

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 02-27-12
Item No.: 10.c

Department Approval



City Manager Approval



Item Description: **Receive Annual Reports for Community Development's Land Use Code Enforcement and Neighborhood Enhancement Program Activities in 2011**

BACKGROUND

- The Community Development Department is responsible for enforcement of the public nuisance provisions of the City Code. It accomplishes this through two separate programs: Land Use Code Enforcement and the Neighborhood Enhancement Program.
- Land Use Enforcement primarily addresses City Code public nuisance violations reported to staff by the public, such as: junk/debris, outside storage, long grass, junk vehicles, building maintenance, noise, etc:
 - o Land Use Enforcement's 2011 Year End Report is attached.
- The Neighborhood Enhancement Program is a more proactive type program that initiates neighborhood inspections (from the street) for similar public nuisance type violations in an attempt to identify and resolve public nuisances before they become large enough to negatively impact neighborhoods and property values:
 - o This program is funded by Roseville's Housing Redevelopment Authority.
 - o The Neighborhood Enhancement Program's 2011 Year End report is attached.
- Council has requested a specific report on the status of Abatement and Court Citation cases initiated.
 - o The 2011 Abatement and Court Citation Cases Status Report is attached.

POLICY OBJECTIVE

- Property maintenance through City abatement activities is a key tool to preserving high-quality residential neighborhoods. Both Imagine Roseville 2025 and the City's 2030 Comprehensive Plan support property maintenance as a means by which to achieve neighborhood stability. The Housing section of Imagine Roseville suggests that the City "implement programs to ensure safe and well-maintained properties." In addition, the Land Use chapter (Chapter 3) and the Housing and Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City's efforts to maintain livability of the City's residential neighborhoods with specific policies related to property maintenance and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as one method to prevent neighborhood decline.

REQUESTED COUNCIL ACTION

- Receive the Reports

Prepared by: Don Munson, Codes Coordinator

Attachments: A: Land Use Enforcement's 2011 Year End Report
B: Neighborhood Enhancement Program's 2011 Year End Report
C: 2011 Abatement and Court Citation Cases Status Report
D: Abatement Billing in 2011
E. PowerPoint Presentation

Land-Use Code Enforcement Program 2011 Year End Report



Background:

- The Community Development Department is responsible for enforcement of most of the public nuisance provisions of the City Code.
- Land-use enforcement primarily addresses public nuisance violations reported to staff by the public, such as: junk/debris, outside storage, long grass, junk vehicles, building maintenance, noise complaints, un-shoveled public sidewalks, etc.

Goals of the Program:

- Greater public awareness and compliance with city codes and ordinances through education, cooperation and enforcement.
- Enhanced property values and livability of neighborhoods.
- Minimize negative effects of public nuisance violations upon surrounding neighborhoods.
- Maintenance of the city's tax base.

Case files per year:

- 2005 – 380 Cases 2007 – 425 Cases 2009 – 736 Cases 2011 – 546 Cases
- 2006 – 474 Cases 2008 – 730 Cases 2010 – 614 Cases

Public Nuisance Violations (2011):

- Types of violations:
 - o 23% - Grass over 8".
 - o 6% - Junk/Debris.
 - o 51% - Residential.
 - o 7% - Commercial.
 - o 13% - Junk vehicles.
- Resolution of cases:
 - o 440 - 80% of cases resolved within 20 days.
 - o 25 - 5% of cases resolved within 40 days.
 - o 25 - 5% of cases resolved within 60 days.
 - o 46 - 8% of cases resolved over 60 days.
 - o 10 - 2% of cases pending resolution.

Accomplishments:

- Staff continues to improve procedures each year through reassignment of staff duties and streamlining staff procedures.
- To date have closed 98% of the 546 cases opened in 2011:
 - Cooperation from the public on correcting public nuisances is typically very positive.
 - 92% have complied with simple letter requests for compliance.
- Include in initial notices an informational brochure to educate residents about common public nuisance violations in an effort to minimize violations through education and cooperation.
- When a violation is a building maintenance issue staff includes additional HRA Program information as well as HRC Program information.
- Generating goodwill:
 - Have received many supportive comments from the public about the cooperative and respectful approach staff takes when dealing with residents.
- The code enforcement program helps maintain the livability of neighborhoods.
- The code enforcement program helps maintain the city's tax base.

Observations:

- Still observing where one public nuisance tends to promote more of the same - a clustering effect.
- Still observing more violations in neighborhoods of older homes; this is to be expected due to typically smaller lots, smaller garages and older construction.
- Some property maintenance cases remain difficult to resolve due to financial/physical hardship by the property owner. Many of the unresolved 'pending' cases are of this type.

2011 Code Enforcement Report													
Land Use Cases Ending December 31, 2011													
Case Counts by Month													
Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Business	6	9	8	1	5	4	2	1	2	1	1	1	41
Cars	4	3	11	7	3	7	10	1	6	9	5	6	72
Debris	0	1	1	6	5	3	2	1	0	1	0	0	20
Residential	7	9	17	12	44	39	23	44	34	24	18	12	283
Weeds	0	0	0	0	16	45	16	29	18	4	2	0	130
TOTAL													546
Cases Opened/Closed by Month													
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Opened	17	22	37	26	73	98	53	76	60	39	26	19	546
Closed	16	23	38	26	72	99	51	77	58	35	23	18	536
Problem Cases in 2011 - Year to Date													
Administrative Tickets													0
Accelerated Abatements (Grass/Snow/Graffiti)													38
Council Approved Abatements													12
Council Approved Citations													2
TOTAL													52



Neighborhood Enhancement Program

2011 Year End Report



Background:

- Program began in 2008 and is funded by Roseville's Housing and Redevelopment Authority.

Goals of the Program:

- Greater public awareness and compliance with city codes and ordinances through education, cooperation and enforcement.
- Enhanced property values and livability of neighborhoods.
- Minimize negative effects of rental properties upon surrounding neighborhoods.
- Maintenance of the city's tax base.
- In the first three-year cycle of the program, the City visited over 9,000 properties. Staff found that in all three years, the Neighborhood Enhancement Program has been well received by residents
- In 2011, City staff, again, began another cycle and visited 4,388 residential properties as well as 131 residential rental properties.

Residential Properties Inspected:

- 2008 – 1,900
- 2009 – 3,159
- 2010 – 4,232
- 2011 – 4,388

Public Nuisance Violations Observed:

- Numbers of violations observed:
 - o 2008 - 144 violations out of 1,900 properties inspected (7.6% violation rate)
 - o 2009 - 195 violations out of 3,159 properties inspected (6.2% violation rate)
 - o 2010 - 157 violations out of 4,232 properties inspected (3.7% violation rate)
 - o 2011 - 177 violations out of 4,388 properties inspected (4.0% violation rate)
- Types of violations observed:
 - o 0 % - Commercial equipment in residential area.
 - o 3% - Grass over 8".
 - o 33% - Junk/Debris in public view.
 - o 22% - Outside Storage in public view.
 - o 13% - Property Maintenance.
 - o 29% - Unlicensed/Inoperable Vehicles.
 - o 0% - Misc.
- Resolution of cases:
 - o 164 - 92% of cases resolved within 20 days.
 - o 5 - 3% of cases resolved within 40 days.
 - o 2 - 1% of cases resolved within 60 days.
 - o 5 - 3% of cases resolved within 90 days
 - o 1 - 1% of cases resolved over 90 days
 - o 0 - No cases pending

Expenses:

- 2011 – Staffing, vehicle, insurance, gas, office, postage, printing - \$20,875.

Accomplishments:

- To date have inspected 13,679 residential properties and observed 673 public nuisance violations:
 - o Public cooperation on correcting public nuisances has been exceptional.
 - o 98% complied with simple letter requests for compliance. Most, who have not complied, have not done so due to financial and/or physical hardship.
- Continuing with informational brochure to educate residents about common public nuisance violations in an effort to minimize violations through education and cooperation:
 - o Each initial letter includes this brochure.
 - o This brochure is also included in the City's Welcome Packet.
- Each initial mailing includes HRA Program information and HRC Program information.
- Generating goodwill:
 - o Have received many supportive comments from the public about the Program.
 - o League of Women Voters endorsement of the program.
- The program helps maintain the livability of neighborhoods.
- The program helps maintain the city's tax base.

Observations:

- Public comment has been overwhelmingly supportive of the program.
- Each year the very low percentage of violation rate indicates residents are aware of the program, support the program, and cooperate when they receive an initial letter.
 - o 2008 – 7.6% violation rate
 - o 2009 – 6.2% violation rate
 - o 2010 – 3.7% violation rate
 - o 2011 – 4.0% violation rate
- Still observing a clustering effect where one violation promotes more.
- Still observing more violations in neighborhoods of older homes; this is to be expected due to typically smaller lots, smaller garages and older construction.
- Some property maintenance cases remain difficult to resolve due to financial/physical hardship by the property owner.

Case Counts by Month							
Type	May	June	July	Aug	Sept	Oct	TOTAL
Commercial in Res. Zone	0	0	0	0	0	0	0
Grass	1	2	0	1	0	2	6
Junk/Debris	5	18	6	12	8	9	58
Miscellaneous	0	0	0	0	0	0	0
Outside Storage	2	4	8	6	10	8	38
Property Maintenance	7	4	6	5	1	0	23
Vehicles	16	12	7	9	7	1	52
TOTAL	31	40	27	33	26	20	177
Cases Closed Within Number of Days - Year to Date							
	Closed within 20 days						164
	Closed within 40 days						5
	Closed within 60 days						2
	Closed within 90 days						5
	Closed over 90 days						1
	Pending						0
	TOTAL						177

2011 Abatement and Court Citation Report

Address	Abatement Reason	Council Approval Date	Violation Corrected by	Estimated Cost	Actual Cost Including Admin. Serv. Chrgs	Date Completed
Abatements						
1065 Ryan Ave	Debris	3/28/11	City	\$350.00	\$279.00	5/17/11
1430 Brenner Ave	Building Maint	2/28/11	City	\$16,000.00	\$13,383.75	6/14/11
2580 Hamline Ave	Building Maint	11/8/10	City	\$3,000.00	\$2,498.50	6/1/11
2941 Rice St	Demo Bldgs	6/20/11	City	\$10,000.00	\$5,856.00	8/25/11
1624 Ridgewood	Public Health Threat	N/A	City	\$2,200.00	\$2,717.19	7/12/11
397 Brooks	Outside Storage	7/11/11	Homeowner	\$500.00	\$0.00	10/31/11
397 Highway 36	Outside Storage	7/11/11	Homeowner	\$800.00	\$0.00	7/18/11
590 Highway 36	Building Maint	7/11/11	Homeowner	\$5,200.00	\$0.00	9/8/11
1205 Sandhurst	Building Maint	7/25/11	Homeowner	\$2,500.00	\$0.00	8/17/11
2030 Lexington	Building Maint	3/28/11	City	\$2,000.00	\$2,452.80	9/1/11
2529 Maple Lane	Building Maint	10/11/11	City	\$900.00	\$1,701.79	11/22/11
1890 Huron	Building Maint	11/21/11	City	\$400.00	\$205.00	11/29/11
1065 Ryan Ave	Building Maint	12/12/11	Homeowner	\$7,000.00		In Process
511 Hilltop	Debris	2/14/11	Homeowner	\$500.00	\$0.00	4/19/11
2211 Irene	Debris	9/26/11	Homeowner	\$1,550.00	\$0.00	11/3/11
2408 St. Albans	Building Maint	9/26/11	Homeowner	\$7,500.00	\$0.00	12/6/11
Court Citations						
850 Lovell	Prohibited Activity	9/27/10	In Court	N/A	\$0.00	In Process
1756 Chatsworth	Driveway Maint	10/10/11	In Court	N/A	\$0.00	In Process
2575 Dellwood	Property Use	10/10/2011	Homeowner	N/A	\$0.00	11/23/2011

CITY OF ROSEVILLE - ABATEMENT BILLING - 2011

Attachment D

Invoice Date	Abatement Date	File No.	House No.	Street Name	Property Owner	Abatement Reason	Res. Contr Charges	Com. Contr Charges	Admin. Charges *	Sent to Finance	Charged to	Total Abatement Amount
5/17/11	5/9/11	2010-354	1065	Ryan	Bury	Debris/Junk	\$154.00		\$125.00	6/3/11	HRA	\$279.00
5/26/11	5/6/11	2011-266	2941	Rice St	Dunaway	Immediate Threat	\$99.20		\$125.00	6/3/11	HRA	\$224.20
4/26/11	4/21/11	2011-094	1624	Ridgewood Lane S	Evans	Debris/Junk	\$517.19		\$0.00	6/3/11	HRA	\$517.19
4/20/11	4/20/11	2011-094	1624	Ridgewood Lane S	Evans	Building Maint.	\$200.00		\$0.00	6/3/11	HRA	\$200.00
6/13/11	6/8/11	2011-284	1624	Ridgewood Lane S	Evans	Grass	\$69.42		\$0.00	6/14/11	HRA	\$69.42
6/13/11	6/8/11	2011-285	2071	Fry St	Wu	Grass	\$69.42		\$125.00	6/14/11	HRA	\$194.42
6/8/11	6/2/11	2011-283	1136	Sandhurst Circ	Thorpe	Grass	\$69.42		\$125.00	6/14/11	HRA	\$194.42
6/22/11	6/1/11	2010-603	2580	Hamline Ave	Vang	Building Maint.	\$1,800.00		\$698.50	6/27/11	HRA	\$2,498.50
6/22/11	6/14/11	2010-639	1430	Brenner Ave	Rosier	Building Maint.	\$12,653.50		\$730.25	6/27/11	HRA	\$13,383.75
6/15/11	6/13/11	2011-310	2051	William St.	Maki	Grass	\$65.00		\$125.00	6/30/11	HRA	\$190.00
6/15/11	6/7/11	2011-291	2904	Sheldon St	Zeller	Grass	\$65.00		\$125.00	6/30/11	HRA	\$190.00
6/15/11	6/6/11	2011-289	333	County Road B-2	Vang	Grass	\$65.00		\$125.00	6/30/11	HRA	\$190.00
6/27/11	6/16/11	2010-669	2030	Lexington	Maki	Building Maint.	\$1,897.50		\$555.30	6/30/11	HRA	\$2,452.80
6/27/11	5/7/11	2011-94	1624	Ridgewood Lane S	Evans	Immediate Threat	\$2,000.00		\$0.00	6/30/11	HRA	\$2,000.00
6/28/11	6/24/11	2011-94	1624	Ridgewood Lane S	Evans	Grass/Brush	\$138.84		\$0.00	7/14/11	HRA	\$138.84
6/28/11	6/24/11	2011-316	1175	County Road B	Head	Grass	\$69.42		\$125.00	7/14/11	HRA	\$194.42
6/28/11	6/13/11	2011-309	2834	Galtier	Alfred	Grass	\$69.42		\$125.00	7/14/11	HRA	\$194.42
7/10/11	6/15/11	2011-320	2587	Rice St	Brinberg Prop	Grass	\$86.67		\$125.00	7/26/11	HRA	\$211.67
7/10/11	6/15/11	2011-321	2595	Rice St	Brinberg Prop	Grass	\$86.68		\$125.00	7/26/11	HRA	\$211.68
7/10/11	6/22/11	2011-047	2840	Virginia	Pabst	Grass	\$69.42		\$125.00	7/26/11	HRA	\$194.42
7/10/11	6/17/11	2011-333	2383	Western Ave	Susisidko	Grass	\$69.42		\$125.00	7/26/11	HRA	\$194.42
7/10/11	6/21/11	2011-342	681	Lovell	Solarzano	Grass	\$69.42		\$125.00	7/26/11	HRA	\$194.42
7/11/11	7/11/11	2011-219	1205	Sandhurst Circ	Mortgage Co	Debris/Junk	\$75.00		N/A	7/26/11	HRA	\$0.00
7/11/11	7/11/11	2011-266	2941	Rice St	Dunaway	Building Maint.	\$75.00		N/A	7/26/11	HRA	\$75.00
9/9/11	8/25/11	2011-266	2941	Rice St	Dunaway	Hazardous Bldg	\$4,940.00		\$617.00	9/13/11	HRA	\$5,557.00
9/23/11	9/13/11	2011-577	619-37	Larpenteur Ave	Ficek	Brush		\$575.00	\$0.00	9/27/11	Com Dev	\$575.00
9/2/11	7/6/11	2011-369	2012	Eldridge	Wu	Grass	\$69.42		\$125.00	9/27/11	HRA	\$194.42
9/2/11	7/6/11	2011-391	2071	Fry St	Wu	Grass	\$117.70		\$125.00	9/27/11	HRA	\$242.70

CITY OF ROSEVILLE - ABATEMENT BILLING - 2011

Attachment D

Invoice Date	Abatement Date	File No.	House No.	Street Name	Property Owner	Abatement Reason	Res. Contr Charges	Com. Contr Charges	Admin. Charges *	Sent to Finance	Charged to	Total Abatement Amount
9/2/11	7/6/11	2011-468	2071	Fry St	Wu	Grass	\$69.55		\$125.00	9/27/11	HRA	\$194.55
9/2/11	7/21/11	2011-441	2211	Irene	Landmann	Grass	\$69.42		\$125.00	9/27/11	HRA	\$194.42
9/2/11	7/22/11	2011-447	405	Lovell	Solum	Grass	\$117.70		\$125.00	9/27/11	HRA	\$242.70
9/2/11	7/19/11	2011-433	2955	Patton	McIntyre	Grass	\$117.70		\$125.00	9/27/11	HRA	\$242.70
9/3/11	8/17/11	2011-499	2941	Rice St	Resident	Grass	\$90.95		\$125.00	9/27/11	HRA	\$215.95
9/3/11	8/8/11	2011-486	333	County Road B-2	Vang	Grass	\$69.42		\$125.00	9/27/11	HRA	\$194.42
9/3/11	7/28/11	2011-464	1175	County Road B	Head	Grass	\$69.42		\$125.00	9/27/11	HRA	\$194.42
9/3/11	8/11/11	2011-493	1205	Sandhurst Dr	Wolfe	Grass	\$48.15		\$125.00	9/27/11	HRA	\$173.15
9/3/11	8/23/11	2011-692	1624	Ridgewood Lane S	Evans	Grass	\$69.42		\$125.00	10/12/11	HRA	\$194.42
10/1/11	8/18/11	2011-507	2030	Lexington	Colbert	Grass	\$69.42		\$125.00	10/12/11	HRA	\$194.42
10/1/11	8/23/11	2011-527	2051	William St.	Maki	Grass	\$69.42		\$125.00	10/12/11	HRA	\$194.42
10/1/11	8/31/11	2011-576	1454	Belmont	Moore	Grass	\$69.42		\$125.00	10/12/11	HRA	\$194.42
10/13/11	9/28/11	2011-633	405	Lovell	Solum	Brush	\$356.00		\$125.00	10/21/11	HRA	\$481.00
11/10/11	10/20/11	2011-753	1065	Ryan	Bury	Immediate Threat	\$158.45		\$401.00	11/16/11	HRA	\$559.45
11/10/11	10/19/11	2011-749	1770	Stanbridge	Day	Immediate Threat	\$150.00		\$185.00	11/16/11	HRA	\$335.00
12/6/11	11/29/11	2011-105	1890	Huron	Bangert	Building Maint.	\$80.00		\$125.00	12/7/11	HRA	\$205.00
12/6/11	11/25/11	2011-767	2750	Snelling	Bernuni	Grass		\$160.50	\$125.00	12/7/11	Com Dev	\$285.50
12/6/11	9/30/11	2011-652	2529	Maple	Bustrom	Grass	\$69.42		\$125.00	12/7/11	HRA	\$194.42
12/6/11	9/19/11	2011-652	2071	Fry St	Wu	Grass	\$69.42		\$125.00	12/7/11	HRA	\$194.42
12/6/11	9/17/11	2011-636	1775	County Road B	Head	Grass	\$69.42		\$125.00	12/7/11	HRA	\$194.42
11/15/11	11/1/11	2011-528	2529	Maple	Bustrom	Building Maint.	\$1,331.59		\$370.20	12/16/11	HRA	\$1,701.79
12/27/11	12/22/11	2011-753	1065	Ryan	Bury	Building Maint.	\$148.00		\$125.00	1/5/12	HRA	\$273.00
TOTALS TO DATE							\$29,023.35	\$735.50	\$7,932.25			\$37,616.10
* Admin. Charges do not come out of HRA Budget												

2011 Update

Public Nuisance Code Enforcement

- *Land Use Code Enforcement*
- *Neighborhood Enhancement Program*



2011 Update

Public Nuisance Code Enforcement

Land Use Code Enforcement

Purpose/Goals



2011 Land Use Code Enforcement Common Violations



Junk/Debris



Building Maintenance

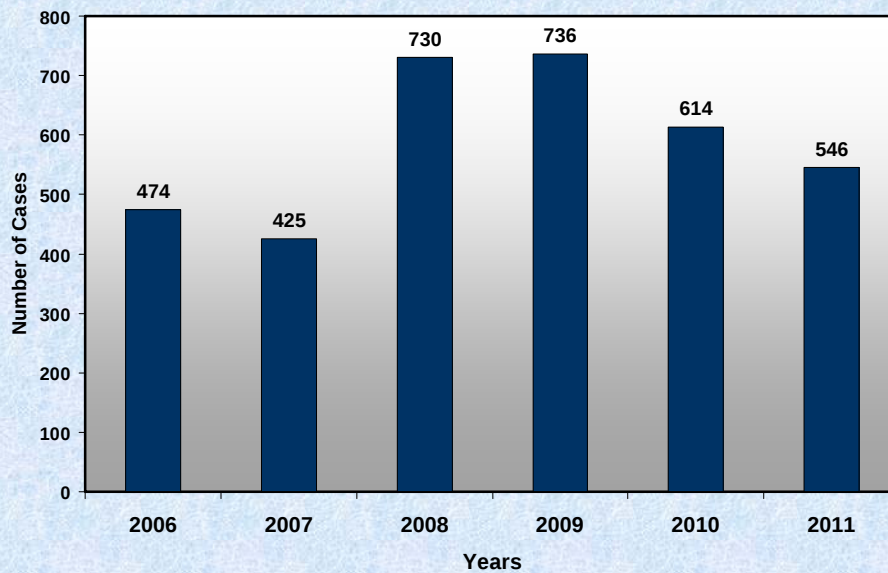


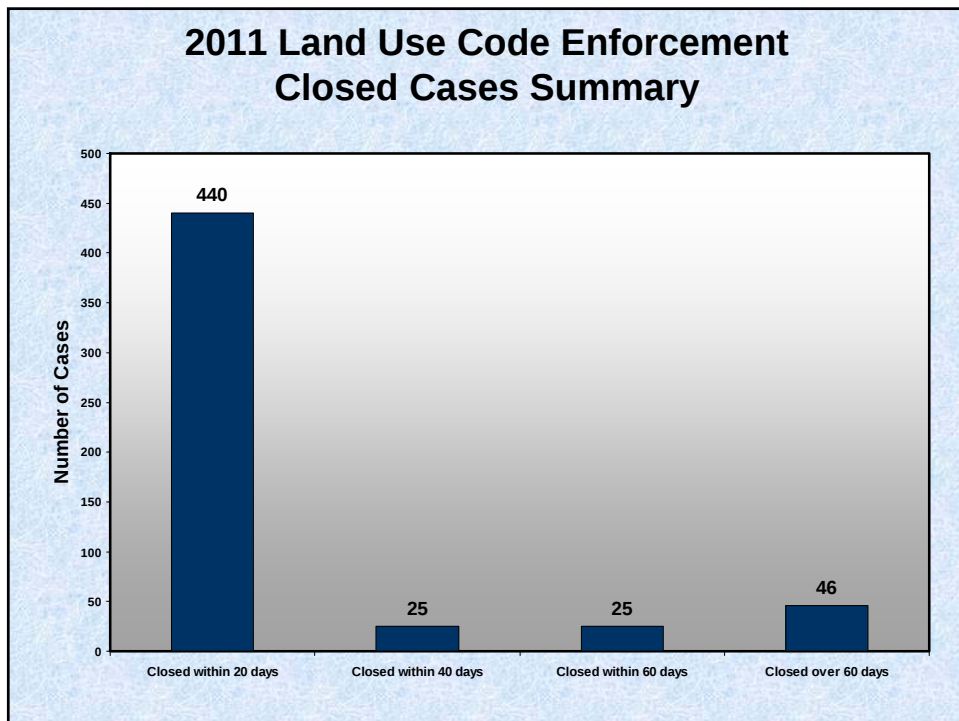
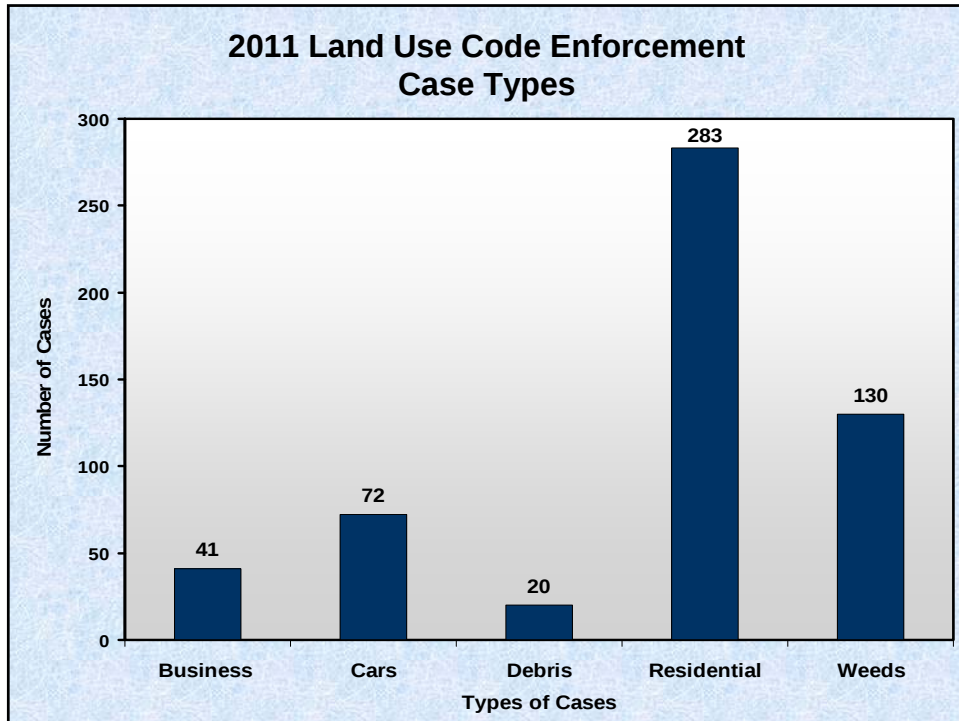
Inoperable Vehicle



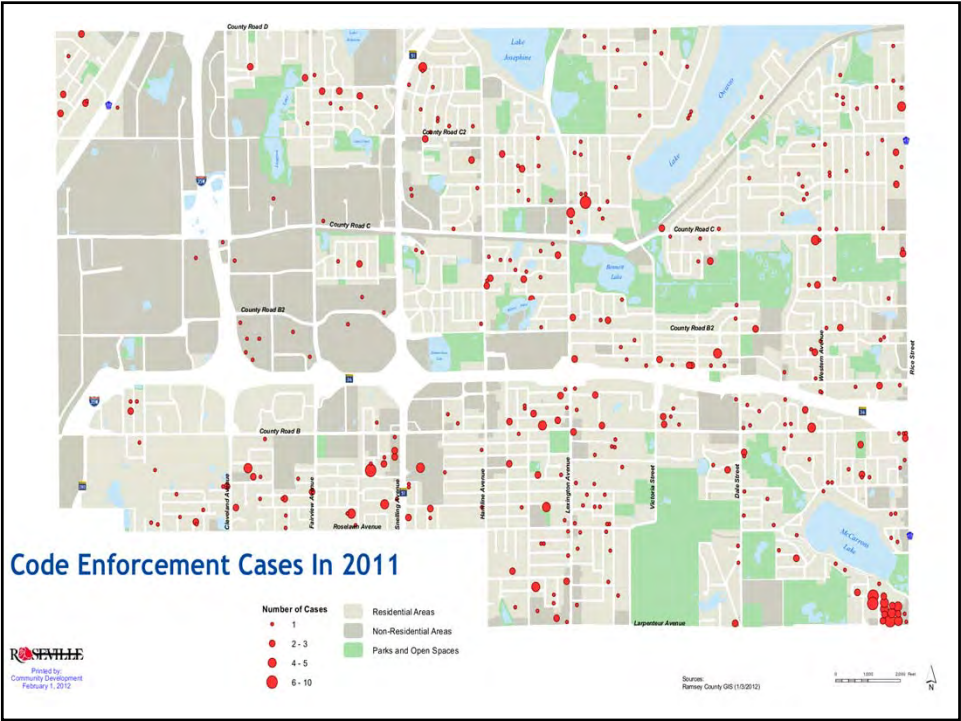
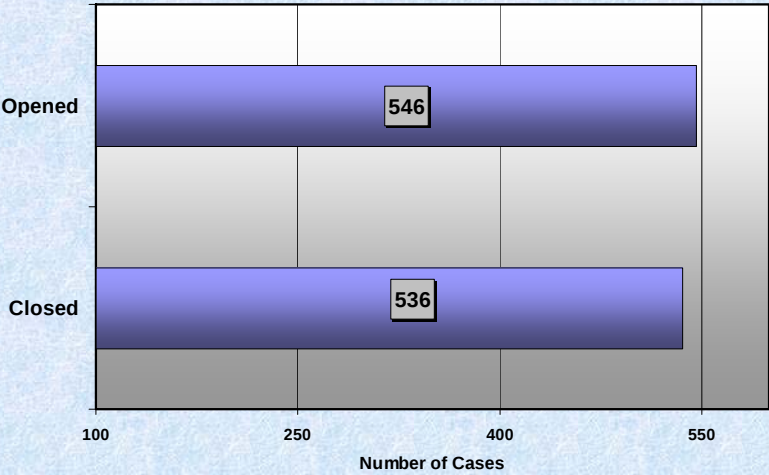
Long Grass

Land Use Code Enforcement Cases Per Year 2006 - 2011





2011 Land Use Code Enforcement Case Activity



2011 Land Use Code Enforcement

Options Available

1. **Housing Resource Center**



2. **Volunteers**

3. **Others**



2011 Land Use Code Enforcement

Abatements/Citations

- 38 – Accelerated Abatements (407.08)
- 25 – Council Abatements cases initiated (407.06)
 - 11 Violations corrected prior to public hearing
 - 14 Abatements approved by Council
 - » 8 violations corrected by resident
 - » 6 violations abated by City
- 2 – Court Citations approved for issuance
 - 1 Violation corrected by resident
 - 1 Court Citation issued



2011 Land Use Before/After Examples













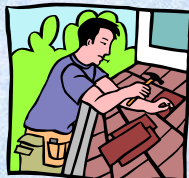






Land Use Code Enforcement

- Conclusion
- Lessons Learned
- Changes/Improvements for 2011



2011 Update

Public Nuisance Code Enforcement

Neighborhood Enhancement Program



2011 Neighborhood Enhancement Program

Number of Properties Inspected



2008 – 1,900

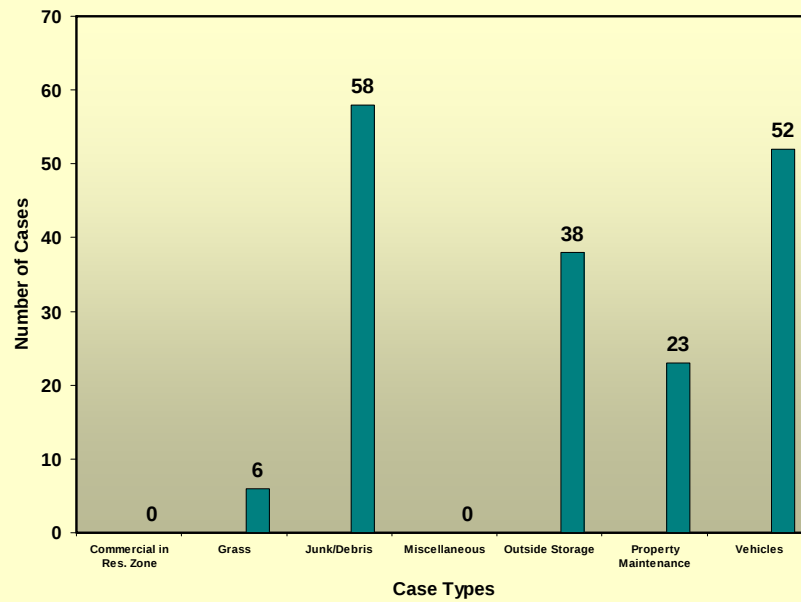
2009 – 3,159

2010 – 4,232

2011 – 4,388



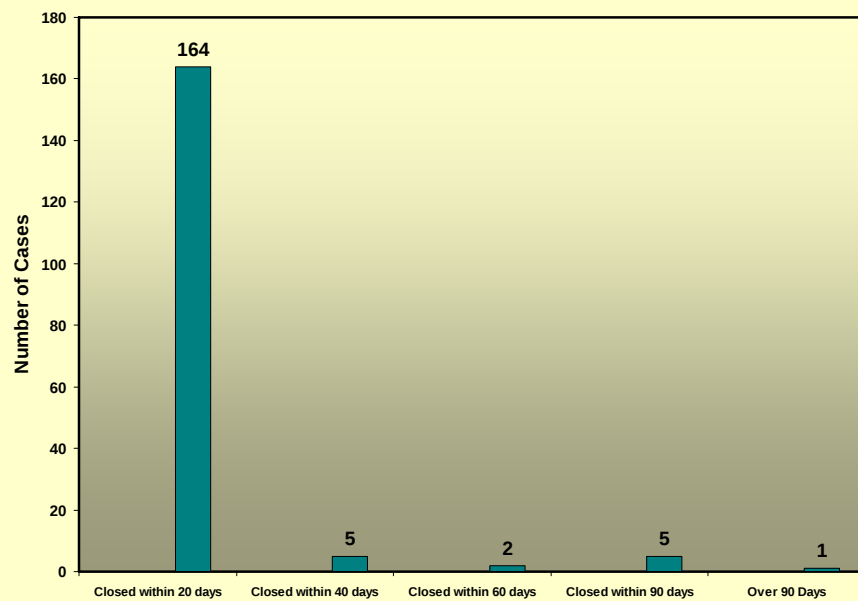
2011 Neighborhood Enhancement Program Case Types



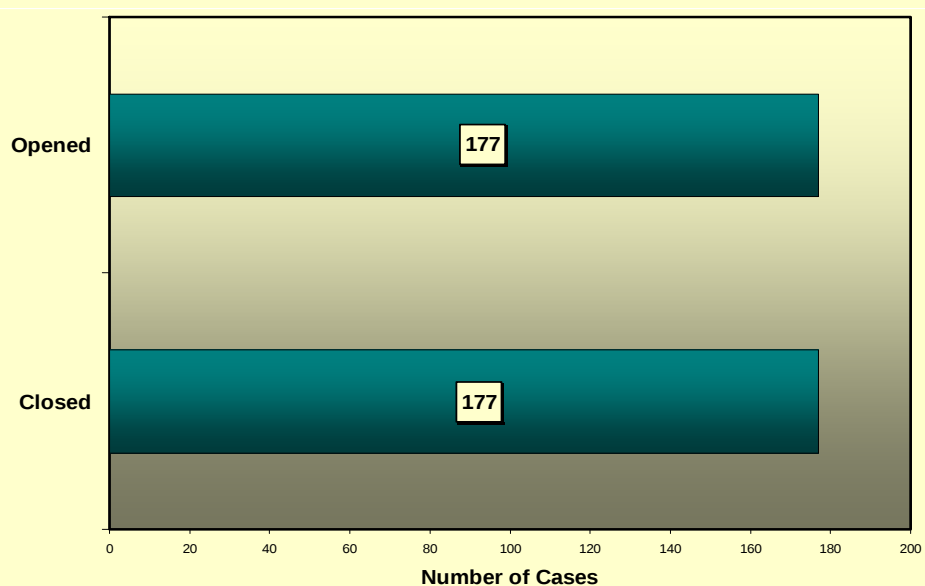
Neighborhood Enhancement Program 2008-2011 Case Type Comparison

Case Type	2008	2009	2010	2011
Commercial in Residential	5	4	7	0
Grass	11	8	3	6
Junk/Debris	36	50	26	58
Miscellaneous	1	6	2	0
Outside Storage	26	36	27	38
Property Maintenance	30	45	43	23
Vehicles	36	46	48	52
TOTAL	145	195	156	177

2011 Neighborhood Enhancement Program Closed Cases Summary



2011 Neighborhood Enhancement Program



2011 Neighborhood Enhancement Program

Violations Observed



2008 - 7.6%

2009 - 6.2%

2010 - 3.7%

2011 - 4.0%



2011 Neighborhood Enhancement Program

Number of Residential Rental Properties Inspected

2010 - 144

Violation Rate = 8.3%



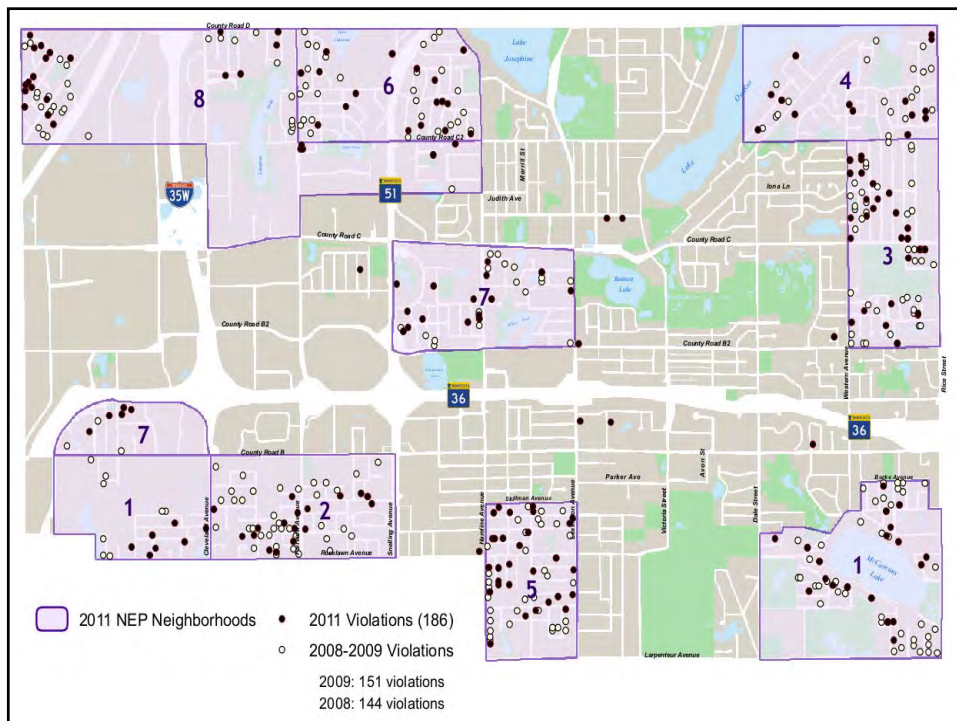
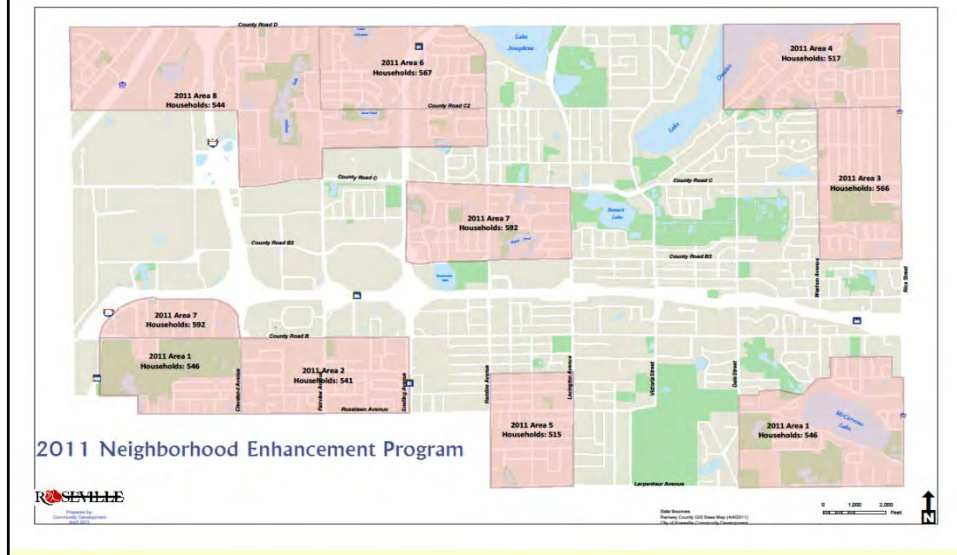
2011 - 131

Violation Rate = 8.3%



Neighborhood Enhancement Program

2011 Inspection Areas



Neighborhood Enhancement Program

- Conclusion
- Lessons Learned
- Changes/Improvements for 2011



2011 Neighborhood Enhancement Program Recap

- All neighborhood inspections completed on schedule
- Inspected 4,388 properties
- Identified 177 violations
- Percent of violations – 4%
- All observed violations were corrected.
- Inspector rotated three pairs of shoes this year while walking through the neighborhoods
- Total number of walking steps by inspector:
212,068 Steps = 106 Miles
Equivalent to: 742 laps around Oval Arena walking track



Questions

