



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

**Date** April 25, 2006

**To** Public Safety and Regulatory Services Committee, The Honorable Don Samuels, Chairperson

**Referral to** Ways & Means/Budget Committee, The Honorable Paul Ostrow, Chairperson

**Subject** Proposed Amendment to Minneapolis Code of Ordinances Title 12, Chapter 249 relating to Housing: Vacant Building or Dwelling, Nuisance Condition.

### Recommendation

That the City Council adopt the proposed ordinance amendments of Title 12, Chapter 249 related to Housing.

### Previous Directives

Prepared or Submitted by Thomas M. Deegan, Manager of the Problem Properties Unit, 673-3310

Approved by: *Rocco Forte*

Rocco Forte, Assistant City Coordinator

*Henry Reimer*

Henry Reimer, Director of Inspections

**Permanent Review Committee (PRC)** Approval \_\_\_\_\_ Not Applicable **X**

**Policy Review Group (PRG)** Approval \_\_\_\_\_ Date of Approval \_\_\_\_\_ Not Applicable **X**

Presenters in Committee

Henry Reimer, Director of Inspections

Steve Heng, Attorney

Tom Deegan, Manager Problem Properties Unit

**Financial Impact (Check those that apply)**

No financial impact (If checked, go directly to Background/Supporting Information).

Action requires an appropriation increase to the  Capital Budget or  Operating Budget.

Action provides increased revenue for appropriation increase.

Action requires use of contingency or reserves.

Business Plan:  Action is within the plan.  Action requires a change to plan.

Other financial impact (Explain):

Request provided to department's finance contact when provided to the Committee Coordinator.

**Community Impact (use any categories that apply)**

Neighborhood Notification - No

City Goals - Consistent with the following City Goals:

- Maintain the physical infrastructure to ensure a healthy, vital and safe City
- Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth

Comprehensive Plan - No impact

Zoning Code - No impact

Other

**Background/Supporting Information Attached**

The proposed changes to the ordinance will improve the way the City manages the rehabilitation or demolition of condemned and boarded buildings in the City.

The proposed amendment will allow for an initial administrative decision, by the Director of Inspections, regarding appropriate abatement of a nuisance property (including demolition) and establish an appeal procedure whereby owners and other persons with a vested interest in the property may appeal the decision to a Review Panel. The Review panel will be comprised of the Director of Operations, Licenses and Environmental Services, the Fire Marshal, the Director of Housing Policy and Development, and the City Assessor or their designees.

The proposed amendment would also create a legal framework that will allow for the creation of a revolving fund to be may be used for improvements to certain properties and help sustain a demolition budget over-time.

The proposed amendment would increase the current annual Vacant Building Registration fee from \$400 to \$2000.

**Benefits of the ordinance change include:**

- Elimination of a full hearing before the City Council for uncontested nuisance property declarations.
- Streamlined notice provisions.
- Improved findings and deliberation of contested property decisions.
- Sustaining a more accurate reflection of real costs to the City for managing vacant and boarded properties, through the increase in the VBR fee and inclusion of an appeal fee.
- Potential for an increase in demolitions or rehabilitations due to inclusion of ability of director to impose any and all conditions deemed appropriate to facilitate abatement of the nuisance condition.