

**City Council Meeting
March 17, 2008**

**Property Maintenance
Ordinance**

So what was the Plan?

The First Step was 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 was 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. Exterior Building Maintenance
- III. Interior Building 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 Community 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

These funds are distributed on a first come first serve basis.

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

Decks 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 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 repairs 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 want?









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