARGATE	FL	33063	484124310080	3/30/2009	LIS		1/1/1900	10/28/2020	LIS	OPEN
3000 NW 68TH TER	MARGATE	FL	33063	484136010360	6/13/2009	LIS		1/1/1900	8/16/2020	LIS	OPEN

APN	SitusAddress	SitusCity	SitusState	SitusZip	PropertyGroup	PropertyType	NumberOfUnits
484125040240	6325 NW 11TH ST	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
494101091804	6951 SW 5TH ST # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
494101091830	571 KATHY LN # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
484123040012	3495 PINEWALK DR N	MARGATE	FL	33063	Residential	Apartment house (5+ units)	394
4842231030060	481 BANKS RD # 1-2	MARGATE	FL	33063	Residential	Apartment house (5+ units)	8
484136090910	6127 NW 1ST ST	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
484136060160	6050 NW 9TH ST # 1-4	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
484124380010	3050 TOSCANA LN W	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
494101091764	651 KATHY CT # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
484136020350	603 Melaleuca Dr	Margate	FL	33063	Residential	Apartment house (5+ units)	11
494101091739	611 KATHY LN # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
4842231060030	5750 LAKESIDE DR	MARGATE	FL	33063	Residential	Apartment house (5+ units)	281
484125040160	1235 W RIVER DR	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
4842231030071	471A BANKS RD # 1-5	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
484124022830	6538 NW 24TH CT	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
494101091769	672 KATHY CT # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
494101091783	6901 SW 7TH ST # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
484136020170	512 MELALEUCA DR # 1-3	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
484136060070	6050 NW 8TH ST	MARGATE	FL	33063	Residential	Apartment house (5+ units)	14
494101091754	562 KATHY CT # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
484219340010	3100 N STATE ROAD 7	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5
494101260100	675 SW 66TH AVE	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
494101091733	671 KATHY LN # 1-4	MARGATE	FL	33068	Residential	Apartment house (5+ units)	5
484136060330	6333 NW 11TH CT	MARGATE	FL	33063	Residential	Apartment house (5+ units)	5

Long Term Rental Registration Program:

Margate Fl. currently has an estimated: 2963 Rental Properties

Typical community fee: \$250 per registration period

PROCHAMPS administrative fee: \$25 per registration period

Net approximate proceeds to Margate FL: \$667,000 annually

***84% of all Landlords currently live outside of the City of Margate, FL.**

***The estimated number of rental properties has been reduced by the number of apartment units that are supported by private maintenance company's and HOA's.**