



Nuisance Property Work Group

City Council Presentation

May 23, 2023

Work Group Members

Co-Chairs

- Janet Dankert, CPO
- Rusty Worley, Past NAC Chair, West Central

Existing Ordinances Subcommittee

- Co-Chair – Nancy Williams, Habitat for Humanity
- Co-Chair – Pete Radecki, Past NAC Chair, Bissett
- Ashley Corsolini, CPO
- Melissa Cox, Green Building Certifications
- Michelle Gipson, At Home Property Management
- Chance Parish, Woodland Heights
- Isabelle Walker, Board of REALTORS
- Marie Wood, Midtown

City Staff (Ex-Officio)

- Brendan Griesemer, Planning & Neighborhoods
- Alana Owen – Planning & Neighborhoods
- Kevin Pierce – BDS
- Brock Rowe – BDS
- Ben Tegeler – Planning & Neighborhoods
- Randall Whitman – Planning & Neighborhoods

Incentives for Investment Subcommittee

- Chair – Brandon Biskup, Kinect Design & Development
- LeeAnn Camey – SGF Community Land Trust & CPO
- Kylee Brown – Legacy Bank & Trust
- Andrew Doolittle – Everett Homes
- Nancy Evans, Rountree
- Ashley Fleming – Community Foundation of the Ozarks
- Caron Parnell – West Central
- Kelsey Milholland – Habitat for Humanity

New Strategies Subcommittee

- Chair – Becky Volz – NAC Chair, Woodland Heights
- Kathleen Day – Woodland Heights
- Jeff Kester – Board of REALTORS
- Russ Gosselin, Elevate Lives
- Rebecca McCammon – CPO
- Lisa Meeks – Brentwood Neighborhood
- Rachel Tripp – CPO
- Brandi VanAntwerp – Foster Adopt Connect



Introduction

- Forward SGF
- Media Stories
- Nuisance Properties by the Numbers



Forward SGF Top 10



1. **Restore SGF – Neighborhood Revitalization**
2. Shifting the planning focus from use to design (place-based)
3. **Comprehensive development code and city code updates**
4. UnGap the Map (closing trail network gaps)
5. Entrepreneurial stewardship
6. Corridor planning, beautification, and right of way management
7. **Neighborhood and activity center plan development**
8. Connecting to nature
9. Annexation plan
10. Regional planning



Nuisances in the Media

- 3/20/22 – [West Central Springfield neighborhood battle illuminates city's nuisance property struggles](#)
- 2/10/22 – [City council tells repeat nuisance offenders to clean up their property, talks harsher penalties](#)
- 3/16/21 – [Springfield could soon double compliance staff in crackdown on nuisance properties](#)
- 2/26/20 – [We can't wait any longer: City votes to beef up maintenance code, crack down on nuisances](#)
- 11/30/19 – [City officials, residents discuss how to solve Springfield's nuisance housing problem](#)
- 11/15/19 – [Not that simple: Landlords, neighbors argue who's at fault for crumbling houses](#)
- 8/31/19 – [It drags down the whole neighborhood: What it is like living next to a nuisance property](#)
- 4/18/19 – [It just fed itself: How Chris Gatley's properties became Springfield's public menace](#)
- 12/11/18 – [A change could make Springfield's nuisance abatement process quicker](#)
- 9/6/16 – [Springfield City Council approves new nuisance property policy](#)



Nuisances by the Numbers

Code Complaints 2015-2020

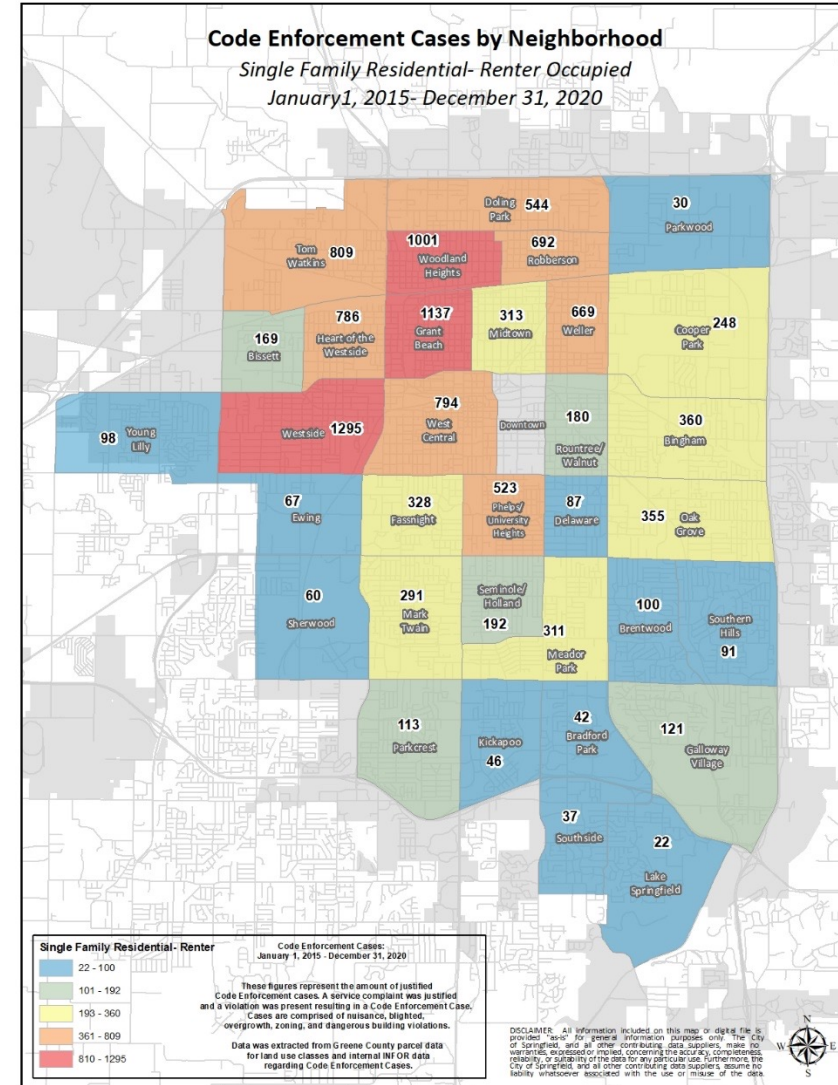
- Rental Single Family 11,911
- Rental Duplex 772

Total Rental (71%) 12,683

- Owner Single Family 5,058
- Owner Duplex 62

Total Owner (29%) 5,120

Total Code Complaints 17,803



Top 10 Neighborhoods

- Westside 1,851 complaints
- Grant Beach 1,657 complaints
- Woodland Heights 1,419 complaints
- West Central 1,150 complaints
- Heart of the West Side 1,075 complaints
- Tom Watkins 1,028 complaints
- Robberson 965 complaints
- Doling 841 complaints
- Weller 840 complaints
- Phelps/Univ. Heights 669 complaints



Potential Agencies and NPs

- Poor condition of houses and other improvements (BDS, Public Works, SFD)
- Trash, overgrown vegetation and inappropriate storage of furniture and materials (BDS, Public Works, Parks)
- Noise and odors caused by human activity (SPD, County Health)
- Illegal activities (SPD)
- Unhealthy conditions (County Health, Environmental Services)
- Vandalism (SPD, County Juvenile Center, Parks)
- Homeless activities (SPD)
- Hoarding (SFD, County Health, Environmental Services)
- Nuisance vacant properties (BDS, SPS, County Health, SPD).

Lead NP Department Options

- ♦ Springfield – BDS
- ♦ Columbia – Columbia/Boone County Health Dept
- ♦ Carrollton, TX – Environmental Services Dept
- ♦ Natural approach for BDS enforcement is building code enforcement (Violation oriented)
- ♦ Natural approach for other departments may be more people-oriented (Violator oriented)
- ♦ Neither has the complete answer
- ♦ Propose multi-department approach via a Property Care Team

Current Method of Addressing NPs

1. Complaint(s) received
2. Site Inspected (usually by BDS)
3. Alerts made (sometimes)
4. Citation Posted
5. Site Re-Inspection
6. If not cured, fines sometimes
7. City cures and liens property

Proposed Modifications

1. Complaint(s) received
2. Site Inspected (usually by BDS)
3. Alerts made (sometimes)
4. Citation Posted
5. Site Re-Inspection
6. If not cured, fines sometimes
7. City cures and liens property

3A. Cause Determination

Resident/Owner contacted

- “Do you need help? Do you want help?”

Inspector alerts Property Care Team

- City/County Orgs
- Non-Profits/Faith-Based Groups
- Neighborhood Associations
- Financial Assistance

3B. Remedy plan and timeline established and agreed to by Resident/Owner

Proposed Actions

- Basic enforcement continues on a complaint basis
- BDS augments by conducting City-wide drive-by inspections of all residential properties every two years
- Developing Property Care Team
- New Residential Coordinator facilitates Property Care Team
- Property Care Team launches in 2024

Proposed Performance Measures

- Drop in Total Code Complaints by 25% in 2 Years
- Drop in BDS Drive-by Violations by 25% in 2 Years

New Investments

- ◆ **Immediate Recommendations**

- ◆ Expand HELP Program

- ◆ Increasing maximum amounts from \$15K to \$20K to address current inflationary costs
 - ◆ Broaden coverage area to include more LMI census tracts

- ◆ Employer-Assisted Housing Grants

- ◆ ARPA Funded Matching EAH Grants (\$5K plus \$5K match = \$10K Total Incentive)
 - ◆ Re-establishing EAH program for City employees
 - ◆ More than Police & Fire
 - ◆ Assist Talent Attraction & Retention

- ◆ CPTED Grants (Community Policing Through Environmental Design)

- ◆ Up to \$100 matching reimbursement for safety & security investments (cameras, doorbells, lighting, etc.)
 - ◆ Allowing SPD access to footage as needed



New Investments

- ♦ **Additional Recommendations**
 - ♦ Revamp Building & Zoning Codes
 - Integrated into Forward SGF Code Revisions
 - Building Code Exemptions for 3-4 Unit Properties
 - Waive Fees for Restore SGF Zones
 - ♦ Commercial Incentives for Neighborhood Hubs
 - Commercial Rehab Program
 - Commercial Demolition Grants
 - City Improvements for Redevelopment
 - Neighborhood Improvement Program



New Investments

- ♦ **Additional Recommendations**
 - ♦ New Residential Nuisance Staff
 - ♦ Residential Community Outreach
 - ♦ Reduce Timelines for Nuisance & Dangerous Buildings
 - ♦ Establish Neighborhood Design Studio
 - ♦ Revise Down Payment Assistance
 - ♦ Realize State Approval for Landbank Program



New Investments Additional Sources

Carrollton, TX Neighborhood Impact – Grants & Incentives

- [IMPACT | City of Carrollton, TX](#)

St. Louis Vacancy Collaborative

- [STL VACANCY COLLABORATIVE - Main Page](#)

Legal Services of Eastern Missouri – Neighborhood Vacancy Initiative

- [Neighborhood Vacancy Initiative - Legal Services of Eastern Missouri \(lsem.org\)](#)

Local housing Solutions – Stabilizing high-poverty neighborhoods through a mixed-income approach

- [Stabilizing high-poverty neighborhoods through a mixed-income approach - Local Housing Solutions](#)

ChangeLab Solutions – Healthy Housing Through Proactive Rental Inspection

- [Healthy Housing Through Proactive Rental Inspection | ChangeLab Solutions](#)

Urban Institute – Pay for Success and Blighted Properties

Insights and Opportunities for Funding Vacant Property Reclamation and Neighborhood Stabilization

- [pfs and blighted properties 0.pdf \(urban.org\)](#)

Missouri Abandoned Housing Act

- [Missouri Revisor of Statutes - Revised Statutes of Missouri, RSMo, Missouri Law, MO Law, Joint Committee on Legislative Research](#)

How a Kansas City neighborhood is transforming its dangerous and abandoned buildings

- [How a Kansas City neighborhood is transforming its dangerous and abandoned buildings | Business | missouribusinessalert.com](#)



New Investments Summary

- Restore SGF Implementation
- Employer-Assisted Housing Grants for City Staff
- EAH Matching Grants for Major Employers (ARPA Funded)
- Community Hubs (City Small Business & SFDC Loans)
- CPTED Grants



Exploring Rental Inspection Feasibility

The top 20 cities in MO by population and those with a university or college and having similar demographics:

- 70% (14) have existing rental inspections in place via city code, programs, and neighborhood services
- 10% (2) are in the process of approving a rental inspection program (Sedalia & Joplin)
- 20% (4) do not have a rental inspection program in place (SGF, Jeff City, Rolla, Warrensburg)



Exploring Rental Inspection Feasibility

	KC	Columbia	St. Joseph	North KC	St. Louis
Population	508,394	126,853	70,240	1.7 million	2.2 million
Programs	Healthy Homes Rental Inspection & Registration	Rental Unit Conservation Law	Rental Unit Certificate Required	Rental property must be registered annually	Housing Conservation Inspection Occupancy Permit
Rental Registration Fee	Annual: \$20/unit	New & Renewal with Inspection \$60/building or \$26/unit	\$5/unit registration and \$50 inspection fee	No fee; runs annually from 1/1 to 12/31	\$90 if unoccupied or \$150 if occupied
Enforcement Entity	Health Department	Community Development	Housing Compliance Inspector	Community Development	Building Division

Source: APD Urban Planning Management, Missouri Rental Registries Case Study, 4/13/23



Exploring Rental Inspection Feasibility

- CPO Chronic Nuisance Property Subcommittee
- Site Visits to Cities with Rental Inspections with Desired Outcomes
- HOME Financing for Voluntary Life Safety Renovations
- Replacing Rental Registrations with Rental Inspections



NPWG Requests from Council

1. Endorsing a new approach to addressing residential nuisances

- Funding new residential nuisance position(s) \$100K Revolving Fund
- Establish a new Property Care Team coordinated by new point person
- Reporting quarterly to NAC & annually to Council

2. Establishing new residential incentives

- HOME Financing for Life-Safety \$200K HOME Program
- City Employer-Assisted Housing \$300K FY23 Carryover
- CPTED Safety & Security Matching Grants \$50K FY23 Carryover

3. Exploring feasibility of rental inspections

- Funding site visits for desired outcomes \$15K FY23 Carryover
- Facilitating a broad range of perspectives to achieve the shared goals of raising the floor for rental properties while not penalizing responsible owners
- Minimize displacement of residents



NPWG Summary

- At a key moment in time to make a real difference in quality of place for our neighborhoods and the community
- Cross-section of stakeholders committed to exploring new strategies
- Neighborhood and activity center development is critical to creating magnetic places to live, work and play



Questions?

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