

HAMPTON VA



**NORTH PHOEBUS RENTAL
INSPECTION DISTRICT
EXPANSION**

June 14, 2017

Consideration of the expansion of the Rental Inspection District in North Phoebus

- 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
- Helps achieve goals in our Community Plan & Master Plans

- Code of Virginia section 36-105.1:1 gives localities the authority to establish rental inspection districts and conduct rental inspections.
- Adopted such an ordinance in 2013.

State law authorizes rental inspection programs in recognition that rental properties, in certain situations, can contribute disproportionately to blight and neighborhood decline.

City Council must find that:

- There is a need to protect the public health, safety and welfare of occupants.
- The units within the designated districts are either (a) blighted or in the process of deteriorating, or (b) in need of inspection to prevent deterioration. Must take into account the number, age and condition of the units; and...

- Inspection of the units is necessary to maintain safe, decent and sanitary living conditions for the occupants.

- Age of housing
- Percentage of rental dwellings
- Housing Values
- Violations reported

North Phoebus RID Expansion Analysis



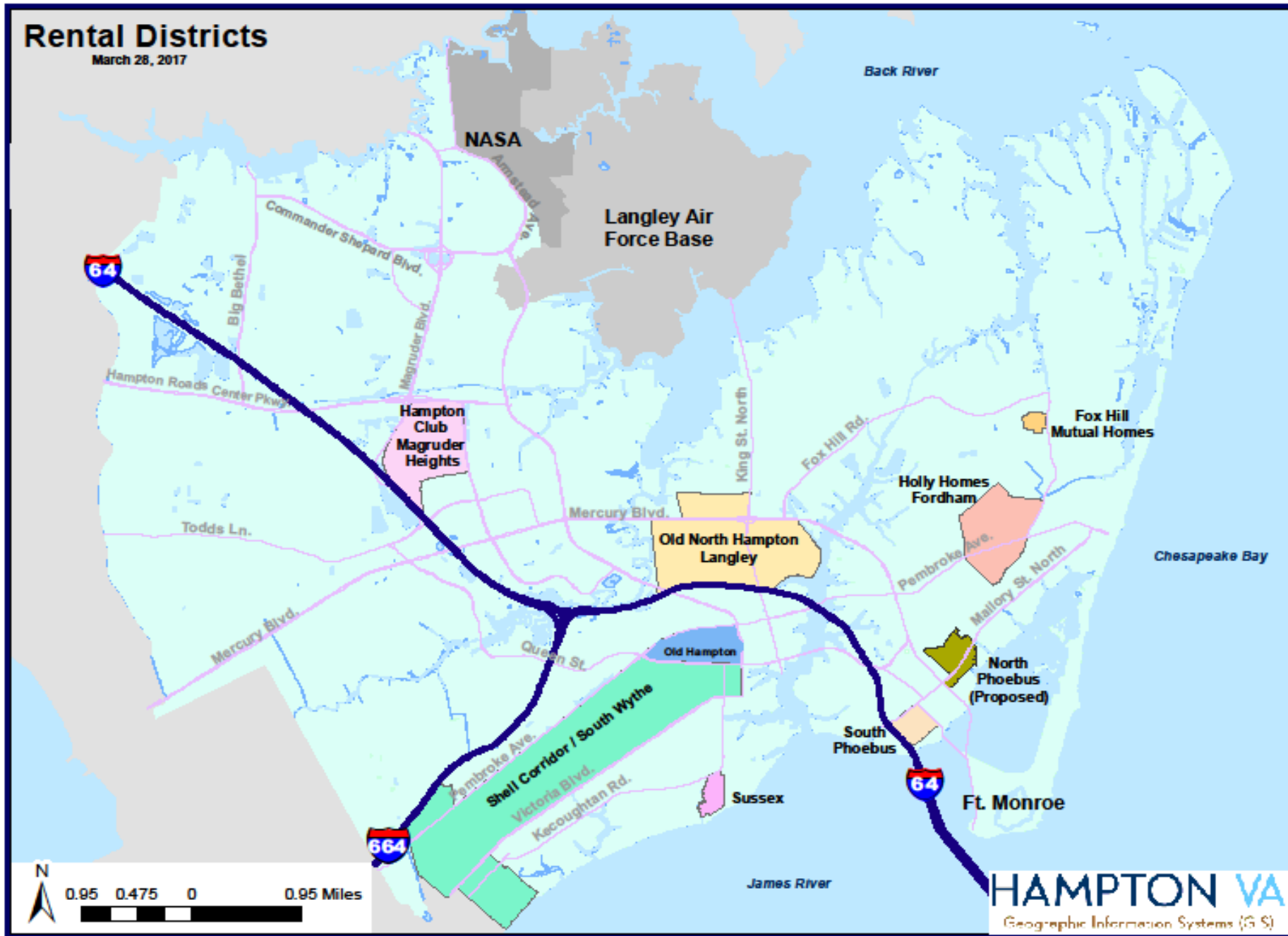
Legend

- Existing N. Phoebus RID
- Proposed N. Phoebus RID
- Residential Parcel
- Apartment Parcel

- Currently have a rental inspection district in North Phoebus
- Request was made by Phoebus Partnership to look into a possible expansion
- Staff performed the analysis which showed that the expanded area met the criteria for creating a district

Rental Districts

March 28, 2017



0.95 0.475 0 0.95 Miles

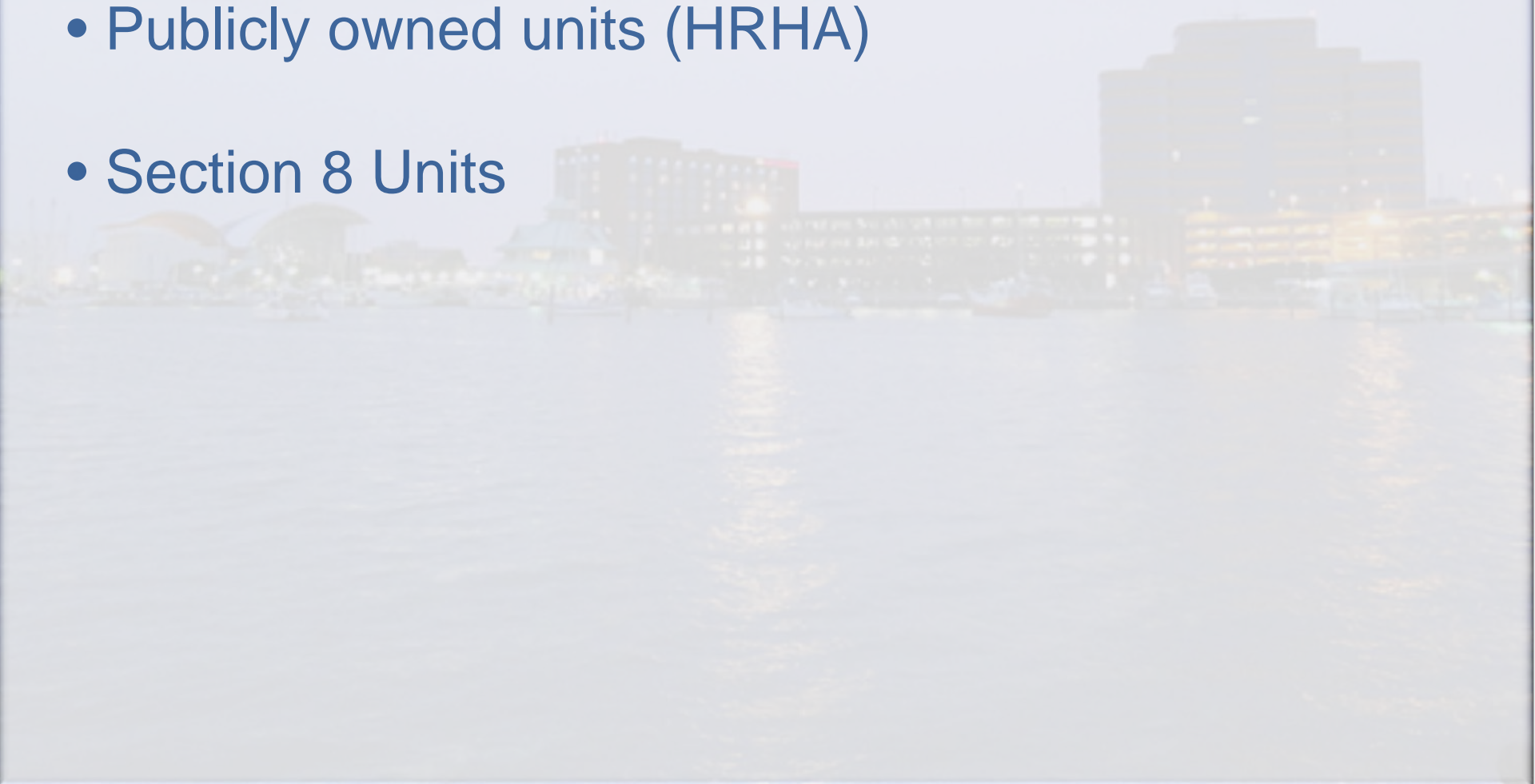
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Geographic Information Systems (GIS)

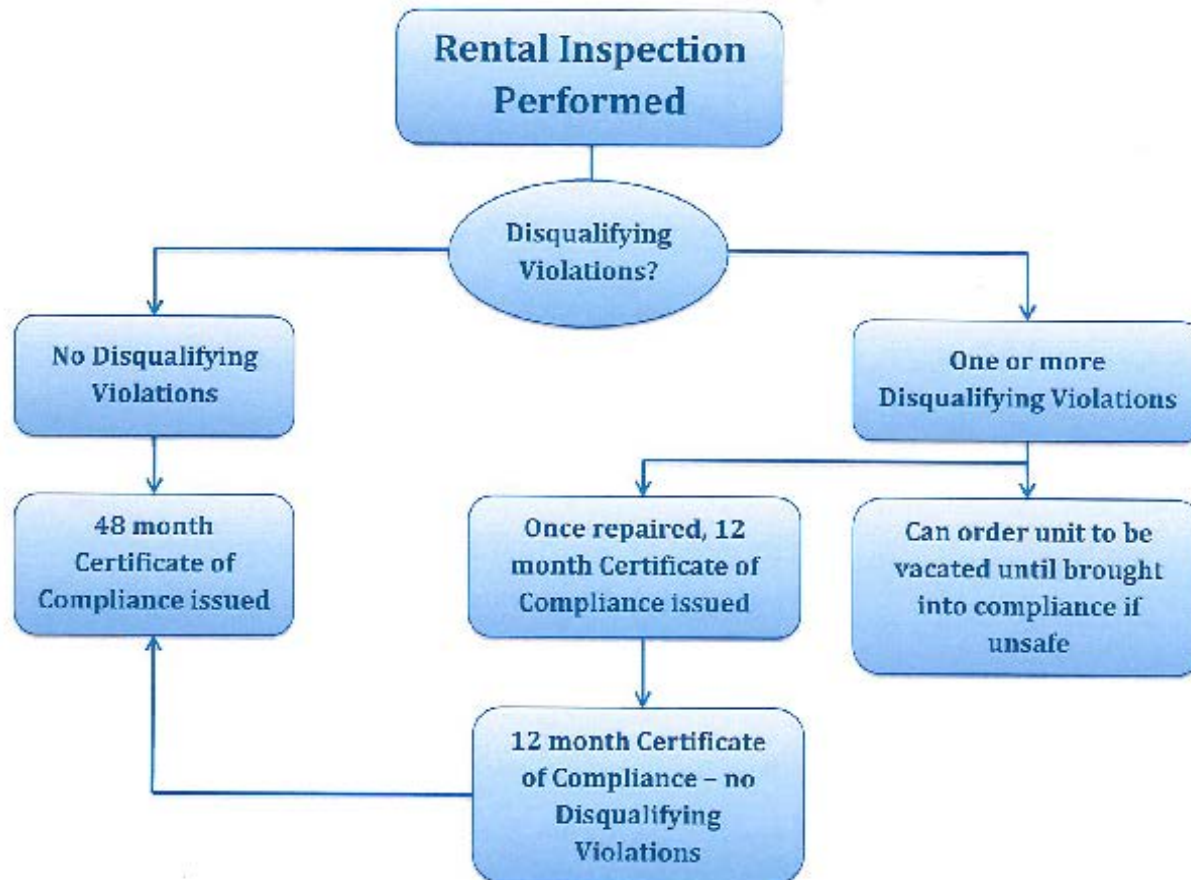
- Free initial inspection of each dwelling unit
- Free re-inspection for correction of minor violations
- \$100 per re-inspection for correction of major/disqualifying violations
- Flexible scheduling, including nights/weekends
- Units passing inspection are certified for 48 months.

- 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





- 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

- # of inspections 430
- # of re-inspections 363
- # of Violations 2,506

- Our most recent rental inspection district, Fox Hill Mutual Homes, is in the process of total renovation
- Once renovations are complete, this area will, in all likelihood, “graduate out” of the rental inspection program