Gathering Public Input into the Planning Process

Public Meeting: March 12, 2020

This program is in the draft phase: Gathering public input and getting reviewed by City Council members, city staff, and the city attorney.
Goals of the Program

- Protect tenants’ health and safety
- Ensure minimum safe housing standards
- Improve overall quality of rental housing
Improper Mechanical Venting
Gasses leak and tenants breathe in toxic air.
Improper Mechanical Venting
Often in spots where tenants or owners can’t see.
Electrical Hazards

Plumbing & electrical near each other – electrical shock
Improper Venting, Wiring, Insulation
Multiple code violations poses an extreme safety risk.
Improper Mechanical Venting
Electrical Hazards
Over-wiring the system, extension cords, etc.
Fire Risks
Complaints come from both owners and tenants.
Fire Risks
Unsafe wiring, overburdening the system, etc.
Black Mold
Black mold is hazardous to breathe.
Electrical Hazards
Tenant may not know this is a problem & doesn’t report
Safety Issues
Door locks broken and no way to lock.
Outdoor Items
Owner did not clean out property before leaving.
Outdoor Issues
Rotting exterior causes multiple safety risks.
Roof Deterioration
Large and small holes lead to rodent infestations.
Roof Deterioration
Large and small holes lead to rodent infestations.
Evidence of Rodents (droppings)
Mice can take over if the situation is not cleaned up.
Program Highlights

- City would issue annual rental property licenses each year. License fee amount still being discussed.

- **Rental inspections would occur once every three years.** Example checklist provided online on City’s web page. Specifics are still being discussed.

- Temporary license issued for up to three years during start of program.
The Proposed Ordinance Requires a License for Rental Property?

- Draft inspection checklist corresponds with the City’s Housing Maintenance Code and addresses basic health and safety requirements. Specifics still in discussion.

- The city would be divided into three zones. One zone per year will be inspected.
  
  Zone 1 = west side of town
  Zone 2 = central town
  Zone 3 = east side of town
Every rental unit would be inspected.

Inspectors would work with property owners to make inspections as efficient as possible to respect owners’ time. Owners with properties in multiple zones could be inspected all in one day.

Start date of the program being discussed. Possibilities include July 1, 2020 or January 1, 2021.
Inspections Required

- Owners, agents, or primary tenant must be present for the inspection.
- Tenant will receive at least 72 hours notice before an inspection.
- If corrections are required, there is no fee for the first follow-up inspection. Subsequent follow-ups would be $50 each inspection.
License fee is intended to cover cost of the program.

*Complaint* inspections will continue, according to MN State Statute.

City estimates 2,000 rental dwellings in Red Wing. Nearly 80% of those are 1- and 2-unit dwellings.
Proposed exemptions to the program:

(a) units rented to someone related to owner;
(b) nursing homes, assisted living areas, group homes, and similar properties;
(c) newly constructed units less than 36 months old.
Housing Standards

- Exterior Standards
- Standards for Basic Services
- Structural Standards
- Interior Standards
- Standards for Rodent Control
- Occupancy Standards
- Energy Standards
Exterior Standards

- Foundation, Walls, Windows, Roof
- Accessory Structure
- Fence Maintenance
- Retaining Walls
- Gutters and Downspouts
- Lighting
- Walks, Drives, and Steps
Communication is Key

- Information will be available as process continues on the City’s website, social media, newspaper, Channel 6, the City’s online newsletter CityBeat, flyers, and newsletters from community partners.

- Much of the information will be in both video and hard-copy formats.
Communication is Key

- Flyers will be posted at areas where renters are likely to see them, so they are aware of their rights and responsibilities.
  -- Apartment buildings, laundromats, markets, public health department, community partner agencies, etc.

- Book of *Landlords and Tenants Rights and Responsibilities* book will be available in hard copy and online formats.
Communication Long-Term

- Letters will go out annually to owners to remind people of the schedule.
- Materials will be clear and updated on City’s website.
- City staff will be available for one-on-one conversations.
- City will host annual owners meeting to discuss ideas and build relationships.
For Non-English Residents

- City will produce video & brochure in Spanish to be presented to Spanish-speaking tenant immediately upon arriving for inspection.
  
  --*Video will include a trusted member of the Hispanic community explaining why the inspection is happening. This will also be available online.*

- Written material will be left for the tenant if the tenant is not present for the inspection.

- All information will reiterate that inspectors are NOT looking for personal information.
Next Steps in the Process

- Council will consider feedback from emails and the March 12 public meeting.
- Summary report of community input will be made public.
- Meetings will be held at large apartment buildings for tenants (and owners) to gather feedback.
- Online avenues will be available for giving more input.
Next Steps in the Process

- Public hearing will be held at City Council meeting.
- First and second ordinance readings will be held at City Council meetings.
- Start date will be set and The City will again communicate with owners and tenants.
- Owners will receive letters about the final program after approval.