

## 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.

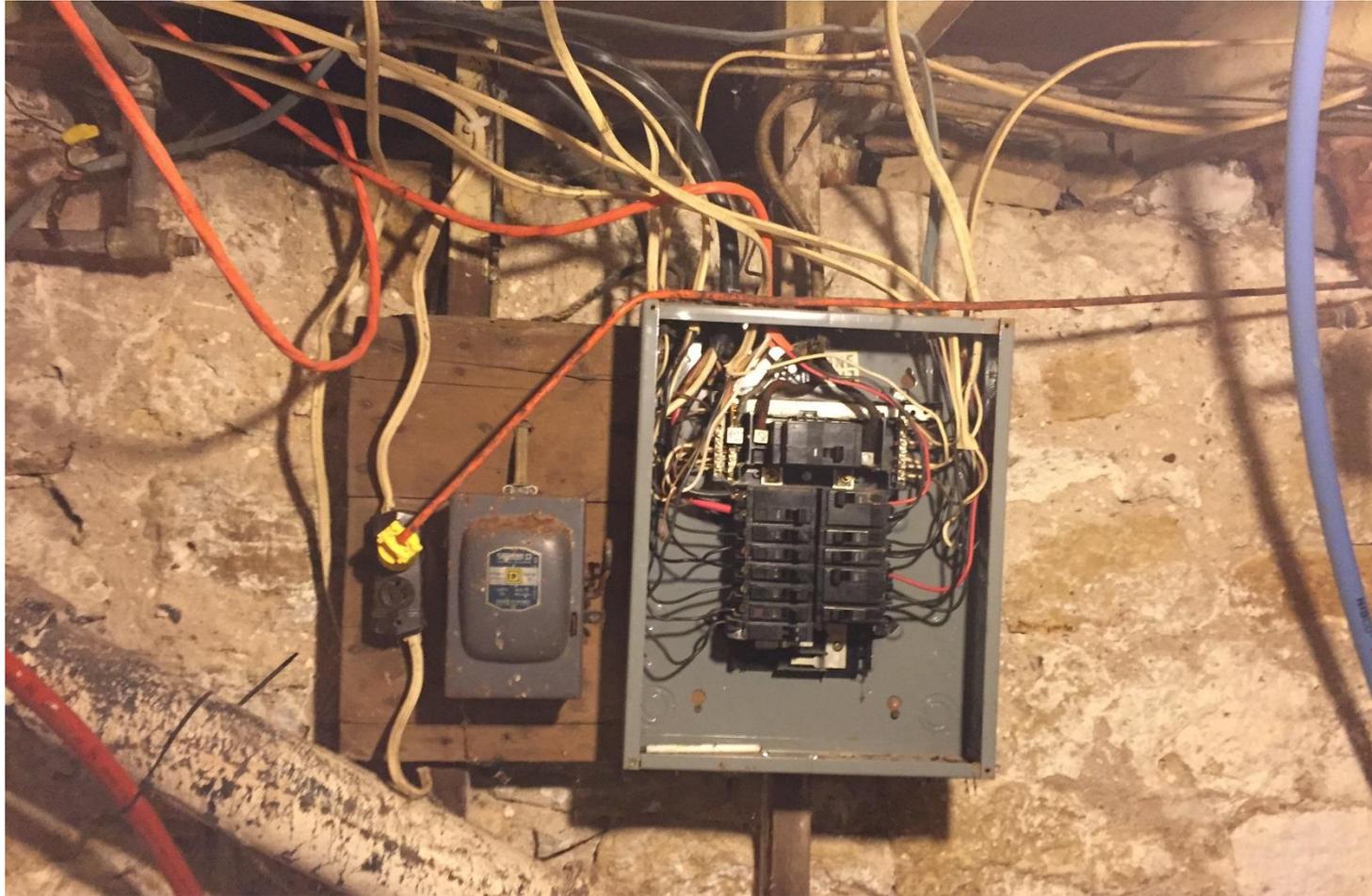


# Improper Mechanical Venting



# 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

# Inspections Required

- **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.

# Inspections Required

- **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.

# Inspections Required

- **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.