



Meeting Agenda
Collaboration Corvallis
Neighborhood Livability Work Group
January 29, 2013
5:30-7:00pm
Corvallis Library
645 NW Monroe Avenue

Meeting Materials:

- Memorandum – January 25, 2013, Research on Comparator City Property Maintenance and Rental Housing Licensing Programs

I. Welcome and Introductions

II. Presentation

1. Property Maintenance and Rental Housing Licensing Program

III. Questions and Comments

IV. Adjournment



MEMORANDUM

TO: Neighborhood Livability Workgroup

FROM: Eric Adams, Project Manager

DATE: January 25, 2013

SUBJECT: Collaboration Corvallis – Research on Comparator City Property Maintenance and Rental Housing Licensing Programs

In response to the workgroup's request, attached to this memorandum is a summary of the research conducted by staff from the Corvallis Community Development Department on Property Maintenance and Rental Housing Licensing programs from comparator cities. This information may be helpful as you progress toward making a recommendation on whether such a program should be implemented by the City of Corvallis.

MEMORANDUM

January 25, 2013

TO: Livability Work Group

FROM: Ken Gibb, Community Development Director

RE: Initial feedback from comparator cities regarding their property maintenance code/
rental licensing programs

During your January 15 meeting City staff provided the Work Group with a brief update on our efforts to gather information from 17 comparator cities about their experiences with the implementation and operation of a property maintenance code and, where applicable, a rental licensing program. We are still in the process of gathering information from some of those comparators, but enough feedback has been received at this point to provide a preliminary summary.

To date we have heard from the following jurisdictions, all of which have implemented a version of the International Code Council's International Property Maintenance Code (IPMC):

- Bloomsburg, Pennsylvania (Bloomsburg University)
- Charlottesville, Virginia (University of Virginia)
- East Lansing, Michigan (Michigan State University)
- Gresham, Oregon
- Mansfield, Connecticut (University of Connecticut)
- Newark, Delaware (University of Delaware)
- Oxford, Ohio (Miami University)

Key findings from this outreach include:

- Six of seven responding jurisdictions also administer a rental licensing program
 - Rental units licensed range from ~1,000 to nearly 17,000;
 - Periodic inspections conducted in 1-2 year cycles.
- Staffing for programs ranges from 2.5 FTE to 5 FTE.
- Most jurisdictions utilize a civil citation process with both their property maintenance code and their rental licensing program.
- Most jurisdictions also utilize a chronic nuisance component in conjunction with a rental licensing program to address repeat violation conditions.
- All of the reporting jurisdictions charge fees to underwrite their programs; many also supplement their fee revenues with fines and/or general fund support.
- One jurisdiction reported that low income tenants have been affected as a consequence of program implementation.

- Code compliance and rental licensing program outcomes reported are otherwise positive, including:
 - Improved living conditions;
 - Better behavior in the community;
 - Better quality and safety in rental units;
 - Stabilization of previously-decaying neighborhoods.

Because we expect that it will be helpful to the Work Group for us to expand on these conclusions, staff will continue our outreach efforts. As we receive feedback from other jurisdictions that have yet to respond, or further clarification from those that have, we will plan to update this summary for future Work Group consideration and discussion.