

City Council Workshop
Presentation
March 7, 2007

Property Maintenance Ordinance

Property Maintenance and
Code Enforcement

Property Maintenance and Code Enforcement

I. Current Codes and Compliance Practice.

Current Codes regulate:

- Blight
- Inoperable/Unlicensed Vehicle
- Recreational Vehicles
- Commercial Vehicles and Equipment
- Weeds
- Vacant and Dilapidated or Dangerous Buildings
- Fences

Causes of Blight

- Building materials
- Fences
- Junk
- Partially completed structures
- Unlicensed/Inoperable vehicles
- Uninhabitable structures
- Vacant buildings
- Weeds

Fences

- Height
- Location
- Maintenance



Unlicensed or Inoperable Vehicles

Unlicensed or Inoperable Vehicles

- Vehicles must be currently licensed.



Unlicensed or Inoperable Vehicles

- Vehicles must be currently licensed.
- Vehicle must be operable.



Unlicensed or Inoperable Vehicles

- Vehicles must be currently licensed.
- Vehicle must be operable.
- Proposal: unused vehicle storage in the front yard limited to 90 days.
- After 90 days, must be in side and rear yard, currently licensed and operable.

Unlicensed or Inoperable Vehicles

- Vehicles must be currently licensed.
- Vehicle must be operable.
- Proposal: Unused vehicle storage in the front yard limited to 90 days.
- After 90 days, must be in side and rear yard, currently licensed and operable.
- Vehicles under tarps must be stored in side or rear yard but must be operable and currently licensed.



Unlicensed/Inoperable Vehicle Enforcement Stats

2004.....	261
2005.....	288
2006.....	325

Blight Prevention







Blight Enforcement Stats

2004.....	281
2005.....	314
2006.....	381

2005/2006 Blight Resolution

1-30 Days	82.6%
31-60 Days	7 %
61-90 Days	5.5%
Over 90 Days	4.4%

Proposed addition to the Blight Ordinance

- Hand Bills. Regulate the mass distribution of flyer and advertisements and unsubscribed newspapers.
- Fallen trees and hanging branches.





Vacant Structures







Dilapidated Building Abatement Stats

2006.....7

2007.....1

Vacant Structures

Proposal:

1. Boards on the building must match the paint of the existing structure
2. Buildings boarded up have up to 180 days to make structure livable or demolished.

Recreational Vehicles

Existing Ordinance:

- Prohibits RVs in the “front yard”.







RV Enforcement stats

2004.....	191
2005.....	211
2006.....	230

Commercial Vehicles and Equipment

Proposal:

- Include portable storage units and roll-off dumpsters.







Commercial Vehicle Enforcement Stats

2004.....	101
2005.....	122
2006.....	114

So what's the Plan?

The First Step is to Consolidate Current Ordinances into one PMO

- Accessory Structure
- Addressing
- Animal housing
- Blight

Current Ordinances

- Commercial Vehicle and Equipment
- Fences
- Junk Cars
- Inoperable/Unlicensed Vehicles
- Sidewalks and Driveways

Current Ordinances

- Recreational Vehicles
- Solid Waste
- Vacant/Dilapidated/Uninhabitable Buildings
- Weeds

The Second step is to
Identify Issues that current
ordinances do not address and
add to the PMO.

- Brush Piles and down trees
- Landscape Maintenance
- Compost Piles
- Garage Sales
- Graffiti
- Handbill and Advertising papers

Identify Issues that current
ordinances do not address and
add to the PMO.

- Rodent Control
- Swimming Pools
- Temporary Storage Units
- Exterior Building Maintenance
- Interior Building Maintenance

This will result in
a Proposed Property
Maintenance Ordinance with
three categories

I. External Property Maintenance

II. Building Exterior Maintenance

III. Building Interior Maintenance

Building Exterior Maintenance

1. Protective Treatment
2. Exterior Wall
3. Stairs and Porches
4. Roofing









INCOMPLETE WORK ON STRUCTURES







Building Interior Maintenance

Sanitary

- *Plumbing
- * Insect or Rodent Extermination

Safety

- * Mechanical
- * Electrical
- * Smoke Detectors
- * Stairs, Handrails, Guards

Financial Programs Available

1. Oakland County Development Block Grant
2. Oakland County Home Improvement Loan program

Oakland County Grant Program

The City participates in this grant program.
Grant money does not need to be paid back

The grant limit is \$3000.00.

The homeowner must obtain three quotes from qualified contractors.

Funds are dispersed directly to the contractor after successfully passing inspections.

Oakland County Grant Program

Total grant annually is about \$80,000.00

About \$30,000 is designated for Code Violation Abatement assistance.

The balance goes to things like furnace repair/replacement, tree removal, water/sewer line repair/replacement, and ramps.

Oakland County Grant Program

to qualify for assistance;

1. Have a repair/improvement at the home that is needed
 - * to correct a health or safety issue or;
 - * to correct an ordinance violation or other governmental mandate.

Oakland County Grant Program

to qualify for assistance;

2. The household must earn less than the LOW INCOME (80%) limit with the corresponding number of persons living within the household. (Most recent tax return)
3. The applicant must own the home.

Oakland County Community Development Block Grant Program

Household Size	Maximum Income
1 Person	\$39,150
2 Person	\$44,750
3 Person	\$50,350
4 Person	\$55,900
5 Person	\$60,400
6 Person	\$64,850
7 Person	\$69,350

Oakland County Community Development Block Grant Program

Persons per household	Extremely low income 30%	Very low income 50%	Low income 80%
1	14,700	24,450	39,150
2	16,800	27,950	44,750
3	18,850	31,450	50,350
4	20,950	34,950	55,900
5	22,650	37,750	60,400
6	24,350	46,150	64,850

Oakland County Home Improvement Loan Program

Fifty Oakland County communities participate.

Three types of loans; installment, Deferred, and Combo.

The loan limit goes up to \$18,000.00

A loan may be obtained once every five years.

The loans are payable when the home is sold.

The priority is given to health and safety items, energy conservation, and structural preservations however other repair may qualify;

Oakland County Home Improvement Loan Program

Barrier Free Access	Bathrooms	Doors	Electrical Systems
Porches	Kitchens	Windows	Heating
Masonry	Roofs	Siding	Plumbing
Septic Systems	Wells	Insulation	
Water and Sewer Lines			

So....What level of enforcement do we what?







