



Request for City Council Committee Action from the Department of Regulatory Services

Date: May 16, 2011

To: Council Member Elizabeth Glidden, Chair – Regulatory, Energy & Environment Committee

Subject: Action plan for license revocations held by licensee Spiros Zorbalas

Recommendation: Receive and file

Previous Directives: April 4, 2011 - Develop an action plan for the tenants impacted from the recent rental license revocations located at 1830 Stevens Ave, 905 E. Franklin & 3725 Cedar Ave. -- license held by Spiros Zorbalas.

Department Information

Prepared by: JoAnn Velde, Manager - Housing Inspection Services – (612) 673-5850;
David Rubedor, Director – Neighborhood & Community Relations – (612) 673-3129

Approved by:

Rocco Forté, Director of Emergency Preparedness & Regulatory Services

Thomas Deegan, Director of Housing Inspections

JoAnn Velde, Manager of Housing Inspection Services

Presenters in Committee: JoAnn Velde, David Rubedor

Financial Impact

- No financial impact

Community Impact

- City Goals

Supporting Information

If the City prevails in the Minnesota Court of Appeal decision to revoke three licenses held by Spiros Zorbalas, the attached action plan elements will be implemented to assist tenants in understanding their rights & provide them with relocation resources.

Purpose of this action plan is to coordinate resources between Regulatory Services, Neighborhood and Community Relations, Legal Aide, City Attorney, 311, Communications Department, & CPED/Housing Services to develop an effective outreach plan for the impacted tenants who reside in 1830 Stevens Ave, 905 E. Franklin & 3725 Cedar Ave.

Elements of the plan that will be implemented:

- Develop a comprehensive list of Housing resources to assist tenants with their relocation efforts.
- Community meetings will be scheduled to invite tenants impacted so they can receive clear communications on the legal action occurring, provide them with information on their legal rights, & housing resource information.
- Door knock each unit to reach tenants that may not attend the community meetings.
- Interpreters will be available for both the door knocking and for the community meetings.
- Notify Neighborhood Organizations
- Identify relocation resources within neighborhood organizations & cultural centers to assist tenants
- Engage 311 staff and develop a FAQ workflow to answer questions for the tenants.
- Translation of legal notices, tenant rights, & 311 information in different languages.
- CPED will provide a resource manual on programs available to assist tenants in homeownership opportunities.
- Hennepin County will be contacted regarding this action to assist tenants who may need emergency assistance.

The committee will continue to meet to ensure the elements of the plan are complete and ready to implement when needed.