

City of Minneapolis

Regulatory Services

Report to PS & RS Committee

November 21, 2007

Nuisance Abatement Program

What is Nuisance Abatement?

A citywide program with aggressive enforcement!

In the yard:

- Grass and weeds taller than 8 inches
- Overhanging brush in the alley and public sidewalks
- Surface grading that is low for drainage away from the foundation
- Rubbish or litter in the yard
- Lack of ground cover
- Parking in the yard that is not on an approved parking surface
- Inoperable vehicles, car parts, loose vehicle tires, and vehicles with expired tabs
- Firewood must be stacked neatly on a non-rotting, well-supported base, at least 8 inches above the ground
- Too many cars parked on the lot
- Fences in disrepair

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Primary residential structures:

- Missing address numbers from either the front or rear of properties
- Deteriorating exterior surfaces such as peeling paint, broken siding, rotting trim boards and soffits
- Porches in disrepair
- Required guardrails and handrails that are missing or in disrepair
- Broken glass in the windows or doors
- Steps which are attached to the primary structure that are in disrepair
- Roofs that are missing shingles
- Chimneys that have missing bricks or missing tuckpointing/mortar
- Exterior doors that are in disrepair

Accessory buildings:

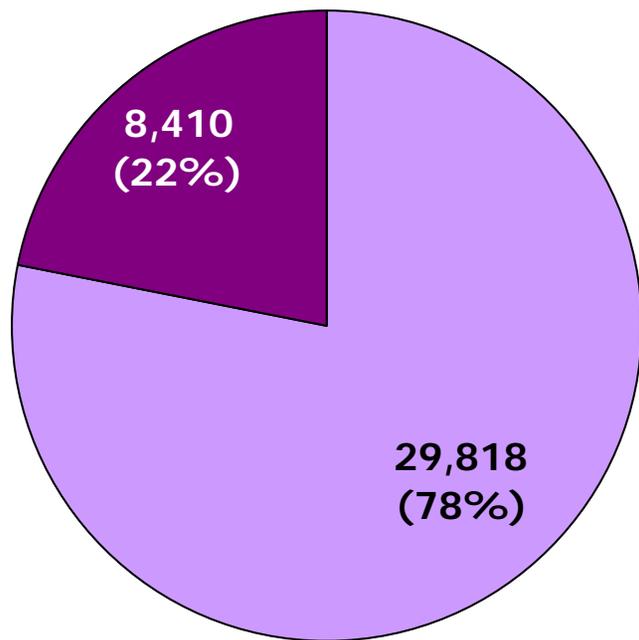
- Garages and sheds with deteriorating surface conditions and peeling paint

Nuisance Abatement Results

Northside compared to rest of city

Results from Wards 3, 4 & 5 (Northside Initiative)

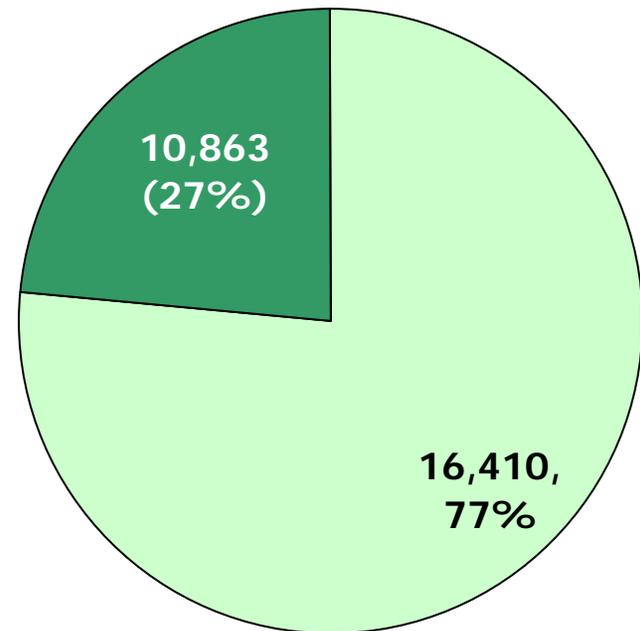
Total of 38,228 Violations



Resolved Unresolved

Results for Rest of City

Total of 29,269 Violations



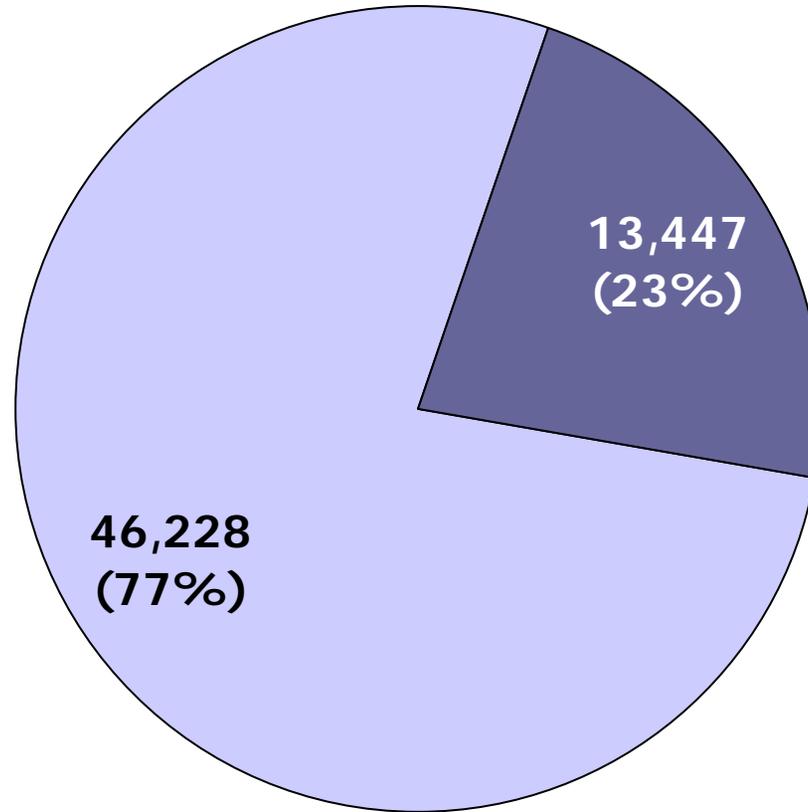
Resolved Unresolved

Housing Inspections

Total Exterior Nuisance Abatement Results

Jan. 1 – Oct. 31, 2006

Total violations in 2006 YTD is 59,675 – an increase from 29,176 in 2005 or 104% increase



Resolved Unresolved

Title 11, Chapter 227.100 – Abatement of offensive conditions and vegetation

MINNEAPOLIS CITY COUNCIL - OFFICIAL PROCEEDINGS REGULAR MEETING OF SEPTEMBER 2, 2005

The **PUBLIC SAFETY & REGULATORY SERVICES** Committee submitted the following reports:

PS&RS -Your Committee, to whom was referred an ordinance amending Title 11, Chapter 227 of the Minneapolis Code of Ordinances relating to *Health and Sanitation: Nuisances Generally*, allowing Housing Inspection Services to send a general notification to property owners for nuisance violations relating to tall grass and/or rubbish observed within 12 months after a property owner has received a prior violation notice to remove offensive matter or to correct nuisance conditions; and assessing a double administrative fee for the second and subsequent authorized removal of the nuisance condition in a twelve-month period, now recommends that said ordinance be given its second reading for amendment and passage.

Adopted 9/2/05. *(Discussion at this meeting focused on Housing Inspectors becoming more aggressive on these issues.)*

2006 Nuisance Abatement by Contractors

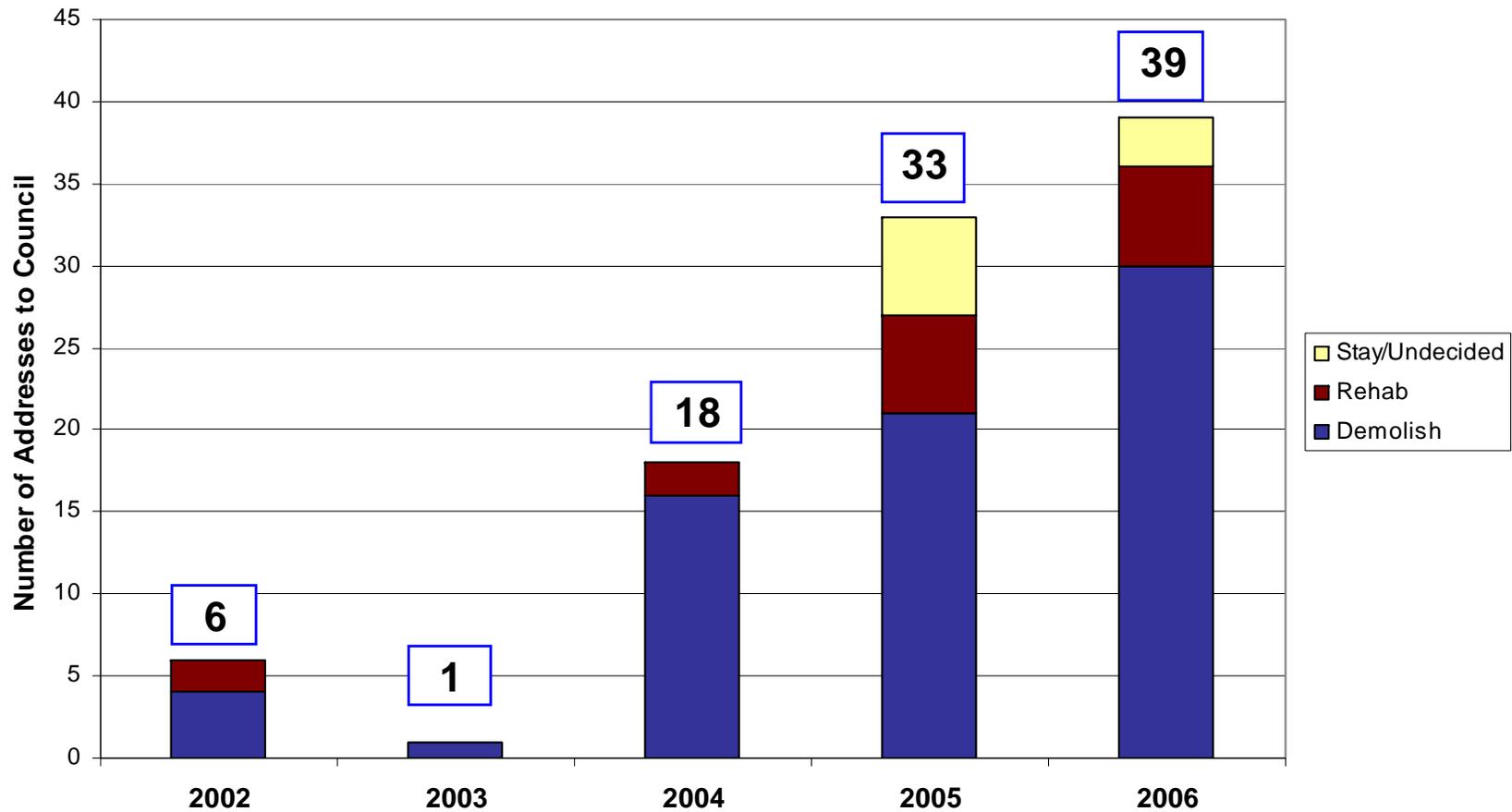
WARD	Contractor Payment
1	\$ 38,125
2	\$ 15,075
3	\$ 185,465
4	\$ 228,630
5	\$ 234,213
6	\$ 48,822
7	\$ 5,094
8	\$ 90,185
9	\$ 98,204
10	\$ 13,337
11	\$ 15,014
12	\$ 32,580
13	\$ 9,470
Grand Total	\$ 1,014,214

**Note: In 2005, 172 properties were on this list;
in 2006 the list included 5,070 pre-authorized properties**

Problem Properties Results

249 Public Hearings 2004- September 2006

(Anticipate 10-20 more properties before end of 2006)



2006 Demolitions

Ward	Amount Spent YTD	Count	Projected to Year End	Count	Total Dollars	Total Count
1 Total	\$15,000	1	\$8,000	1	\$23,000	2
3 Total	\$83,052	10	\$58,600	5	\$141,652	15
4 Total	\$30,609	3	\$27,000	2	\$57,609	5
5 Total	\$68,867	7	\$183,770	14	\$252,637	21
6 Total	\$15,691	1			\$15,691	1
8 Total	\$13,850	1			\$13,850	1
9 Total	\$93,900	6	\$150,000	6	\$243,900	12
Grand Total	\$320,969	29	\$427,370	8	\$748,339	37

Note: Projected to Year End includes the following:
 Encumbered bids (contractors hired and buildings down soon)
 Out for bid - waiting to award contracts
 Authorized but demolition currently pending
 \$75,000 in Ward 9 is a large commercial building - 1626 East Lake Street

**Total:
\$1,131,339**

Boardups for Regulatory Services, Police & Fire Depts.

Projected 2006

\$383,000

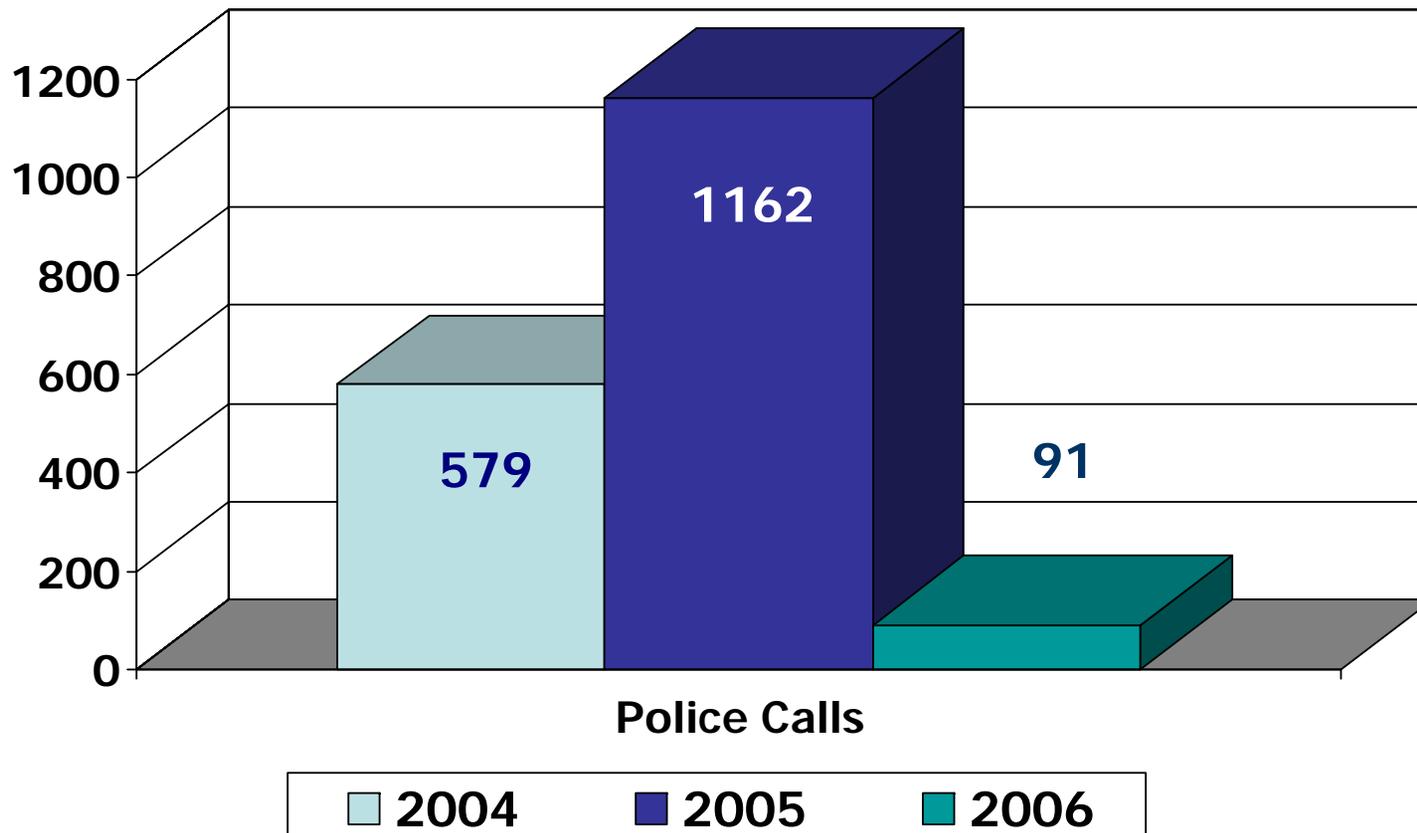
Projected 2007 *

\$530,000

* Recent ordinance revision allows for second floor boardups. This revision is included in 2007 projection.

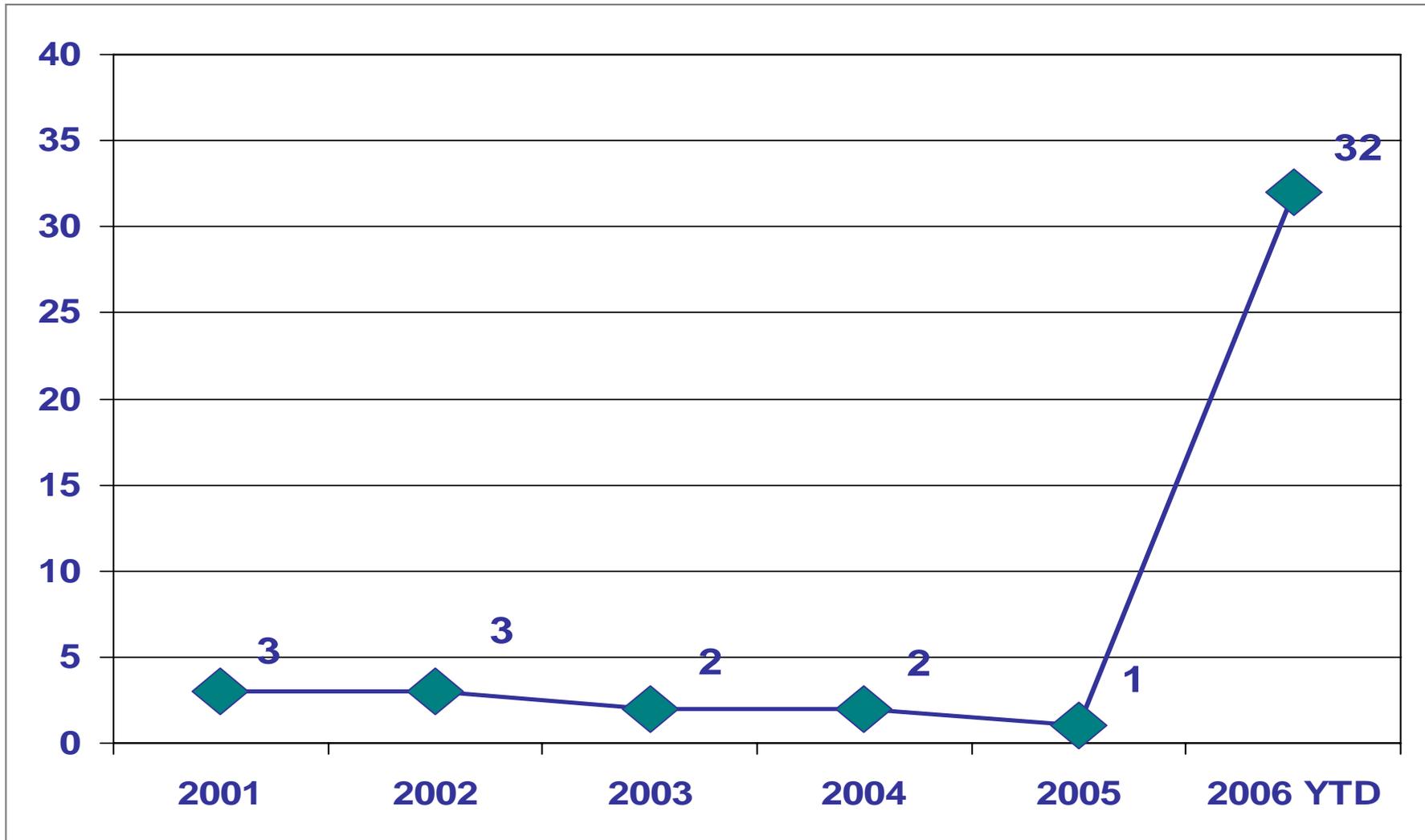
NOTE: \$530,000 in Mayor's 2007 Recommended Budget for Boardups

Police Calls – 4 You Food Market 2326 Lyndale Ave. No.



Jan 06	42
Feb 06	29
Mar 06	6
Apr 06	6
May 06	4
June 06	1
July 06	1
Aug 06	1
Sept 06	1
06 TOTAL	91

Rental License Revocations



NOTE: The 32 revocations in 2006 have been for 8 property owners

Our Core Values

- **Safety** – addressing an issue that can cause fatal harm to an individual.
- **Health** – addressing an issue that could cause sickness or other non-fatal harm to an individual.
- **Livability** – addressing an issue that affects quality of life.
- **Accountability** – each employee will be accountable to systems, policies, people, and the public interest to provide excellent customer service; and accept the obligation and responsibility to be accountable for their actions; and the actions will be measured and reported.

Possible Solutions to Housing Contract Gap in 2007

	Description	Total Change to 2007 Mayor's Budget	Impact
Option 1	No change to 2007 Mayor's budget.	No Change.	<ul style="list-style-type: none"> Funding will be exhausted as of mid-July -- cease abatements, OR
		\$370,000 General Fund	<ul style="list-style-type: none"> January 1 reduce work level standards-- allow longer grass and pick up only certain rubbish, OR
		\$55,000 CDBG	<ul style="list-style-type: none"> Return to reactive, complaint driven enforcement. No saturation abatement activities similar to NORTHforce will occur.
Option 2	Increase expense appropriation by \$100,000 to \$950,000.	Increase expense appropriation by \$100,000 to \$950,000 in one fund or a combination of funds, and do so annually.	<ul style="list-style-type: none"> Additional funding of \$950,000 will allow work to occur at same standard and level as 2006. A curb-to-alley saturation abatement activity similar to NORTHforce will occur at the higher levels of additional funding. Modified saturation abatement activities may occur at lower levels of additional funding using 311 and GIS data.
Option 3	Creation of a revolving fund, with a one time allocation of additional expense dollars to seed the account. Expenses recovered from Housing-generated special assessments would replenish the account on an ongoing basis.*	One time increase expense appropriation by up to \$950,000. Self sustaining thereafter.	<ul style="list-style-type: none"> Work will occur at same standard and level as 2006. Modified saturation abatement activities may occur at lower levels of additional funding using 311 and GIS data. Eliminate general fund impact of increased nuisance abatement after 2007.

* This includes: demolitions, nuisance abatement, administrative fines, re-inspections fees, abandoned vehicle tows from private property, vacant & boarded building registration fees, existing abatement appropriation