RENTAL REGISTRATION ORDINANCE

Committee of the Whole

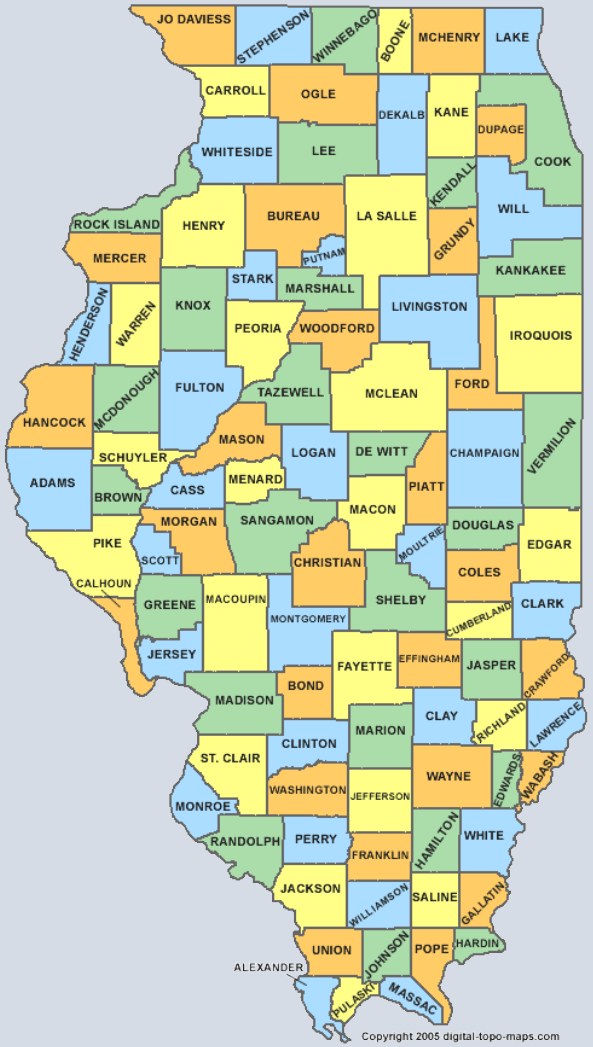
11 August 2014

Purposes of Ordinance

1. IMPROVED PARTNERSHIP BETWEEN PROPERTY OWNERS, TENANTS, COMMUNITY, POLICE DEPARTMENT, FIRE DEPARTMENT, & COMMUNITY DEVELOPMENT
2. SAFER NEIGHBORHOODS FOR ALL RESIDENTS
3. REDUCTION IN CRIME & DRUG ACTIVITY IN RENTAL PROPERTIES
4. REDUCTION IN POLICE CALLS TO RENTAL PROPERTIES
5. MORE STABLE TENANT BASE FOR RENTAL PROPERTY OWNERS

SEEKS TO ESTABLISH BETTER COMMUNICATION BETWEEN CITY AND LANDLORDS

Rental Registration Modeled After:



- Danville
- Schaumburg
- Dekalb

Situation in Freeport

1. WATER SERVICE
2. PROPERTY MAINTENANCE
3. CRIME
4. CODE VIOLATORS
5. ADMINISTRATIVE ADJUDICATION IS NOT ALWAYS ENFORCABLE

Timeline

- Ordinance passed in November, 2013
- Rental Housing employee started February, 2014
- Deadline extended from April 1st, 2014 to June 2nd, 2014
- Crime Free employee started March, 2014
- Major issues with software identified
- Alternative software ideas developed and implemented
- Need for land contract clarification identified
- Amendment to land contract definition passed June, 2014
- Registration deadline June 2nd, 2014
- Started identifying non-compliant landlords in June, 2014
- Closed first rental property (since registration deadline) in July, 2014
- Currently: Adjusting software to issue violations and schedule administrative hearings
  Handling landlord and tenant concerns
  Closing uninhabitable rental properties
  Working with local agencies to cut off revenue streams and rehouse displaced tenants
  Figuring out software problems
  Building database
  Preparing cases against non-compliant landlords

Original Estimates

Units Per Building	Estimated number of buildings (per 2007-2011 Census data)	Registered to Date
1	699	1379
2 to 4	646	502
Duplexes		377
3 to 4		125
5 to 9	82	85
10 to 19	11	15
20+	18	11
Mobile	4	7
Boarding house		8
Total	**1460**	**2007**

- **Based on what we know, there is almost 100% compliance!**
- **Number of estimated properties during discussions: 1,927**
- **Registered to date: 2,007**

Benefits to Date

1. Closer contact with landlords and tenants
2. Actively engaged in addressing housing issues
3. Several properties have already been condemned
4. We have made attempts to assist in relocation
5. Assistance from Community Action & FACC with rehousing displaced tenants
6. Community Action & Freeport Township now require inspections by City & landlords to be compliant with ordinance before issuing deposit/rental payments
7. Community Action now reports problematic properties to us
8. Identified and substantiated several issues

What We Have Learned

- Rental housing is a larger community impact than originally thought
- Water issue is a major and wide-spread issue
- Landlords can avoid liability by maintaining separate property identities that insulates them from liability
- Rental software was never capable of being used the way Freeport intended to use it and is not compatible with other City systems

Costs of Program

REVENUE TO DATE:

COST OF PROGRAM TO DATE:

ESTIMATED ANNUAL COST:

Next Steps

1. Reapprove the program
2. Incorporate landlord/tenant training
3. Use administrative adjudication and circuit court proceedings to enforce fines and fees
4. Resolve software issues
5. Make the rental program part of an overall housing strategy