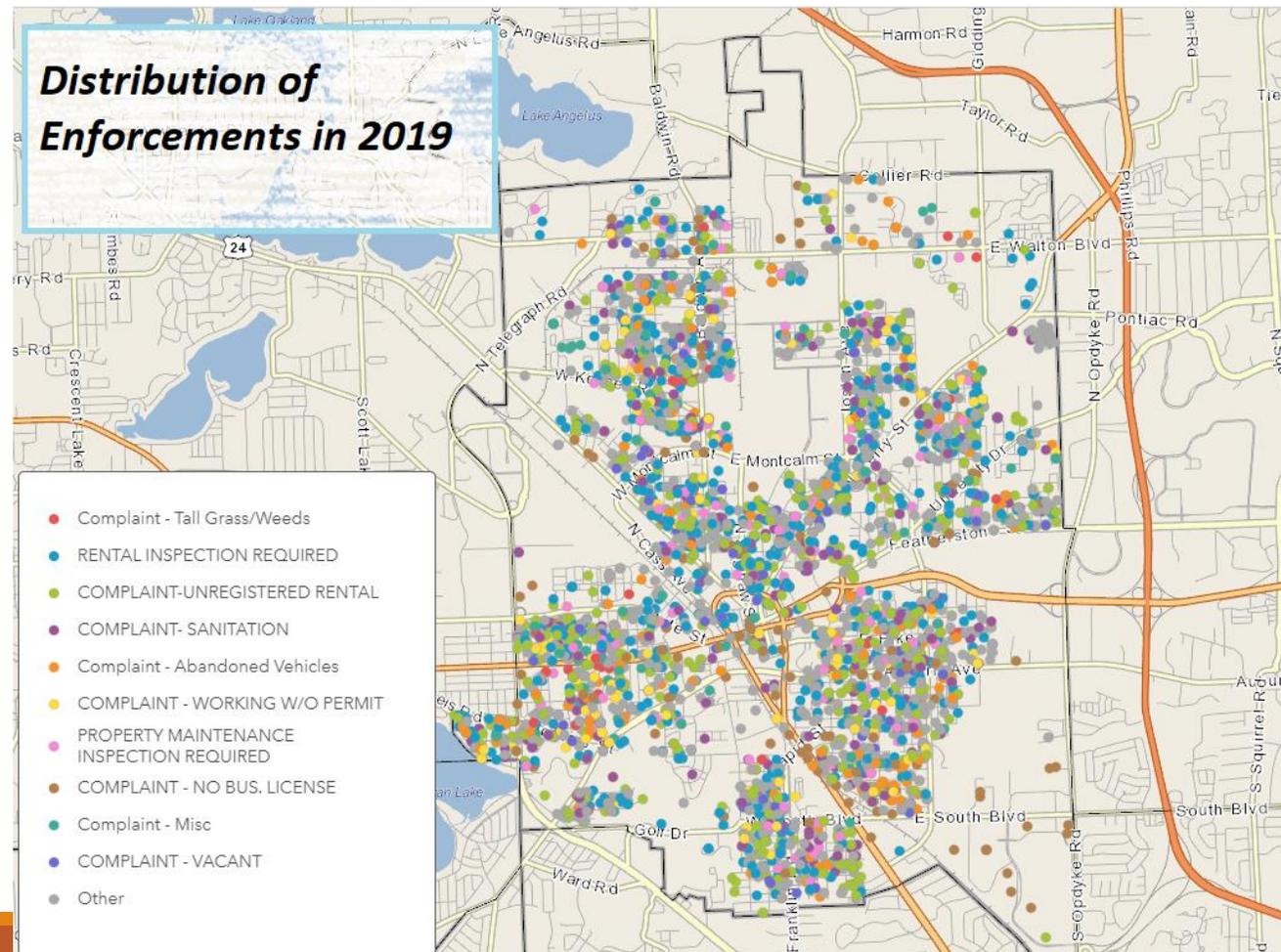


Maintaining a Blight Free Pontiac Through Code Enforcement Services, February 4, 2020 Report

presented by: *Patrick Brzozowski, Code Enforcement Manager*

- **Demo & Blight Elimination Program**
- **Code Enforcement Activity Update**
- **Enhanced Enforcement Program**
- **Nuisance Abatement Report**



Demo & Blight Elimination Program:

On May 2015, the former City Administrator reported that a total of 915 properties were listed on the City's Demolition List. Since then, Mayor Waterman pledged to dedicate all efforts to eliminate the blighted properties listed.

Demo & Blight Elimination Program:

TABLE I: All City Demolition Activity
Timeframe: January 2013 to January 2020

<u>Action: Demolitions</u>	<u>Funding Source</u>
396	CDBG & NSP3 - Residential
230	Hardest Hit - Residential
80	Private - Residential
26	Commercial
15	NSP2 - Residential
<u>17</u>	CDBG - Upcoming Batch: 16 <i>(to be completed before the end of 2020)</i>
764	Total Estimated Demolitions

*****See Attached Report from Deputy Mayor*****

Demo & Blight Elimination Program:

TABLE II: Demo & Blight Elimination Summary

Timeframe: January 2013 to January 2020

764 properties to be demolished by the end of 2020

104 properties were rehabilitated

97 properties were dismissed by the Board of Appeals (as of 5/2019)

965 Total

******See Attached Report from Deputy Mayor******

Demo & Blight Elimination Program:

Results:

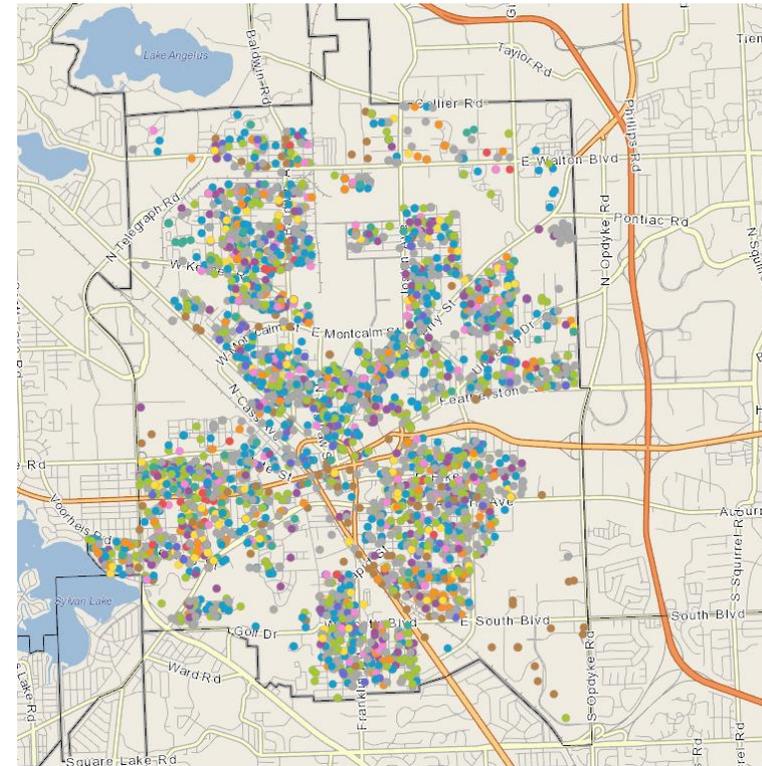
Goal: 915 properties

Completed: 965 properties

106% Accomplished

Code Enforcement Progress/Activity: (01/01/2019 – 12/31/2019)

- **16,281** Total Inspections Completed
 - 1,357 Inspections per Month
 - 339 Inspections per Week
 - 68 Inspections per Day
- **4,714** Enforcements Filed
 - **52%** Resolved
 - **23%** Active/Pre-Ticket Stage
- **772** Tickets Issued
- **Business License Summary List:**
 - Total Revenue: **\$115,755.00**
 - Total Licenses (New/Renewal): **551**



Proactive Enforcement Measures:

Letters published and mailed to Businesses and Property Owners

- Tenant/Landlord Sanitation Req. & Ice and Snow Removal Req. Posted on City's Facebook website on 1/15/2020
- Mailed approx. 3,000 letters to various regions within the City:
 - North Perry St, *Snow & Ice Removal Req.*, Jan/2020
 - Canterbury Dr., *Tenant/Landlord Sanitation Req.*, Oct/2019
 - Paddock Manor, *Tenant/Landlord Sanitation Req.*, Oct/2019
 - Baldwin & E Columbia, *Ice & Snow Removal Req.*, Oct/2019
 - Merrimac St, *Tenant/Landlord Sanitation Req & Ice & Snow Req.*, May/2019
 - All Businesses, *Ice & Snow Removal Req.*, Dec/2019



CITY OF PONTIAC
Department of Building Safety & Planning
47450 Woodward Ave • PONTIAC, MICHIGAN 48342-5009
TELEPHONE: (248) 758-3700 • FAX: (248) 758-3750

Mayor Deirdre Waterman

Re: Trash Pickup Requirements & Creating a Blight Free Pontiac

01/09/2020

Dear Property Owner and/or City Resident,

As a pro-active measure, the *Pontiac Ordinance Enforcement Division* is issuing this letter so that you are aware the City has ordinances (local law's/codes) in place to preserve and promote the integrity of the community. In short this means that both business and property owners are required to keep the public and private portions of property free of blight conditions. Examples of blight free property conditions include;

- (1) ensuring the grass is mowed
- (2) sidewalks/driveways are free of ice and snow
- (3) trash is properly contained with approved receptacles
- (4) all vehicles on the property are licensed/insured/operable
- (5) all necessary building/zoning permits have been reviewed and approved before the start of any repair or alternation.

All of the various codes mentioned above are intended to prevent nuisance conditions from propagating, which means protecting the general health, safety, and welfare of the community. For additional information and helpful resources pertaining to code enforcement services please visit our dedicated webpage:

http://www.pontiac.mi.us/departments/community_development/code_enforcement.php

Finally, as we prepare for the winter months it is important to remind everyone of the responsibility and **necessity to keep the sidewalks, driveways, and parking areas free and clear of snow/ice.** Also, it is important to understand the requirements for using the special pick for trash. Included with this letter contains the **sanitation guidelines for special picks**, which is a great resource for understanding the program. As a reminder, **trash cans can only be placed on the curb 24-hrs before or after pickup**, please be mindful of this requirement to avoid potential tickets and fees.

Thank you in advanced for your anticipated cooperation

City of Pontiac
Code Enforcement Division
248-758-2800

Enhanced Code Enforcement Purpose:

The *Enhanced Code Enforcement Program* was designed to identify properties that are in need of additional support and to develop a process to where support could be provided and compliance obtained. Also, the *Boots on the Ground* initiative was created under this program to further strengthen and improve the Code Enforcement services within a localized area/neighborhood.

Since 01/01/2019, Code Enforcement has conducted a total of 302 enhanced enforcement inspections, and issued over 70 tickets

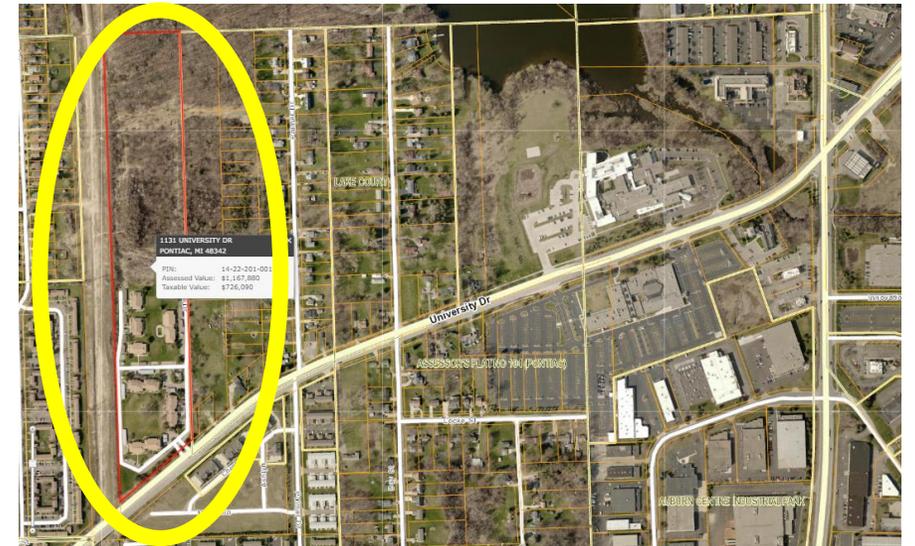
North Hill Farms: Summary of Events

- **10/19/2018: Management/Staff Issues/Inspections Required**
 - Identified a total of 299 units out of 525 that required Rental Inspections
- **02/25/2019: Boiler System Failures- No Heat**
 - Heat restored by 2/27/19
- **04/2019: New Management**
 - The property switched management agencies back in mid-April 2019, Independent Management Services out of Fenton, MI.
- **05/2019: Rental Inspections Required**
 - Of the 525 Units, over 85% have been inspected and are pending final certification, and the remaining properties are set to be inspected throughout August 2019.
- **01/28/2020: Progress**
 - Of the 525 Units, **81%** have been certified, and the remaining units are scheduled for final inspection in the coming weeks.



University Place Apartments: Summary of Events

- 10/01/2018: On-Site Management, Rental Inspections Required
 - Over 60 Units required inspections
- 01/31/2019: No Heat
 - Resolved same day
- 02/22/2019: Exterior Sanitation Issues Reported- overflowing dumpsters
- 05/28/2019: Rental Inspections Required
 - 50th District court ruled in favor of the city by ordering the complex to pay approximately \$17,500.00 in tickets.
- 7/19/2019: Electrical Service Abatement
 - Service restored within 24hr's
- 7/30/19: New Ownership
 - The property/complex sold to new ownership and have already begun substantial progress towards getting the property cleaned up and compliant with the rental code. Check was mailed to the City in the amount of \$22,000.00 for outstanding rental fees, court tickets, and abatement costs.
- **01/28/2020: Progress**
 - The property has been cleaned up, registered, and rental inspections are being scheduled for the up coming weeks.

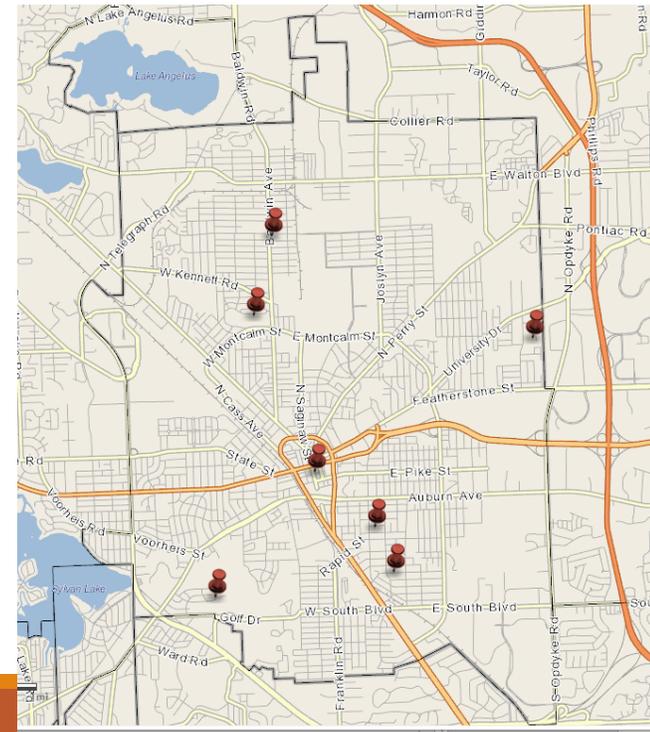


Boots on the Ground Activity & Program:

Boots on the Ground is an initiative undertaken by our division in which we target a specific geographical area to provide a more personalized level of on the ground code enforcement service. Rather than drive site to site, staff members walk up and down the various streets working to identify any/all observed violations, and engage/communicate with residents to better explain why the codes are in place and help to provide resources and solutions.

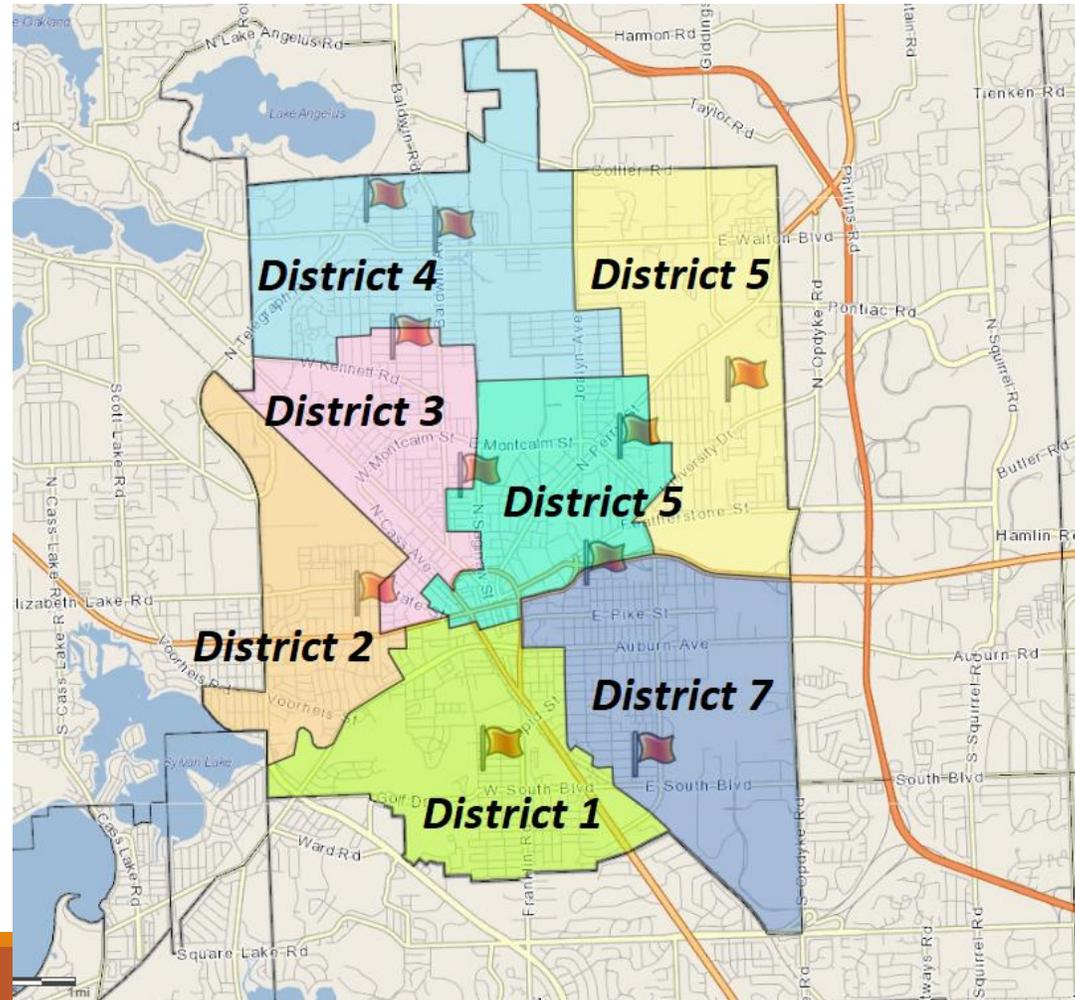
Boots on The Ground Activity:

- **2/21/20 Downtown Business District (District 1) – Upcoming**
- 10/21/19, Canterbury Dr. (District 1)
- 10/7/19, Paddock Manor (District 7)
- 10/25/19, Baldwin & E Columbia (Districts 3-4)
- 5/23/19, Merrimac St (District 3)
- 9/11/19 – 9/13/ 2019, District 7
- 1/17/2020, Boyd St (District 5)

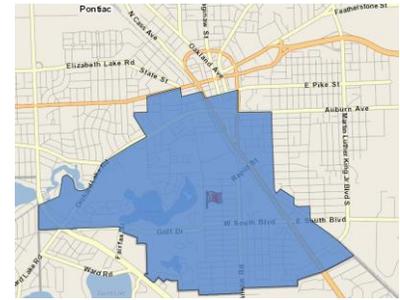


Nuisance Abatement Report

- Since January 1, 2019 Code Enforcement has successfully abated 11 properties totaling \$31,457.00 in cost.



Nuisance Abatement: Before



Nuisance Abatement: After



Nuisance Abatement: Before



Nuisance Abatement: Before



Enhanced Code Enforcement and Nuisance Abatement Report

presented by: *Patrick Brzozowski, Code Enforcement Manager*

Questions?

