Rental Inspection Program

October 23, 2013
• Aging housing stock
• Declining home ownership
• More financially distressed properties
• Relatively limited opportunities for new housing - must take care of what we have
• Housing is a significant component of the city’s tax base
Why a Rental Inspection Program?

- Ensure safe and sanitary housing
- Stabilize neighborhoods
- Reduce/ Prevent blight
- One more tool in our Safe & Clean campaign
- Helps achieve goals in our Community Plan & Master Plans
Local Examples

- Norfolk
- Portsmouth
- Williamsburg
- Virginia Beach
- Chesapeake
- Suffolk
State law authorizes rental inspection programs in recognition that rental properties, in certain situations, can contribute disproportionately to blight and neighborhood decline.
Key Considerations

- Age of housing
- Percentage of rental dwellings
- Windshield Survey - Exterior Conditions
- Housing Values
- A “Safe & Clean” Initiative area
- Identified in our Master Plans
- Neighborhood request
Holly Homes/ Fordam

- Average age of home: 53 Years
- Rentals 52%
- Master Plan Area
- Safe and Clean Initiative Area
Proposed Districts

South Phoebus Rental District
South Phoebus

- Average age of homes: 78 Years
- Rentals: 48%
- Master Plan Area
- Safe and Clean Initiative Area
North Phoebus

- Average age of home: 61 Years
- Rentals: 42%
- Master Plan Area
- Safe and Clean Initiative Area
Proposed Districts

Old North Hampton / Langley Rental District

September 2013
Old North Hampton & Langley Avenue

- Average age of home: 46 Years
- Rentals: 62%
- Master Plan Area
- Safe & Clean Initiative Area
Olde Hampton

- Average age of home: 53 Years
- Rentals: 58%
- Master Plan Area
- Safe and Clean Initiative Area
Sussex

- Average age of home: 69 Years
- Rentals: 31%
- Master Plan Area
- Housing Venture Area
Shell Road and South Wythe

- Average age of home: 62 Years
- Rentals: 38%
- Neighborhood Plan/ Master Plan Area
- Safe & Clean Initiative Area
Proposed Districts

Hampton Club / Magruder Heights Rental District
• Average age of home: 26 Years
•Rentals: 79%
•Master Plan Area
•Safe & Clean Initiative Area
Timeline

- City to notify owners within 60 days
- Owners have 60 days to respond
- Initial inspection within 120 days
Inspection Process

• Free initial inspection of each dwelling unit

• Free re-inspection for correction of minor violations

• $100 per re-inspection for correction of major/disqualifying violations

• Flexible scheduling, including nights/weekends

• Units passing inspection are certified for 48 months.
How it works

If minor violations are found:
Owners will be given time to complete repair and schedule re-inspection and still qualify for 4-year certificate.

Examples:
- *Missing or non-working smoke detectors*
- *Windows that don’t open or stay open*
- *Missing shingles*
How it works

If serious violations are found:
Owners will be given time to complete repair and schedule re-inspection. The unit will get a 1-year certificate.

Examples:

- *Severe structural defects*
- *Non-functioning plumbing*
- *Roof has holes*
- *Non-functioning heating*
Serious Violations

• Unsealed windows
• Structural damage
• Wiring
• Plumbing
Multi-Family Units

- Developments with more than 10 units
- Not less than 2 units, nor more than 10% will be inspected
- If inspection reveals serious violations, can inspect as many units as necessary
Exemptions

• New units certified for 48 months
• Publicly owned units (HRHA)
• Section 8 Units
Measurements
Community Standards

- Annual reduction in number of rental properties with violations
- Increased rate of compliance
- Increase in housing value as a % of City average
- Decrease in % of rental units
- Annual Realtor survey on marketability of district
- Annual survey of those affected by the program - convenience, effectiveness, marketability, improvement in district
Measurements
Internal Standards

- Number of man hours per inspection v. rate of compliance
- Number of man hours per property v. improvement in exterior condition survey
Goals of Program

• Ensure citizens have safe, decent & sanitary living conditions
• Reduce (reactive)/ Prevent blight (proactive)
• Increase home values
• Stabilize neighborhoods
• Support other initiatives
  o Safe and Clean, Master Plans
Update

Since the September 11, 2013 City Council meeting, the following changes have been made:

- Discretion to amend list of disqualifying violations removed and the list added to the ordinance
- Implementation of ordinance has been staggered
- Clarification made to exemption for HRHA/Sections 8 properties
- Fees have been eliminated, except for re-inspection of disqualifying violations
Actions taken since the September 11, 2013 City Council meeting:

• Neighborhood Commission unanimously endorsed the ordinance on September 30, 2013

• City Manager and Deputy Director of Community Development met with a group of rental property owners, real estate agents and apartment owners on October 10, 2013

• Public Forum held at Eaton Middle School on October 10, 2013

• Deputy Director of Community Development again met with a group of rental property owners, real estate agents and apartment owners on October 16, 2013
Next Steps

www.hampton.gov/cdd