

MACEO

*Troy Community Center
Room 305
3179 Livernois
Troy, MI*

Agenda

October 10, 2017

8:00 - 8:30 AM Registration

8:30 - 9:00 AM Welcome and Introductions

9:00 - 9:45 AM Strategic Code Enforcement 101

A successful strategic code enforcement program moves beyond inspections and notices. It thoughtfully weaves together regulation, policy, cost recovery, and “carrots and sticks” into a comprehensive strategy to benefit community residents. It can help to eliminate backlogs of complaints through the sophisticated monitoring of warning signs and use of early interventions. Other elements include clear and effective enforcement mechanisms; working with other city departments and nonprofits to create programs for vulnerable owner-occupants or seniors who simply do not have the resources to bring the property up to code; providing “good landlord” incentives; connecting to other city programs, like nuisance abatement and demolition; and more. In this module, practitioners will be invited to look beyond the traditional and toward the potentially transformative role of code enforcement. They will explore a systemic, proactive approach that, when put into action, can make code enforcement more effective and, ultimately, much more efficient. Using real-world examples from around the country, this module will equip participants with an overview of the pros and cons of various code enforcement strategies and how to implement a more strategic approach.

9:45 - 10:00 AM Break

10:00 - 11:30 AM Using Neighborhood Conditions to Inform Equitable Code Enforcement Strategies

Code enforcement gives local governments the ability to use their regulatory powers to improve quality of life for residents. A core challenge, however, is how to do so given limited resources. One way to address this challenge is through a neighborhood-sensitive approach to code enforcement, which is

equitable, more resource-efficient and, ultimately, more effective at stabilizing and strengthening neighborhoods, because it tailors interventions based on actual neighborhood conditions. Such an approach is sensitive to the needs of vulnerable residents and homeowners. Understanding neighborhood dynamics, including vacancy rates, crime statistics, unemployment rates, or housing market conditions, better positions local government to implement code enforcement based on the unique conditions in each neighborhood. This module will explore how to develop a neighborhood sensitive approach to code enforcement. It will include instruction on how to gather and aggregate the necessary datasets to reveal the factors contributing to a neighborhood's wellbeing, with examples from other cities about how this data translates into tailored code enforcement strategies.

11:30 - 12:30 PM Lunch

12:30 - 2:00 PM Local Ordinances: The Building Blocks of Code Enforcement

A code enforcement department is only as good as the regulatory tools it has on the books, and the systems that are in place to use those tools. Many ordinances have been on the books for years and do not reflect up-to-date state law. Others may or may not be appropriate for current neighborhood conditions. In other cases, the ordinances on the books are well-crafted, but aren't wielded as strategically as they could be. It isn't always clear how to analyze the existing regulatory framework or where to look for best practices to implement. This module is an opportunity to take a step back and explore what makes a code enforcement ordinance equitable, efficient, and effective. Participants will gain a deeper understanding of the components of effective and ineffective local code enforcement ordinances and explore examples from other cities of ordinances that work well and those that haven't. At the end of this module, participants will be better-equipped to undertake an analysis of their own local ordinances, with a clearer sense of what best practices to consider in shaping (or re-shaping) their regulatory framework.

2:00 - 2:30 PM Break

2:30 - 4:00 PM Code Enforcement Strategies to Motivate Responsible Rental Property Ownership

Rental housing is a critical part of every community's housing stock, yet it usually accounts for a disproportionate share of code enforcement challenges. While most communities have some irresponsible landlords who "milk" their properties for a few years of rental income and then walk away, communities also have many responsible landlords who intend to hold and maintain their properties. A strategic code enforcement program should not only crack down on irresponsible landlords, but instead develop a mix of strategies that reward responsible landlords and discourage bad ones. This module will provide practitioners with instruction on how to identify

responsible and irresponsible landlords and apply code enforcement tools accordingly. It will address not just the “sticks” to compel compliance, but also “carrots,” to resolve challenges faced by well-intentioned landlords, who lack training or skills, have limited resources, or are impacted by adverse economic conditions in the neighborhoods where they own properties.

4:00 - 4:30 PM Debrief

4:30 PM Adjourn

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Code Enforcement Training
October 10, 2017

Faculty Bios

James J. Kelly

Clinical Professor of Law | Notre Dame Law School
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James J. Kelly, Jr. is Clinical Professor of Law at Notre Dame Law School, where he teaches Real Estate Transactions, Land Use Planning Law and directs and teaches the Community Development Clinic. From December 2011-August 2015, he served as Editor-in-Chief of the Journal of Affordable Housing and Community Development Law. Prior to joining the Notre Dame Law faculty in 2011, he served as Assistant Professor of Law and Director of the Community Development Clinic at the University of Baltimore School of Law.

Jim is sole principal of Vital Neighborhoods Consulting, LLC through which he has provided training and consulting services in Indiana, Michigan and Iowa on a wide variety of public policy matters related to the prevention, reclamation and transformation of problem vacant properties in urban neighborhoods.

Before beginning his teaching career in 2004, he, as Executive Director of Save A Neighborhood, Inc. and Legal Consultant for Baltimore's Project 5000, worked to assist the City and community groups in acquiring clear title to vacant houses and vacant lot and, as a Staff Attorney for the Community Law Center, to represent Baltimore nonprofits in their community revitalization efforts. Prior to moving to Baltimore in 1999, Jim also represented and counseled tenants and tenant groups for the Northern Manhattan Improvement Corp., where his work was funded by the Skadden Fellowship Foundation.

Matt Kreis

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Matt is based in Chicago, Illinois and serves as the Assistant General Counsel for National Initiatives at the Center for Community Progress, primarily working with the National Technical Assistance team. Prior to joining the Center for Community Progress in November 2015, Matt spent more than nine years as an attorney at the City of Chicago's Department of Law.

During his time at the City of Chicago, Matt focused on identifying, developing and implementing effective code enforcement tools to combat blight and problem properties. For example, he facilitated the efforts of multiple City departments to create a mobile, electronic code enforcement tool, which enabled inspectors from the City's Department of Streets and Sanitation to more quickly and efficiently identify blight and related health and safety violations. Matt also worked with City and elected officials to craft and propose legislation designed to improve property conditions and efficiency throughout the City, routinely trained inspectors on the proper use of local law in enforcement efforts, and served as an advisor to the Commissioner of the Department of Streets and Sanitation in various matters. In addition, he was instrumental in the creation and supervision of an in-house group of attorneys and law clerks dedicated to the completion of tens of thousands of annual title reports used to support ownership and due process requirements for the majority of the City's building and sanitation code enforcement. Ultimately, it was Matt's exposure to the neighbors and residents most affected by problem properties that led him to recognize how critical it is for communities to have access to the right tools and strong leaders required to revitalize neighborhoods impacted by vacancy, abandonment and blight.

Before working at the City of Chicago, he was a law clerk for a mid-size Chicago-area firm that represented various municipal entities, including fire protection districts, villages and pension boards. Matt earned his J.D from Loyola University Chicago School of Law and his B.A. from Augustana College in Rock Island, IL.