



**STOP  
EQUITY  
THEFT**

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# **FIRE RISK ASSESSMENT**

**BLIGHTED PROPERTIES PUT  
ENTIRE COMMUNITIES AT RISK**

Research on the **public safety  
consequences** of vacant and  
abandoned structures.

**Fire Risk Assessment:** Blighted Properties



# 4X

VACANT PROPERTIES  
ARE **FOUR TIMES MORE**  
**LIKELY TO CATCH FIRE**  
THAN OCCUPIED HOMES.

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According to a report by the  
National Fire Protection Association.

Source: NFPA, 2020

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MORE THAN  
**1 IN 10**

FIRES IN **ABANDONED  
PROPERTIES** SPREAD  
TO NEIGHBORING  
STRUCTURES.



These fires don't stay contained. They put homes, families, and neighborhoods at risk.

Source: NFPA, 2020

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**FIREFIGHTERS FACE  
GREATER RISK.**



**45**

**FIREFIGHTER  
FATALITIES  
EACH YEAR**



**225**

**FIREFIGHTER  
INJURIES  
EACH YEAR**

**ASSOCIATED WITH FIRES  
IN ABANDONED PROPERTIES.**

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Source: U.S. Fire Administration, 2017-2021

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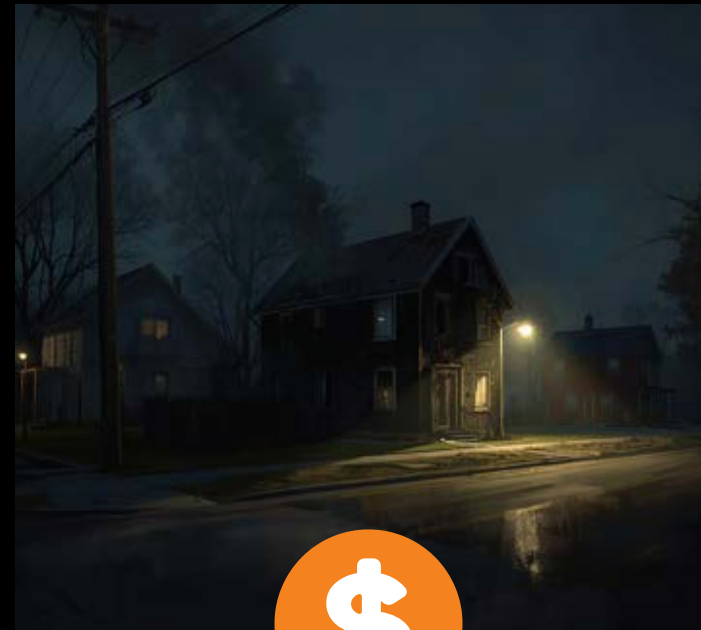


# ONE PROPERTY CAN DAMAGE AN ENTIRE NEIGHBORHOOD.



## FIRE SPREAD

Threatens homes  
and lives.



## PROPERTY VALUE LOSS

Homes within 500 ft can  
lose up to 9.4% in value.



## HIGHER INSURANCE COSTS

Riskier neighborhoods  
mean higher premiums.



## HIGHER MUNICIPAL COSTS

Fire response, code  
enforcement, demolition, and  
cleanup are paid by taxpayers.

THE COST OF ABANDONMENT IS NEVER LIMITED TO THE ABANDONDED PROPERTY.  
IT IS FELT BY THE ENTIRE COMMUNITY.

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# WHY DO VACANT PROPERTIES BURN?



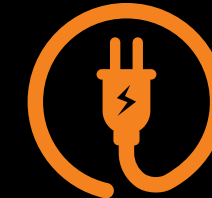
## UNAUTHORIZED OCCUPANCY

Illegal activity, unsafe heating, open flames.



## ARSON & VANDALISM

Vacant buildings are targets for crime and intentional fires.



## ELECTRICAL HAZARDS

Exposed wiring, theft, and illegal connections cause fires.



## DEFERRED MAINTENANCE

Roof leaks, gas leaks, and deterioration create dangerous conditions.



## LACK OF MONITORING

No one is there to detect problems early or stop hazards.



## EASY ACCESS

Openings, broken doors, and unsecure buildings make fires more likely.

THE LONGER A PROPERTY SITS VACANT, **THE GREATER THE RISK** TO NEIGHBORS, FIRST RESPONDERS, AND THE COMMUNITY.

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# COMMUNITIES CAN TAKE ACTION.

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Strengthen code enforcement and property maintenance standards.



Support rehabilitation and responsible redevelopment.



Address tax delinquency early to prevent abandonment.



Partner with investors and organizations that return properties to productive use.

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## SOURCES & RESEARCH

- National Fire Protection Association (NFPA)
- U.S. Fire Administration (USFA)
- International Association of Fire Fighters (IAFF)
- National Institute for Occupational Safety and Health (NIOSH)
- U.S. Census Bureau
- Urban Institute
- Center for Community Progress
- Federal Reserve Community Development Research
- HUD Office of Policy Development and Research
- StopEquityTheft.com Research Library

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# WE CAN PREVENT FIRES. WE CAN PROTECT OUR COMMUNITIES. WE MUST ACT NOW.

Vacant and abandoned properties are a public safety crisis that demands urgency, resources, and leadership to protect against equity theft.



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