

2025 UBC Annual Report

Demolition: A Year in Review



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2025 UBC Annual Report

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Executive Summary

The 2025 calendar year marked a period of continued activity and fiscal investment for the Unsafe Building Commission (UBC) as it worked to address unsafe, unsanitary, and hazardous structures throughout the City of Huntington. Building on the foundation of prior years, the UBC remained focused on community stabilization through demolition, abatement, testing, and proactive intervention measures such as board-ups.

During 2025, the UBC oversaw a total of 94 completed properties, with 94 demolitions carried out through standard UBC procedures, emergency actions, or related interventions. On average, the commission heard approximately 14 properties per month, reflecting a steady caseload and ongoing demand for enforcement and remediation activities.

Fire-damaged structures continued to represent a notable portion of UBC activity. A total of 26 properties involved fire damage, accounting for approximately 16% of properties addressed during the year. In addition, nuisance-related issues such as squatting and unauthorized occupancy remained prevalent, with 32 unique properties identified as having squatter activity.

Financially, the City expended approximately \$1,793,524.25 on UBC-related activities in 2025. These investments underscore the City's continued commitment to public safety, neighborhood stabilization, and long-term redevelopment potential.

Introduction

The mission of the Unsafe Building Commission (UBC) is to serve as a catalyst for community stabilization by addressing properties that are unsecured, unsanitary, or hazardous. The commission oversees repairs, vacancy enforcement, demolition, or a combination of these measures, with the primary goal of encouraging responsible property ownership and protecting public safety.

While demolition is never the first choice, it's sometimes necessary. The Commission strongly prefers that property owners take responsibility by bringing their structures into compliance and back to a livable, usable state. However, when conditions become too hazardous or the cost to remedy is too great, demolition becomes the most viable option. Removing these unsafe structures not only addresses immediate safety concerns but also opens the door for new growth and investment. The UBC does not directly undertake renovation projects; it serves as a resource for property owners by providing guidance related to structural integrity, building safety, and code compliance. Our work is rooted in the belief that every property has the potential to contribute positively to the community, and it's our job to help make that happen.

This report summarizes UBC activity for the 2025 calendar year (January 1 through December 31). Data referenced herein was compiled from internal program records and contractor documentation. Cost figures reflect testing, abatement, demolition, and associated services. Also, properties that had completed the testing or abatement phase alone were not included. The dates used to demonstrate the completed phases (testing, abatement, and demolition) were taken from invoices provided by the contractors. As such, using the dates when requests were submitted for asbestos testing, asbestos abatement, and demolition could provide different results; however, sufficient data could not be gathered to use this metric.

Finally, please see the appendices for a map of UBC demolitions, emergency demos, and board-ups. This offers an overhead visual of both city-wide and by district.

Progress and Accomplishments

Throughout 2025, the UBC continued to address a substantial inventory of unsafe structures while managing active cases and newly identified problem properties. By year's end, 75 properties remained on the active UBC list, illustrating the persistent nature of blight and the need for sustained enforcement and intervention.

A total of 78 properties were formally ordered for demolition during the year, with 20% of ordered demolitions ultimately completed within the reporting period. In addition to demolitions, 11 properties were removed from the UBC process through alternative resolutions, and six cases involved injunctions or legal intervention.

The commission also tracked project timelines to evaluate operational efficiency. On average, properties took approximately 56 days from testing to abatement and 55 days from abatement to demolition. From initial testing to final demolition, the average project duration was approximately 87 days, while the average time from demolition order to completion was approximately 180 days. These timelines reflect both procedural requirements and the complexities associated with hazardous materials and contractor coordination.

When calculating the statistics for the average number of days between phases and the average number of days between the order of demolition and completed demolition, emergency demolitions were not included, as the timeframe for emergency demolitions is significantly less, given the matter of urgency. Property demolished for City purposes also has the potential to affect the average number of days from an order of demolition to completed demolition. As properties demolished for the City are not required to have a recorded order of demolition or a signed voluntary demolition form, dates for the order of demolition are unknown; only the days on which the property completed the asbestos testing. Of the 94 properties that completed the demolition process, 1 was owned by the Land Bank (2126 Madison Avenue).

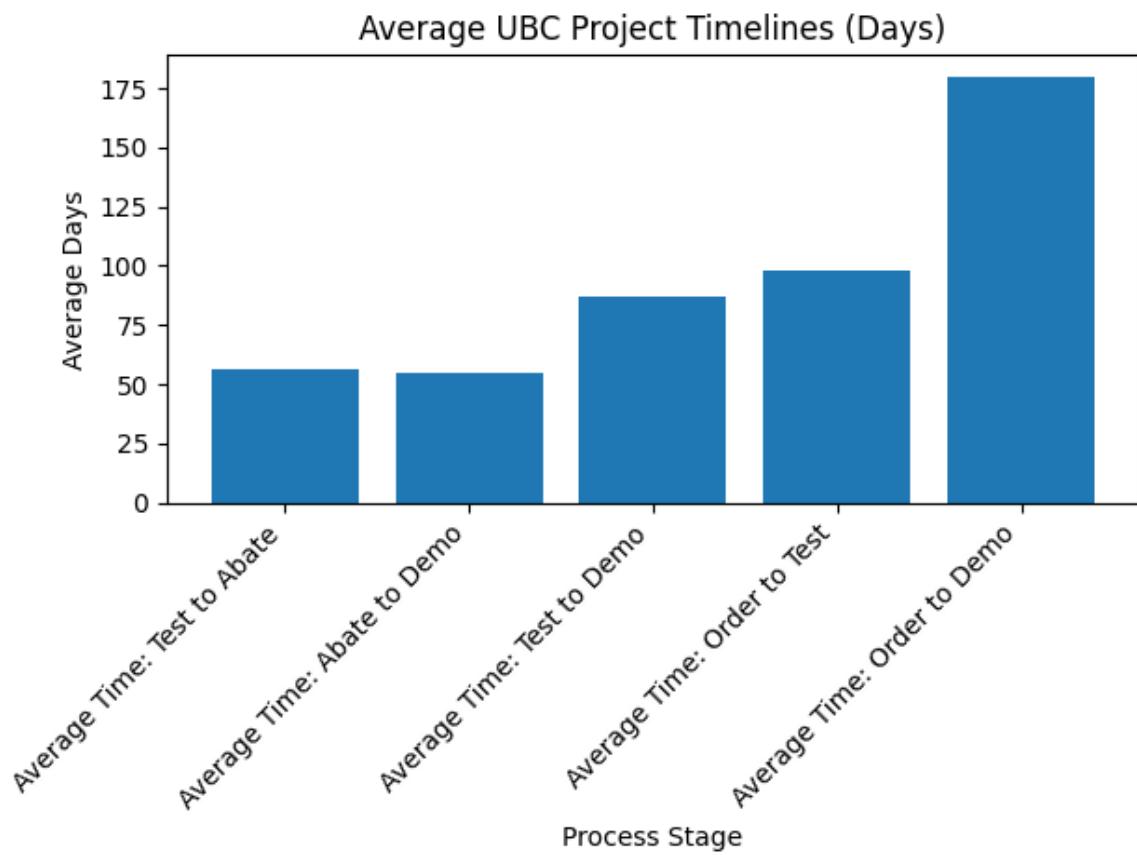


Figure 1. Chart representative of the average number of days from phase to phase

Notable Projects

2735 5th Ave

Before



After



Hillside/Hilltop

Before





After





2500 & 2503 Washington Blvd

Before



After



Cost Analysis

Total expenditures for UBC activities in 2025 amounted to \$1,793,524.25. Funding sources included Community Development Block Grant (CDBG) funds, General Fund allocations, Demolition Lien Assistance Program (DLAP) resources, and Board-Up/Vacant Building Registration (VBR) expenditures.

Demolition-related costs represented the largest share of expenses, totaling approximately \$985,519.50. Abatement costs accounted for approximately \$584,314.65, while testing costs totaled approximately \$74,138.26. Board-up and related preventive measures accounted for a comparatively smaller portion of total spending but continued to play a critical role in preventing fires, vandalism, and further deterioration.

The average cost per demolition-related project in 2025 was approximately \$20,293. Average phase-specific costs were approximately \$635 for testing, \$9,735 for abatement, and \$9,923 for demolition. These figures reflect rising construction and environmental compliance costs, as well as the increasingly complex condition of structures entering the UBC pipeline.

Cost Breakdown				
	Asbestos Testing	Asbestos Abatement	Demolition	Total
Totals	\$74,138.26	\$584,314.65	\$985,519.50	\$1,793,524.25
Averages	\$635.17	\$9,735.28	\$9,922.66	\$20,293.11
Percentages	4.13%	32.58%	54.95%	-

Table 1 outlines the totals and average costs incurred by the UBC program, representative of the 94 demolished properties.

Properties Processed by District					
District	Demos	Rehabs	Owner Demo	Total Properties	Expenditures
1	3	2	0	5	\$30,991.00
2	15	2	1	18	\$198,848.93
3	4	0	0	4	\$54,735.60
4	5	1	0	6	\$72,831.65
5	23	0	0	23	\$395,547.95
6	0	0	0	0	-
7	10	0	1	11	\$177,430.45
8	9	0	2	11	\$173,365.55
9	19	0	1	20	\$219,025.10

Table 2. For the 2025 calendar year, District 5 had the most properties heard by the UBC, as well as the most properties demolished, followed by District 9 and District 2. This excludes board-up data and expenditures.

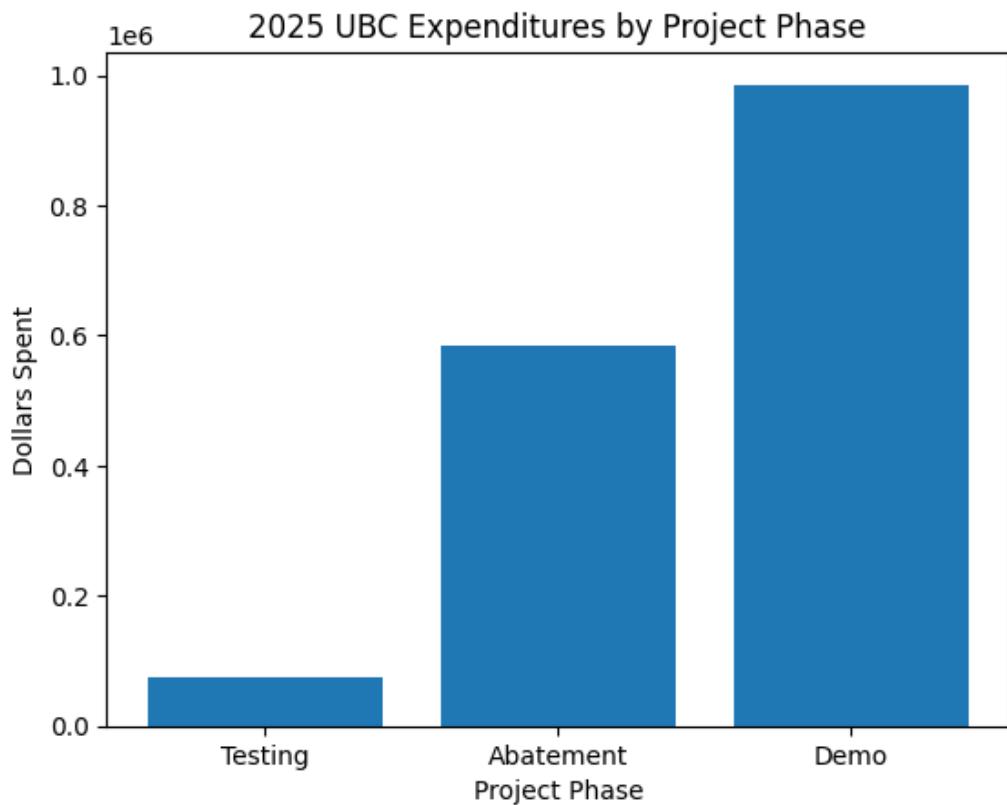


Figure 2. Represents costs accrued by each phase of the demolition process.

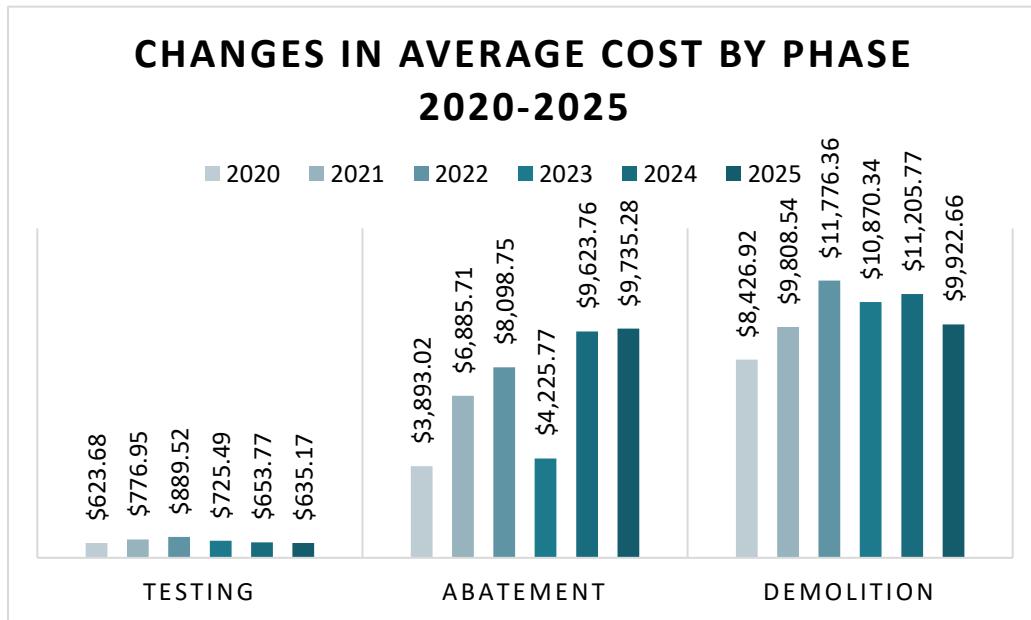


Figure 1 Table covering the past five years of average cost by phase, taken from all recorded expenses incurred.

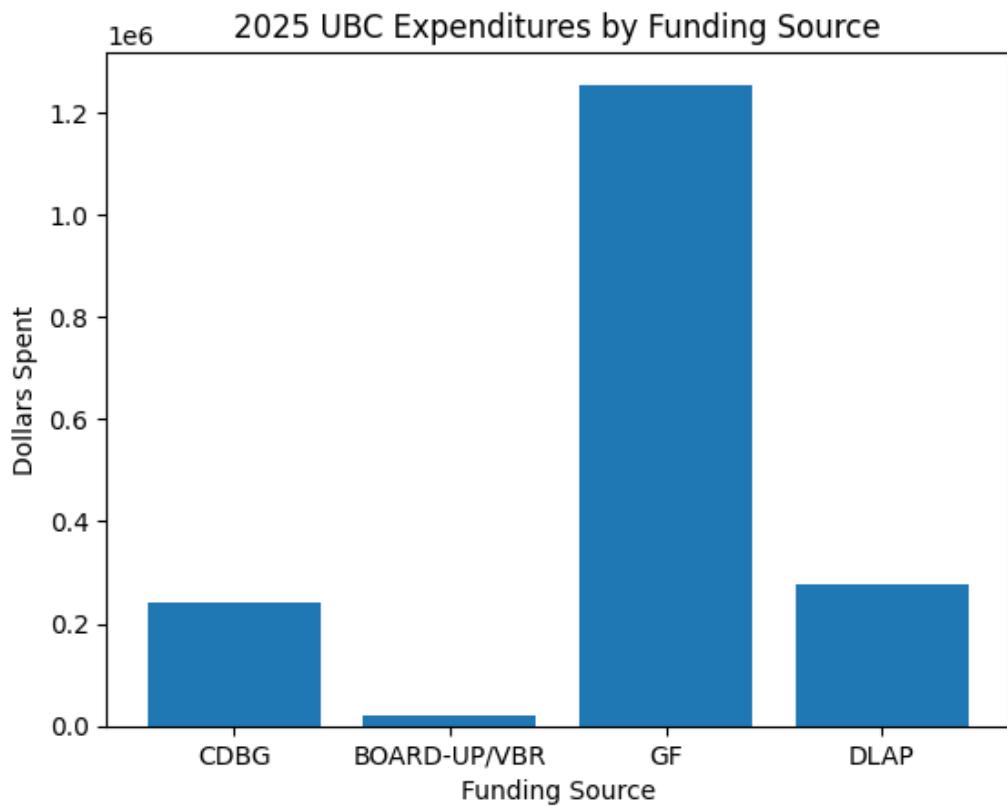


Figure 4. Represents expenditures by the four funding sources for the Demolition Program.

Operational Trends and Observations

The presence of fire-damaged structures and nuisance properties remains a recurring challenge for the UBC. Fire damage not only accelerates structural deterioration but also increases abatement complexity and cost. Similarly, properties affected by squatting and illegal occupancy often require repeated interventions prior to final resolution.

Despite these challenges, proactive measures such as emergency board-ups and earlier intervention have helped reduce secondary impacts on surrounding properties and neighborhoods. Continued emphasis on these strategies is expected to improve safety outcomes and reduce long-term costs.

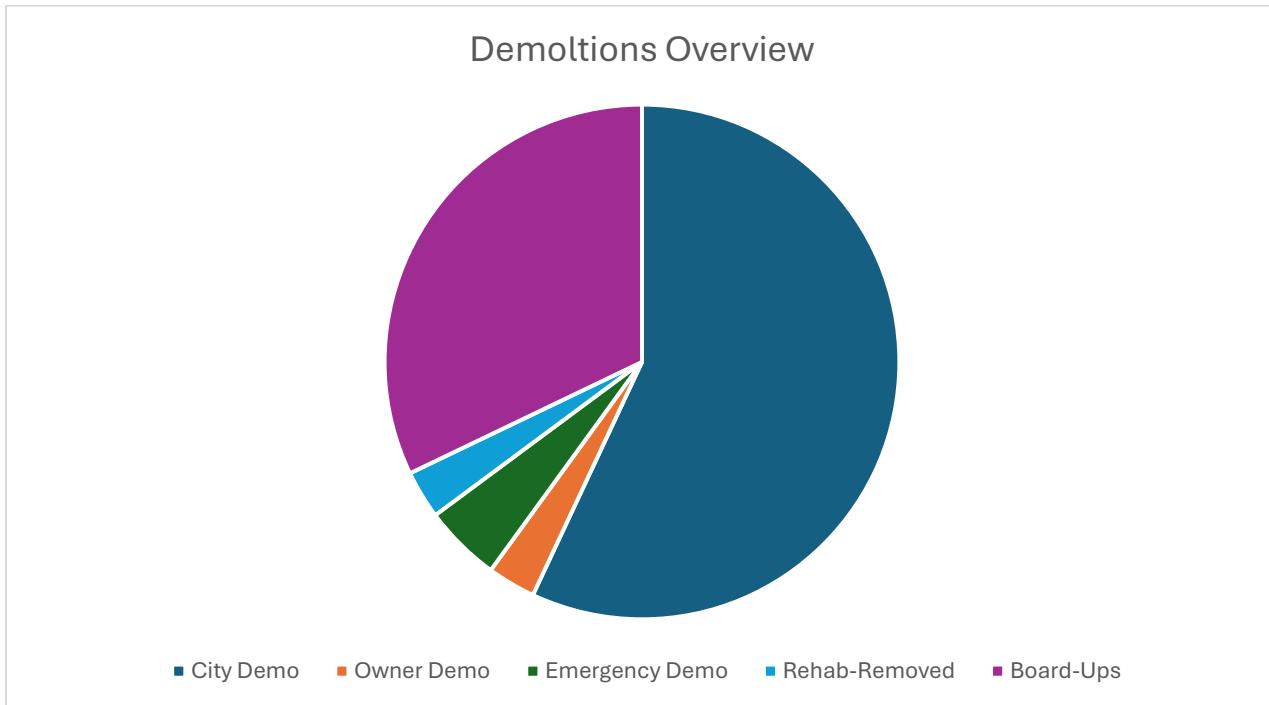


Figure 5. A breakdown by type of removal for the properties removed from the Active Demo List and City board-ups.

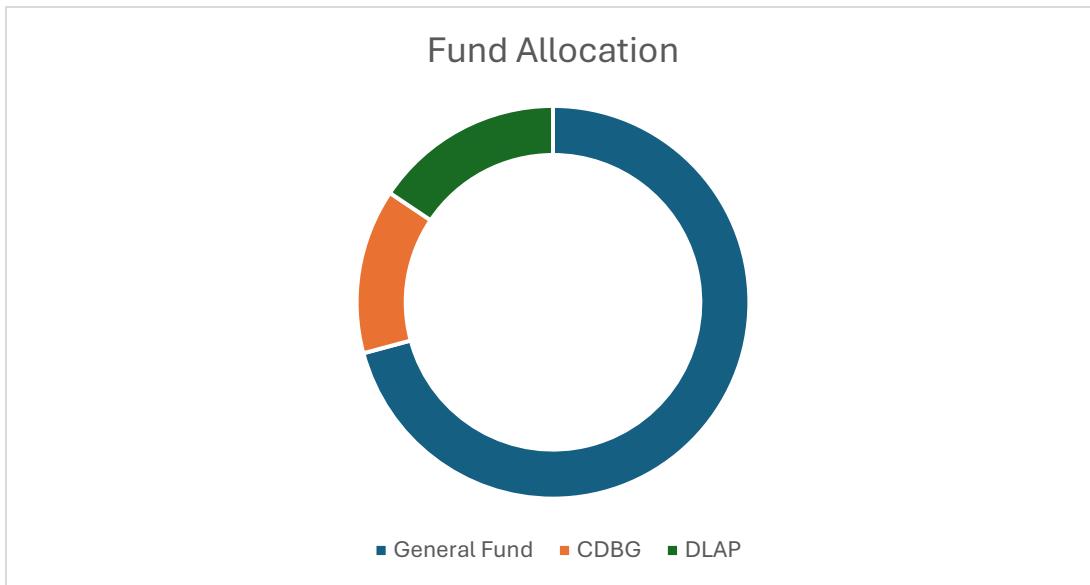


Figure 6. Total expenditures of the program for 2025 with fund allocation, excluding VBR for board-ups.

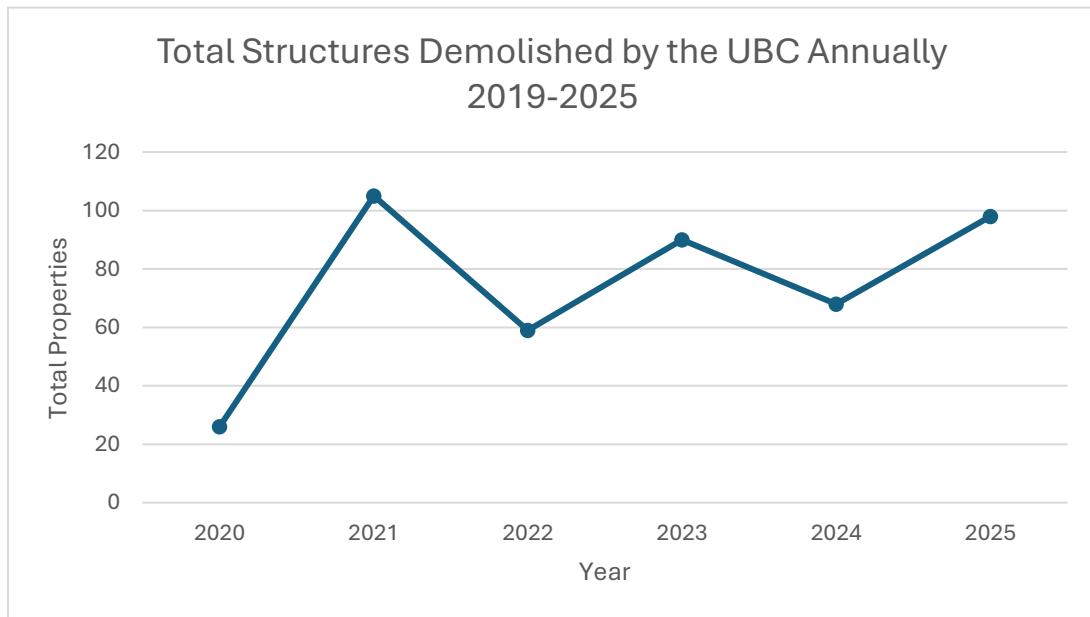


Figure 7. While UBC efforts have regained momentum in recent years, this year's progress reflects the addition of another funding source, the State's federal DLAP grant, and the ability to tackle more demolitions. The next step is to sustain these efforts despite the loss of the third funding source in 2026.

Outlook and Recommendations

As the UBC moves forward, several areas remain critical to improving effectiveness and supporting redevelopment. These include addressing lien-to-value disparities that inhibit reinvestment, strengthening coordination with redevelopment partners such as the Land Bank, and continuing to refine internal timelines to improve project throughput.

Exploring policy tools that balance cost recovery with redevelopment feasibility may help return cleared properties to productive use more quickly. Additionally, enhanced data integration and tracking will support more strategic decision-making and clearer communication with stakeholders.

Snapshot of Active Demo List as of Dec. 31, 2025	
Testing Phase	0
Abatement Phase	3
Demolition Phase	29
Need Inspection	6
Injunction Filed	3
Occupied	1
Continued by UBC	12
Need Legal Review	34
Complaints via 311	267
Total on Active UBC Demo List	74

Table 3. As of Dec. 31, 2025, 74 properties are on the “Active Demo List.” The table denotes the number of properties currently in each stage of the demolition process. Complaints continue to increase in number monthly. To be noted: there are zero in the testing phase currently to allow for funding to be utilized for some demolitions at this time.

2025 UBC Monthly Recap	
Total Heard	159
Average Per Month	14.45
Average Order-Demo w/in Year	15 (10%)
Total Added to List (Ordered Demo)	78
Average Added to List Per Month	7.1

Table 4. As of Dec. 31, 2025, data shows trends of the UBC from the year.

Conclusion

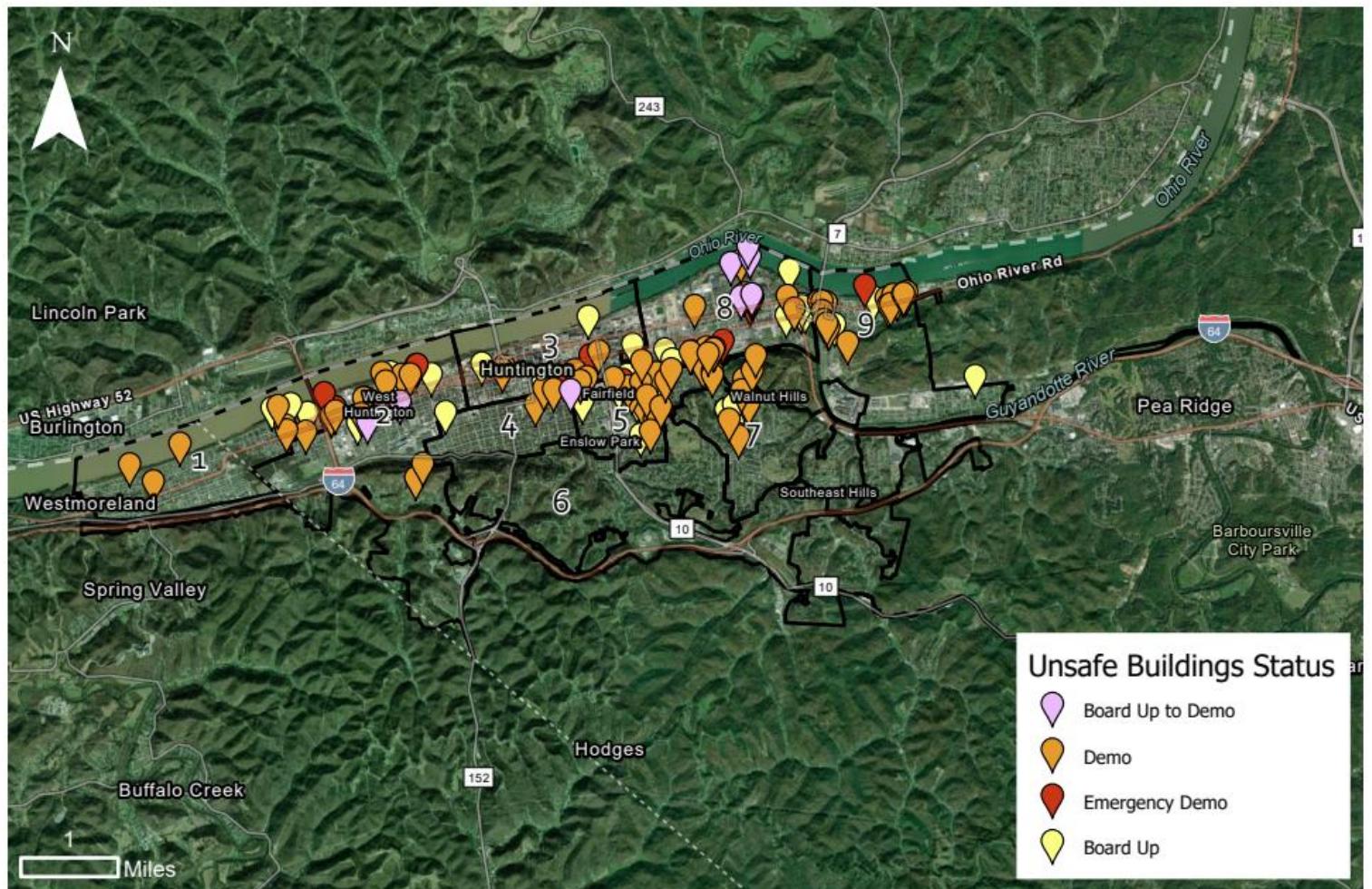
The 2025 calendar year demonstrated the ongoing importance of the Unsafe Building Commission's role in protecting public safety and stabilizing neighborhoods throughout Huntington. Through continued demolition efforts, hazard mitigation, and proactive interventions, the UBC addressed dozens of unsafe properties while managing a substantial active caseload.

Although challenges related to aging structures, fire damage, and redevelopment barriers persist, the commission's work in 2025 reflects a sustained commitment to community improvement and responsible stewardship of public resources. With continued investment and strategic refinement, the UBC remains well-positioned to support Huntington's long-term revitalization goals.

This concludes the 2025 UBC Annual Review: January 1 through December 31.

Appendices

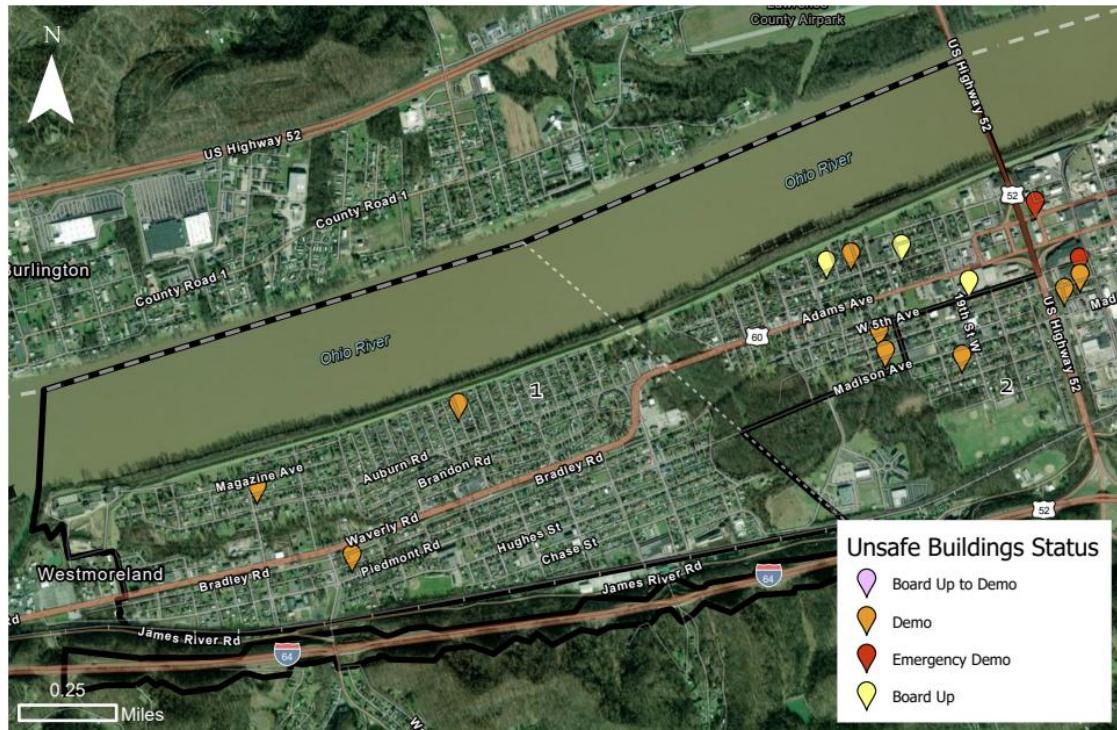
A.



City of Huntington - Unsafe Buildings



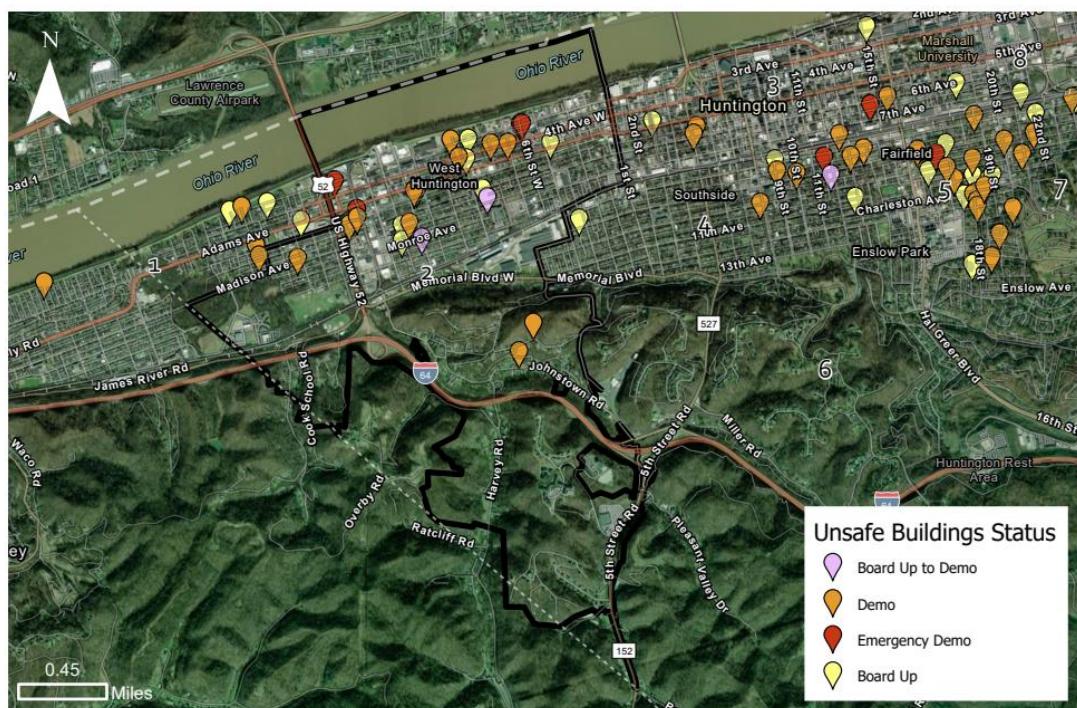
B. District 1



District 1 - Unsafe Buildings



C. District 2



District 2 - Unsafe Buildings



D. District 3



District 3 - Unsafe Buildings

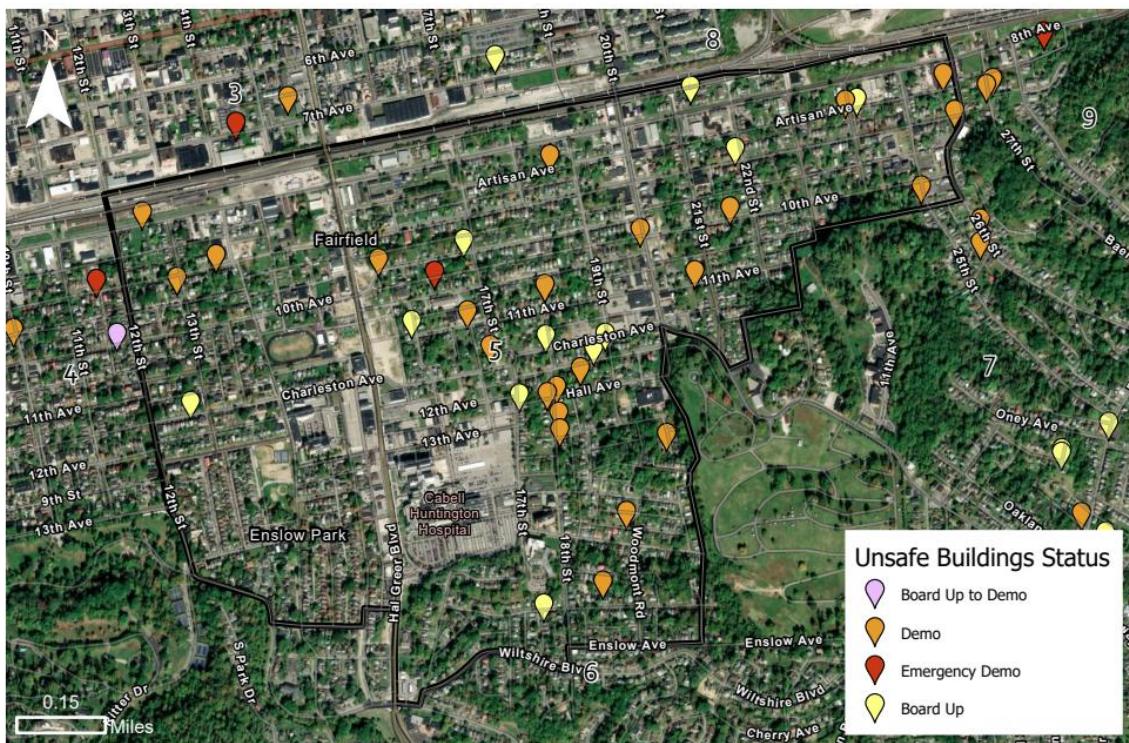


E. District 4



District 4 - Unsafe Buildings

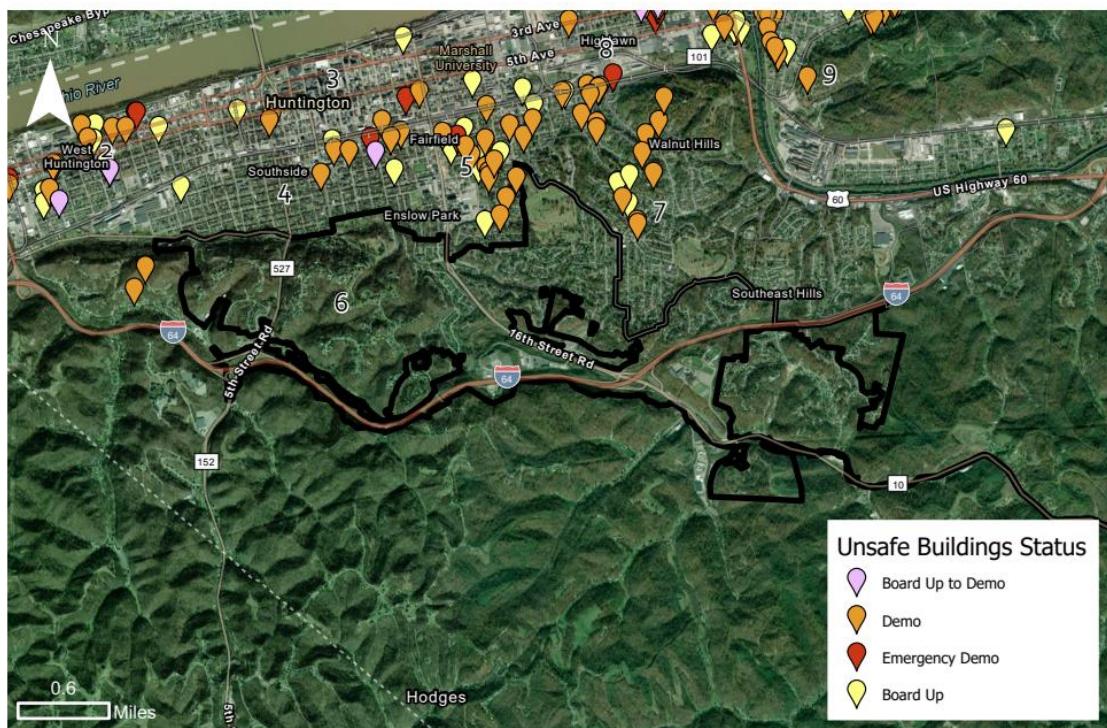
F. District 5



District 5 - Unsafe Buildings



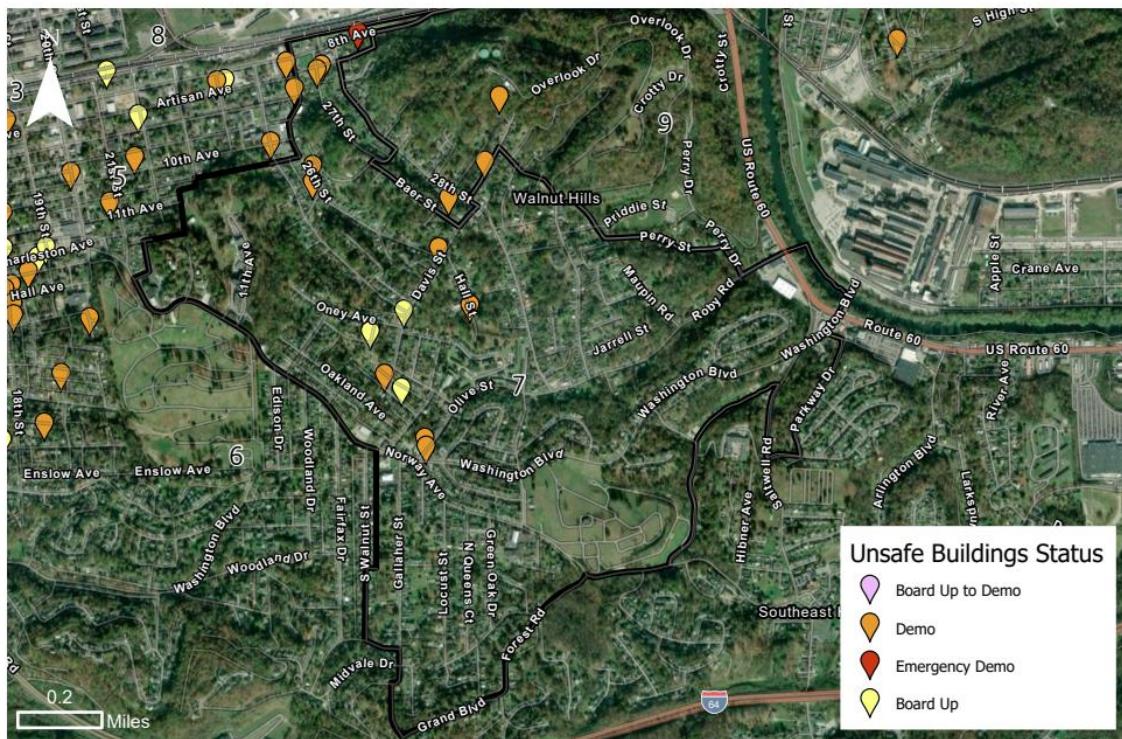
G. District 6



District 6 - Unsafe Buildings



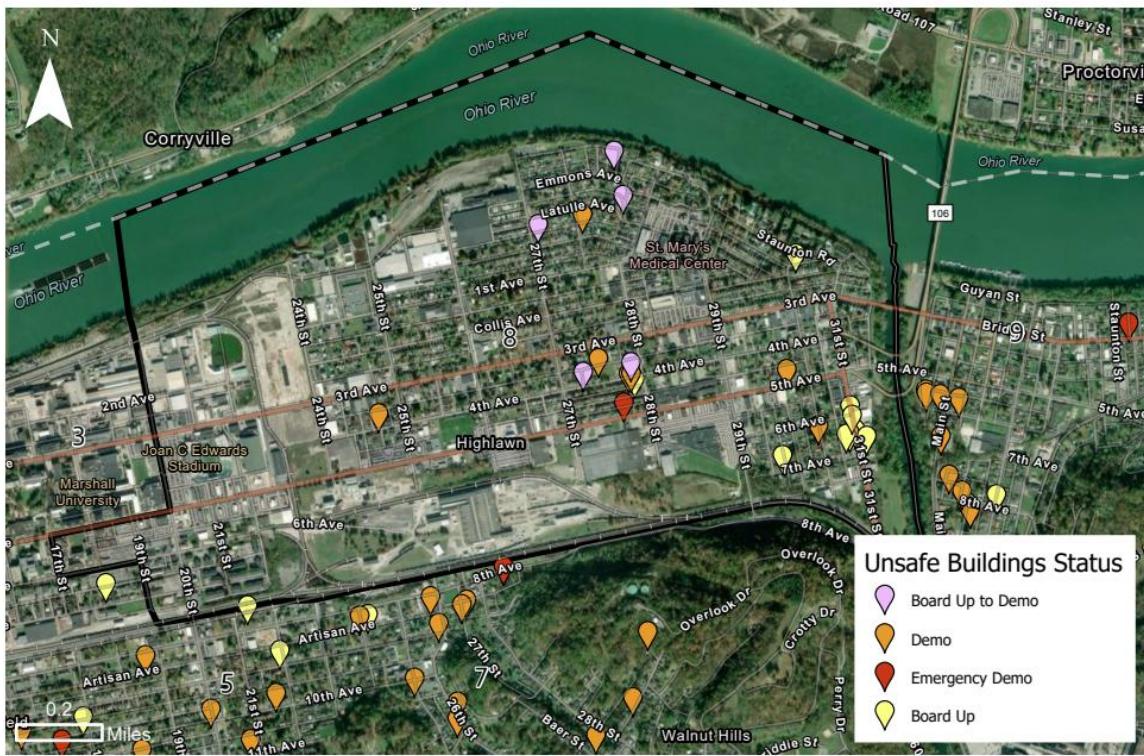
H. District 7



District 7 - Unsafe Buildings



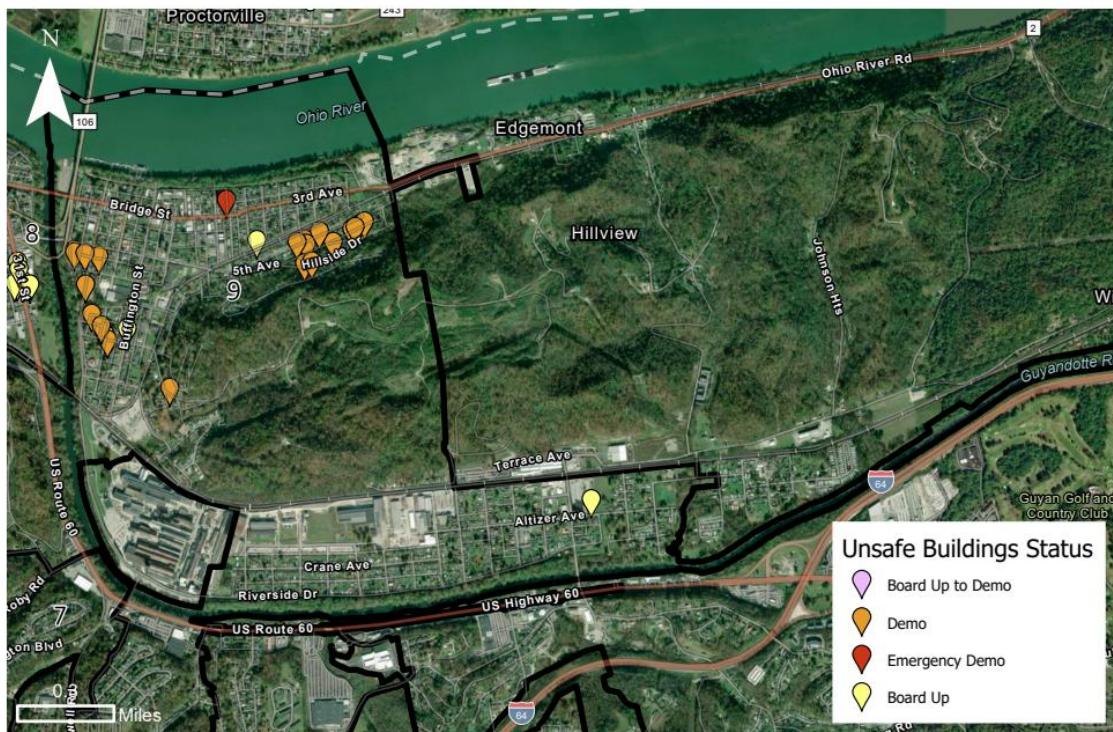
I. District 8



District 8 - Unsafe Buildings



J. District 9



District 9 - Unsafe Buildings

