

HAMPTON VA



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

- 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.

- 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

Rental Inspection Program



Sept 2013



Hampton Club
Magruder Heights

Old North Hampton
and Langley

Holly Homes
Fordham

Olde Hampton

North
Phoebus

Shell Corridor
South Wythe

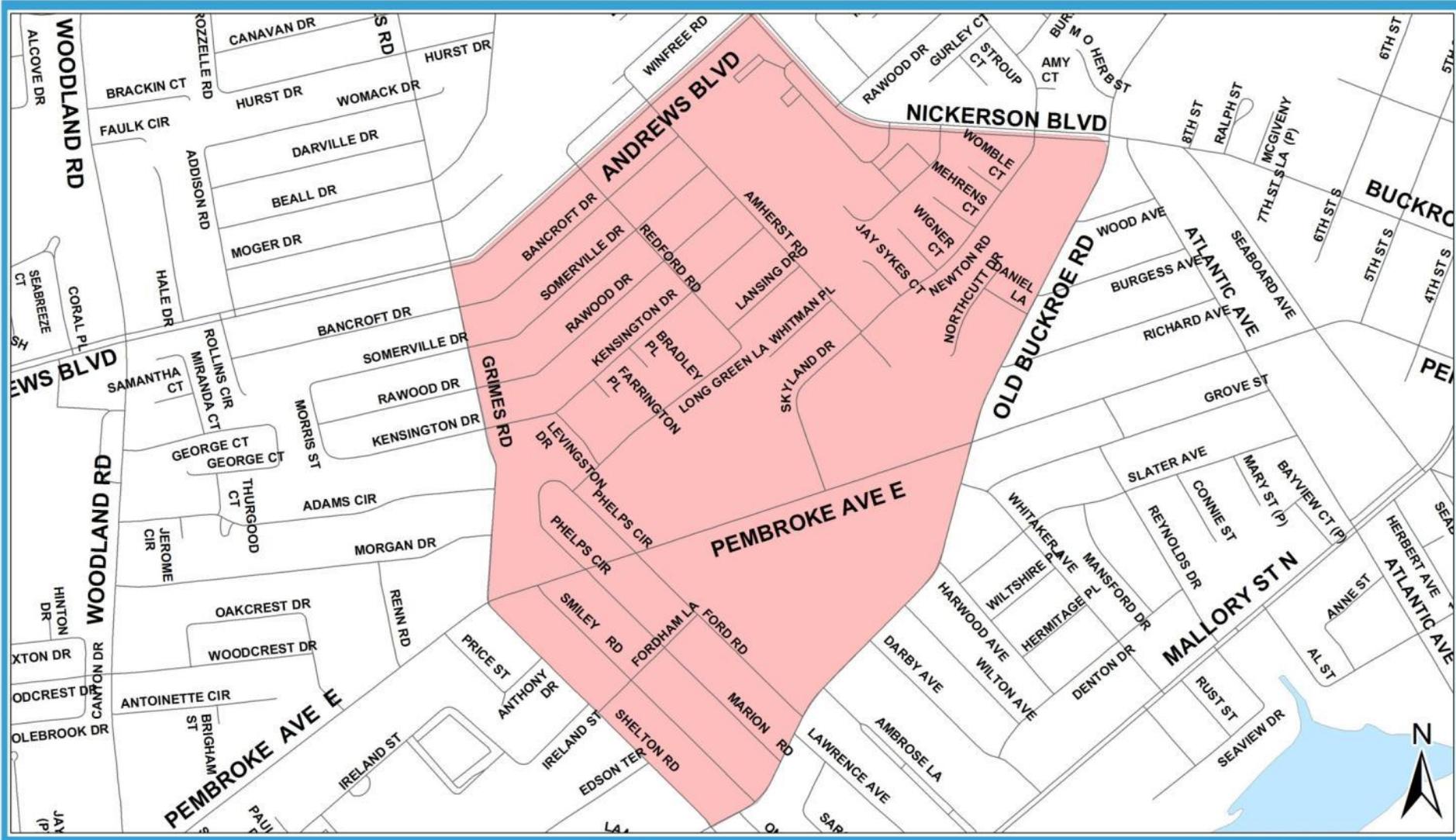
South
Phoebus

Sussex

Hampton Roads Harbor

HAMPTON VA

Proposed Districts

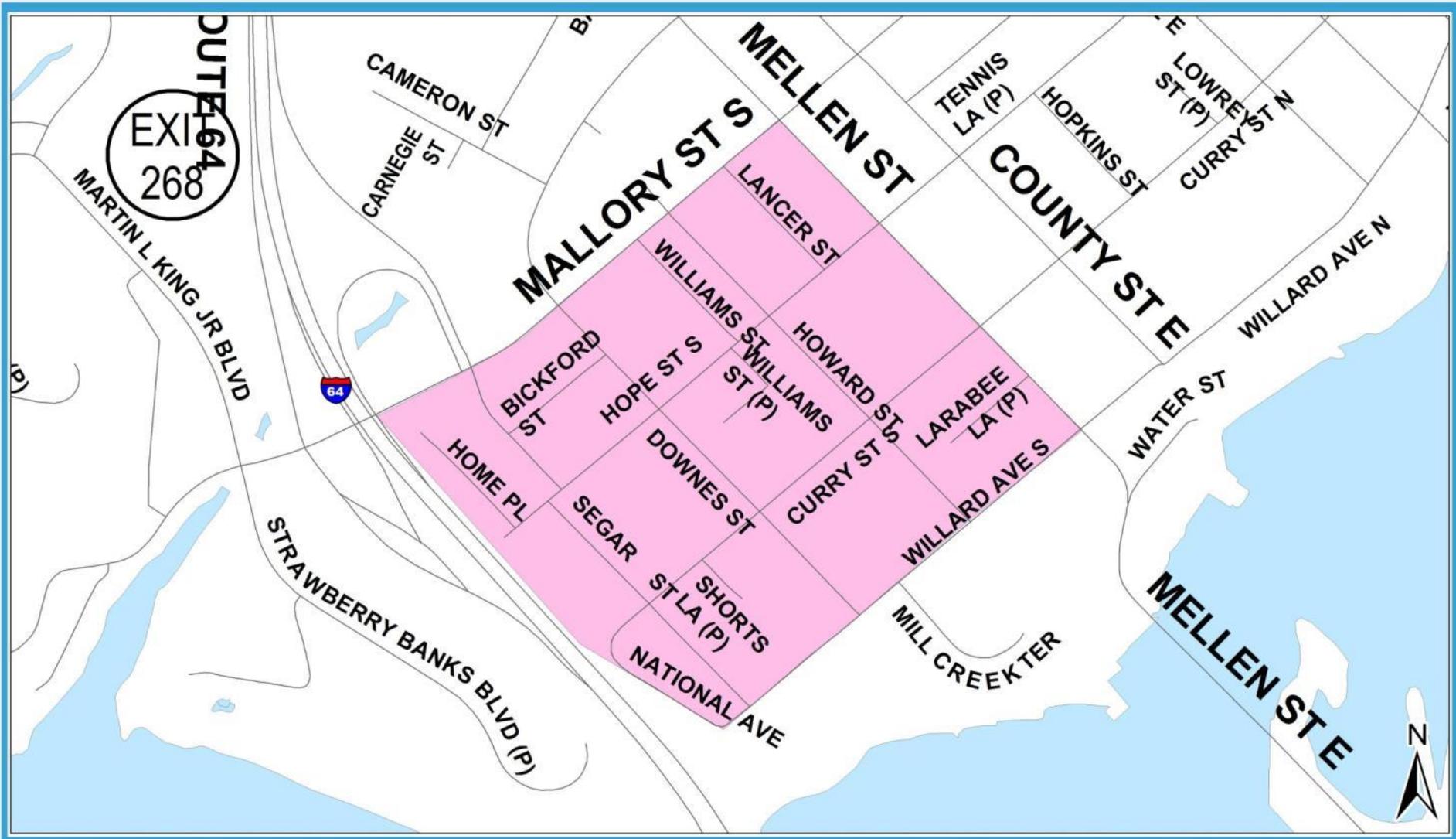


Holly Homes/ Fordam



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

Proposed Districts

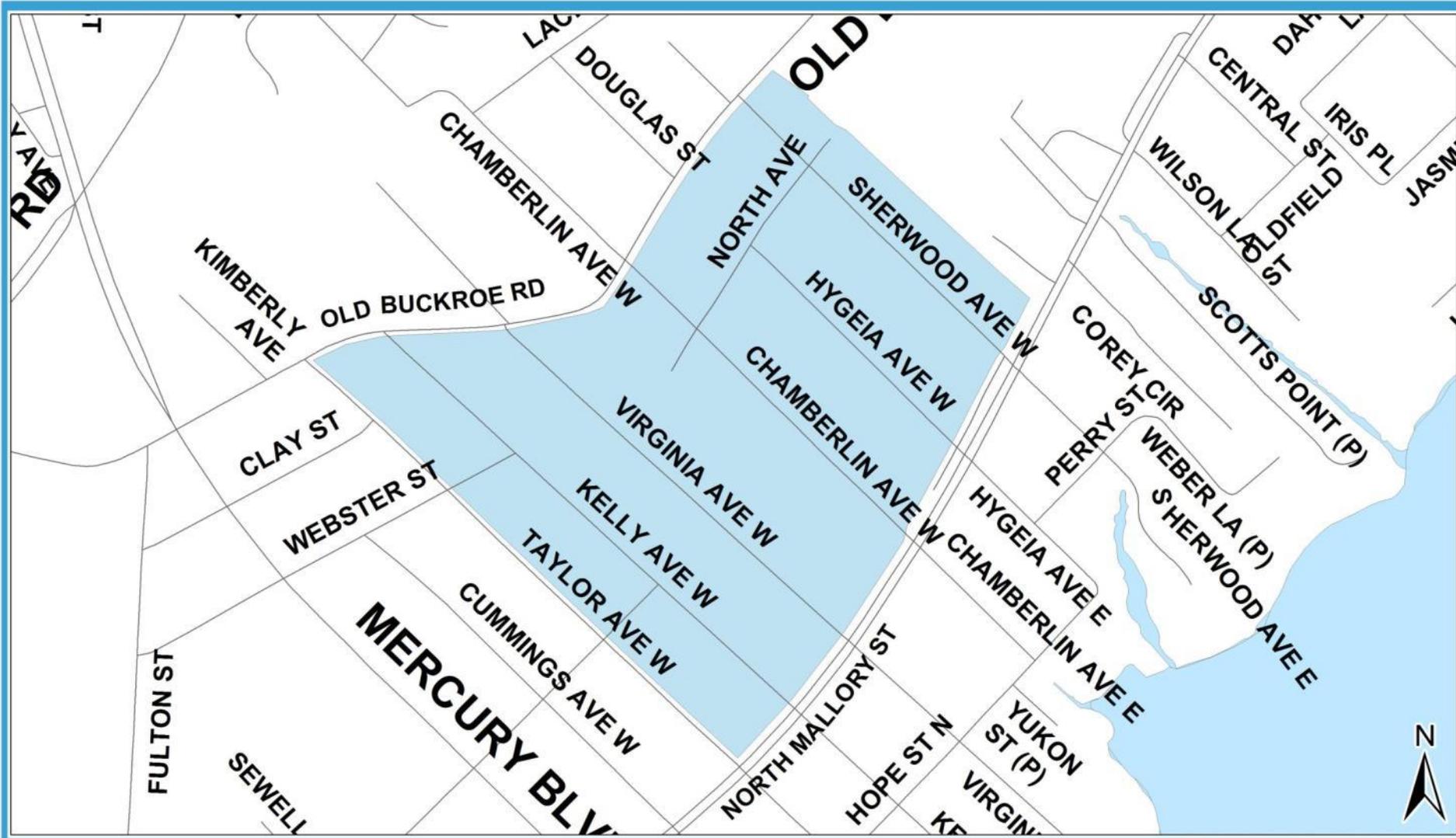


South Phoebus

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



Proposed Districts



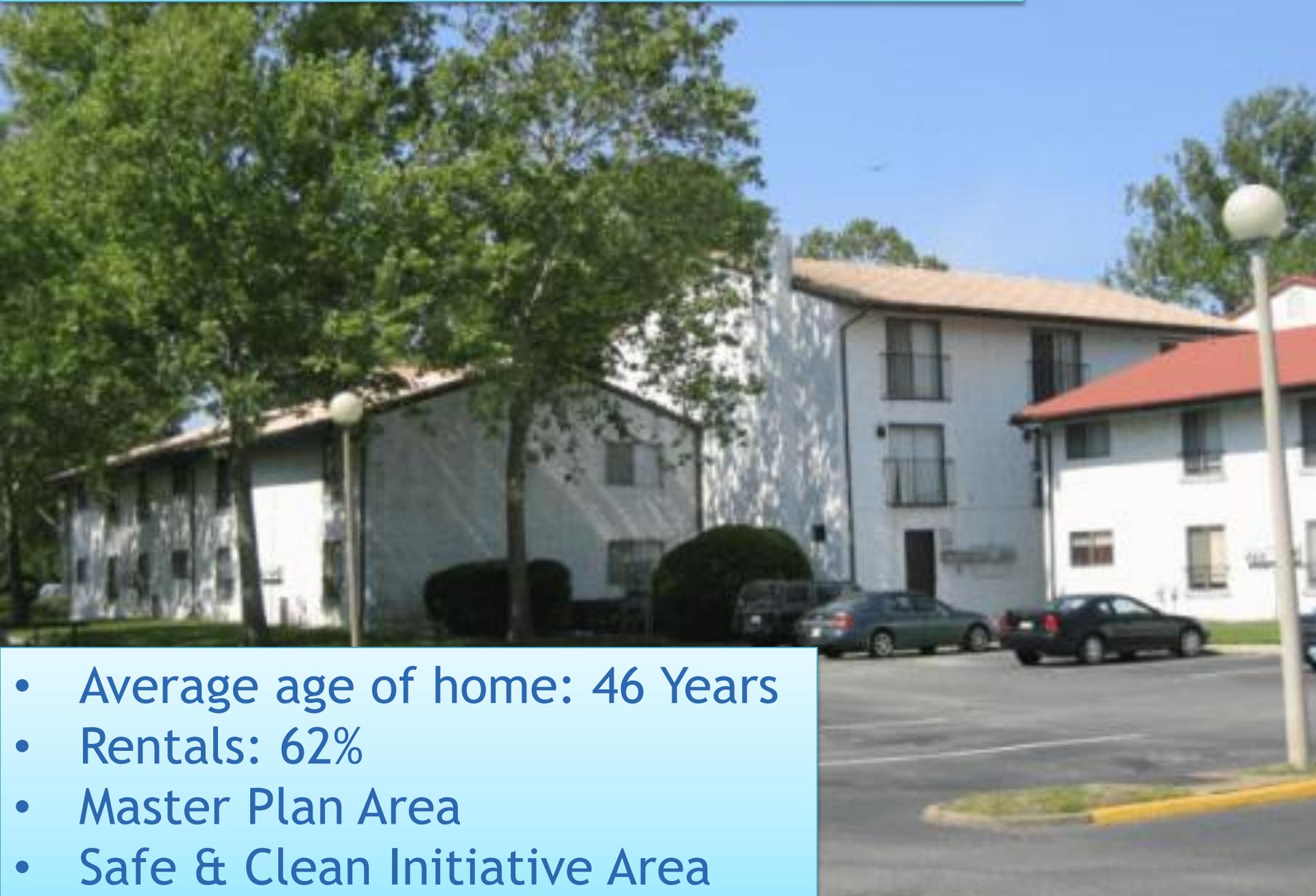
North Phoebus



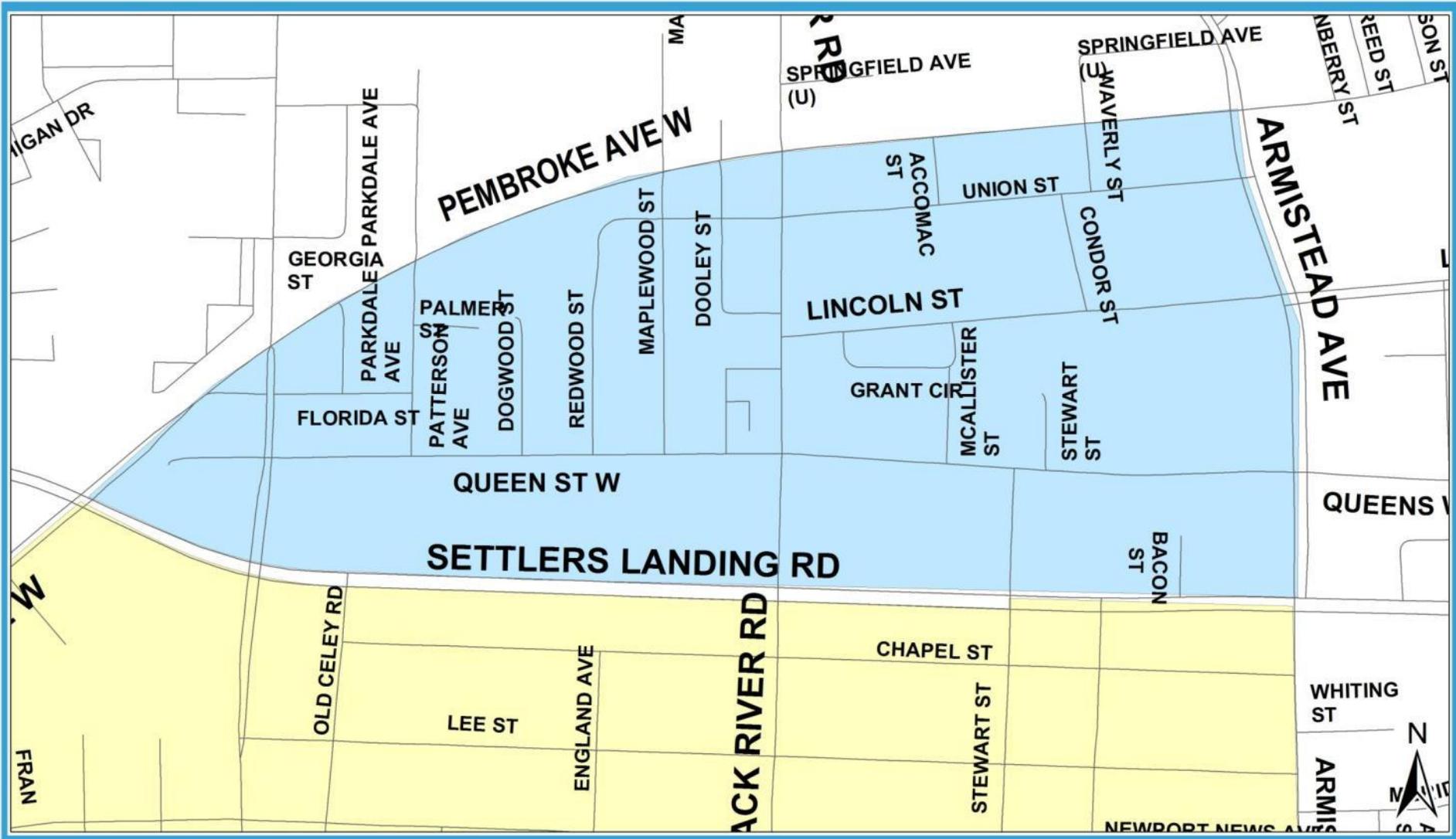
- Average age of home: 61 Years
- Rentals: 42%
- Master Plan Area
- Safe and Clean Initiative Area

Old North Hampton & Langley Avenue

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



Proposed Districts

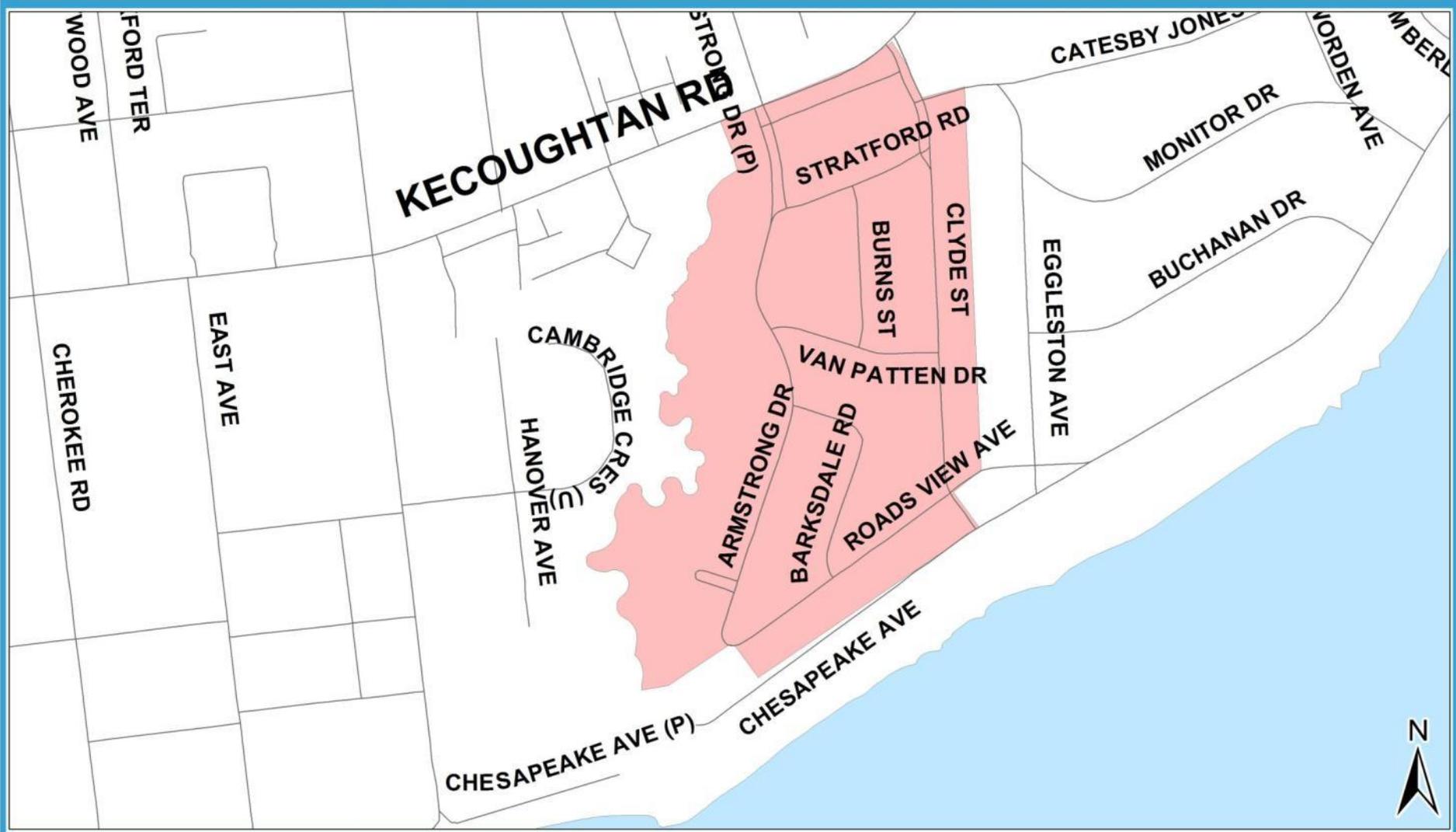


Olde Hampton



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

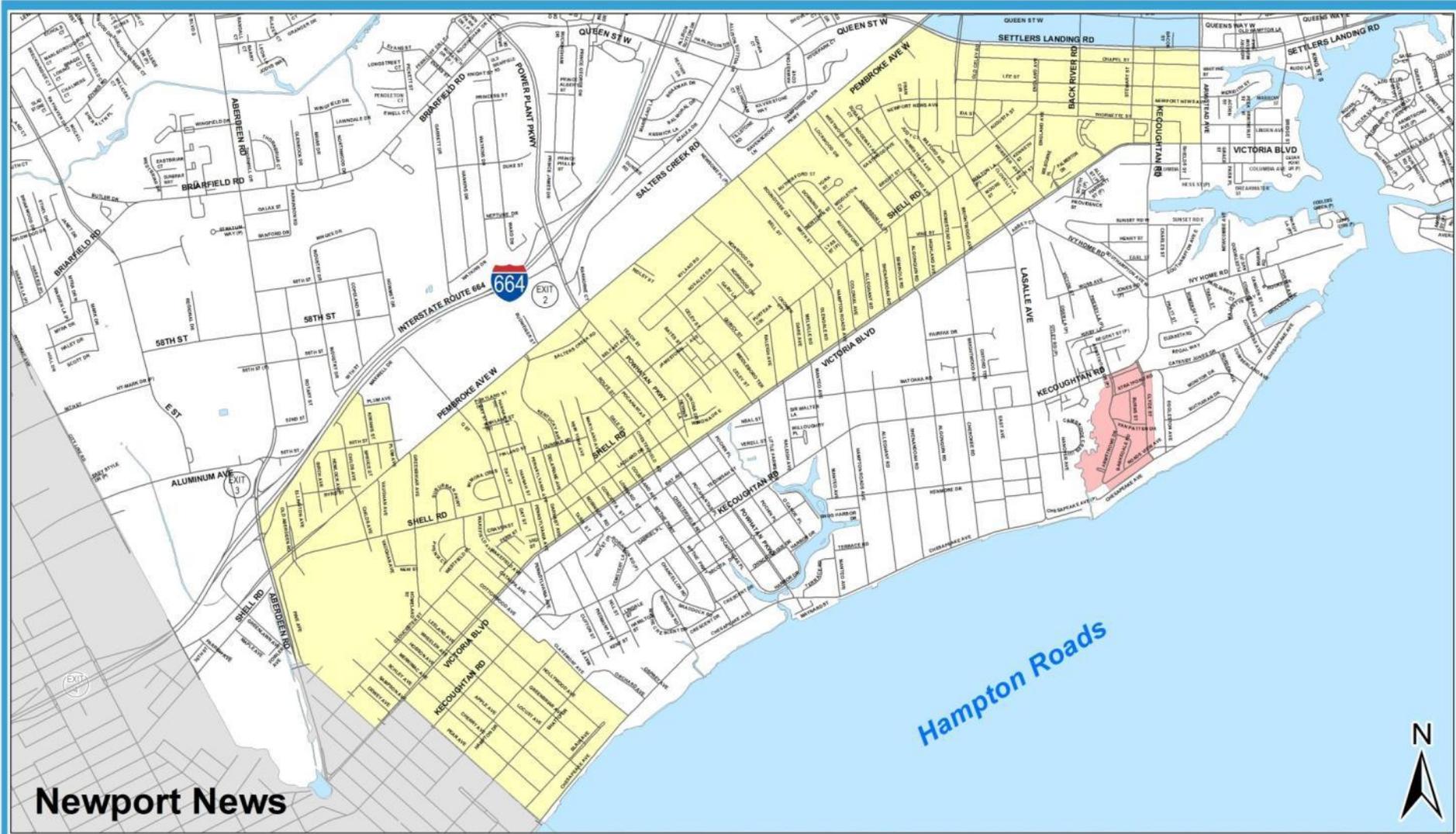
Proposed Districts





- Average age of home: 69 Years
- Rentals: 31%
- Master Plan Area
- Housing Venture Area

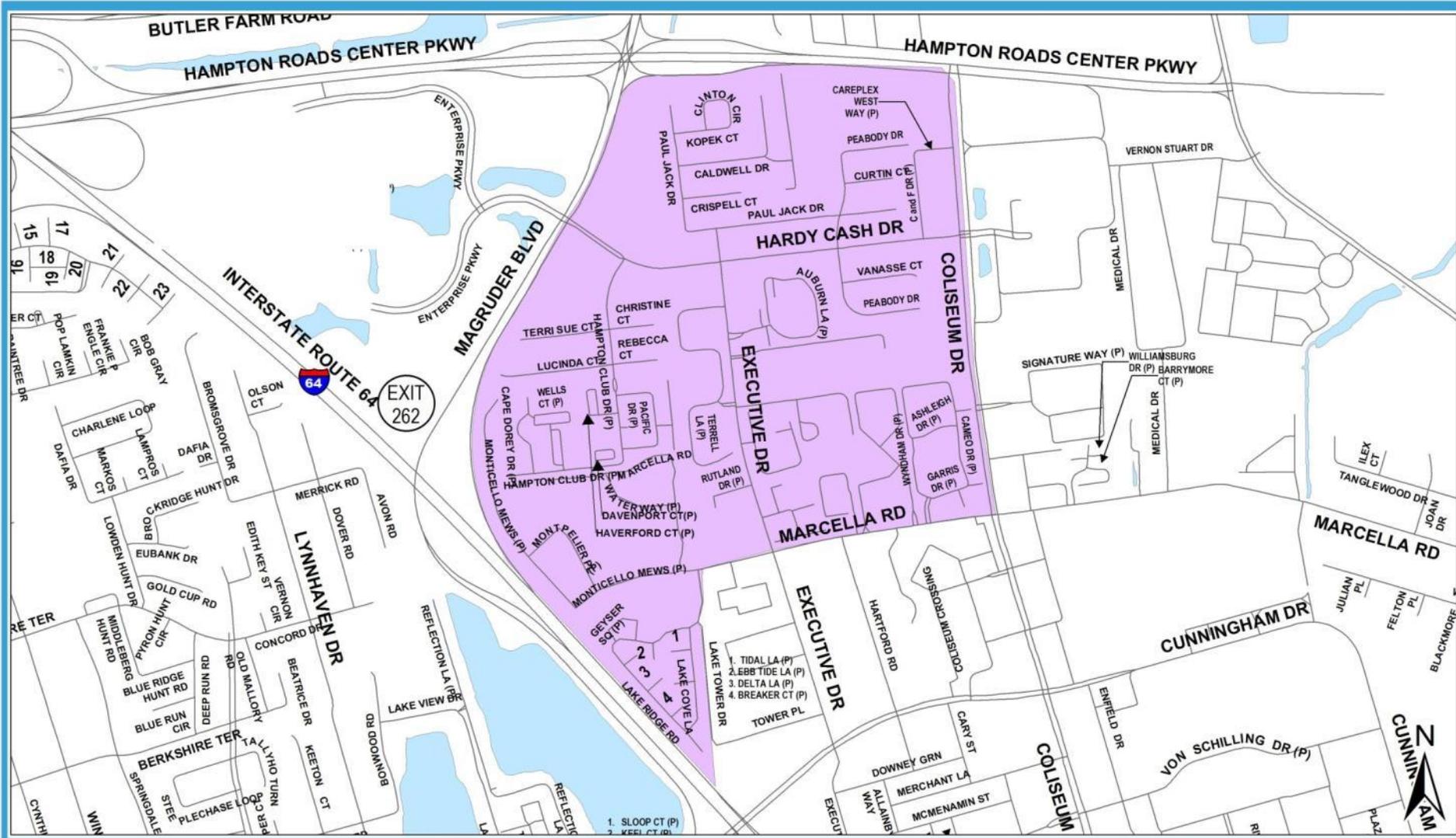
Proposed Districts



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



- Average age of home: 26 Years
- Rentals: 79%
- Master Plan Area
- Safe & Clean Initiative Area

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

- 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.

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*



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



- 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



- New units certified for 48 months
- Publicly owned units (HRHA)
- Section 8 Units



Measurements Community Standards

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- 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

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

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

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



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RENTAL INSPECTION PROGRAM

Approved by

Date

For more information please call the City of Hampton at (757)727-8311



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