

COMMUNITY DEVELOPMENT DEPARTMENT OVERVIEW

Prepared by:
City of Huntsville
Community Development Department
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COMMUNITY DEVELOPMENT DEPARTMENT MISSION STATEMENT

The Mission of the Community Development Department:

- Stabilize Lower Income Neighborhoods
- Support and Encourage the Economic Empowerment of Lower Income Persons and/or of Persons Living in Lower Income Neighborhoods
- Provide Assistance to Special Needs Populations in our Community
- Ensure the Public's Health and Safety Through a Robust Citywide Code Enforcement Program

COMMUNITY DEVELOPMENT DEPARTMENT OVERVIEW

- **Community Development Code Enforcement**
 - 10 Inspectors cover 218 Square Miles
 - City is broken down into 5 Areas – each Area has two Inspectors
 - Proactive Inspections
 - Goal is to physically visit each property in each Area every 30 Days
 - Responsive Inspections
 - Goal is to respond to complaints within 24-48 hours
 - **This summer, we will have 12 Inspectors, and will divide the City into 6 Areas

CODE OF ORDINANCES ENFORCED

JUNK, LITTER, AND INOPERABLE VEHICLES (Chapter 12, Article IV)

This ordinance regulates the storage of items on private property, both residential and commercial. Included are: Vehicles that are not in operating condition, automobile parts, household items, appliances, appliance parts, household hardware, wire, cable, metal items, building materials (unless there is an active building permit posted), fabrics, clothing, rags, and any other scrap or junk, as defined in the ordinance. The owner/occupant is given a **30-day** notice to correct the violation.

GRASS AND WEED ORDINANCE (Chapter 27, Article III)

This ordinance deals with grass and weeds growing on private property within the city limits. Grass and weeds must be kept cut below 8” in height on platted properties, and 12” in height on non-platted properties, and maintained so as not to be a fire hazard or health hazard. The responsible party, or the last recorded assessor of the property, is issued a **14-day** notice to cut the grass and / or weeds. If the violation is not corrected within that time, a citation may be issued for the responsible party to appear in Municipal Court, AND/OR the City may cut the grass and weeds and bill the owner for the costs incurred. This ordinance applies to grass and weeds only. It does not apply to flowers, shrubs, trees, ivy, ornamental plants or ground covers, or garden and row crops. Also, undeveloped and un-cleared land, property that is in a natural condition, or property that is located more than 200 ft. from any residential, or commercial buildings is excepted from the requirements of this ordinance.

STANDARD HOUSING CODE (Chapter 7, Article V)

This ordinance sets the minimum standards for maintaining residential structures. It applies only to structures used or designed for human habitation only. The owner of the structure is given a **120-day** notice to correct the violation. The owner, or his representative, may request an extension of time to comply from the Housing Board of Adjustments and Appeals. Failure to comply may result in a citation to Municipal Court.

NON-RESIDENTIAL BUILDING MAINTENANCE CODE(Chapter 7, Article VI)

This ordinance establishes the minimum standards for maintenance of buildings used for purposes other than residential. The owner is given a **120-day** notice to correct the violation. The owner, or his representative, may request an extension of time to comply from the Housing Board of Adjustments and Appeals. Failure to comply may result in a citation to Municipal Court.

CODE OF ORDINANCES ENFORCED

STANDARD UNSAFE BUILDING ABATEMENT CODE (Chapter 7, Article VII)

This ordinance applies to any structure, residential or commercial, found to have unsafe conditions, as defined in the code. The owner is given **30 days** to acquire the necessary permits from the Inspection Department and commence repairs. If this is done, the owner has an **additional 30 days** (or a total of 60 days from the date of the notice) to complete repairs. The structure is posted and cannot be occupied until all unsafe conditions are corrected and the building complies with the codes. Electrical, gas, mechanical, plumbing, and major structural repairs must be performed by a licensed contractor, with all required permits. Inspections and approval by the Inspection Department is required before work can be recognized and the building released for occupancy. The owner may request an extension of time to comply. The Community Development Director may grant up to an additional 60 days to comply, provided all other requirements have been met and the building is feasible for repair. Any extensions beyond 120 days from the date of the notice must be acted upon by the Housing Board of Adjustments and Appeals. (Anyone violating the ordinance by entering or occupying a posted structure may be subject to arrest by the Police Department.)

SWIMMING POOL ORDINANCE..... (Chapter 14, Article V)

This ordinance regulates abandoned, neglected, or non-maintained swimming pools. The owner is given a **14-day** notice to correct the violation with unsightly, offensive, hazardous conditions such as stagnant, non-circulating water, algae, mold, and untreated water.

FENCE ORDINANCE (Chapter 7, Article IX)

This ordinance regulates the maintenance of fences. It also prohibits the use of electric fencing, barbed wire, razor wire or concertina on residential properties. Requires that all fences be maintained in good condition free from damage, missing components, and must stand vertical. The owner or responsible party is given a **60-day** notice to correct the violations.

GRAFFITI ORDINANCE (Chapter 1, Article I, Sec. 17-6)

This ordinance prohibits the application of graffiti. It shall be unlawful for any person to write, paint, scratch, inscribe, scrawl, spray, place, draw or otherwise apply graffiti to any public or private building, structure or any other property within the city. The owner is given a **14-day** notice to correct the violation.



HOW IS PROPERTY OWNERSHIP DETERMINED?

- Madison County Office of Probate
- Tax Assessor/Collector's Office
- Internet Search
- State of Alabama Records
- Business License Information

HOW ARE HOMEOWNERS CONTACTED?

- Regular First Class Mail
 - Grass, Junk, Litter & Inoperable Vehicles, Fence, Swimming Pool,
 - Standard Housing Codes, Non Residential Buildings and Graffiti
- Certified Mail – Requires a Signature & Regular First Class Mail
 - Unsafe Buildings
 - Public Nuisances
- International Registered Mail – Requires a Signature & International First Class
 - Unsafe Buildings
 - Public Nuisances

COMMUNITY
DEVELOPMENT
DEPARTMENT
OVERVIEW –
NEIGHBORHOOD
ASSOCIATIONS
SURVEY

What is the Perceived Problem?

Out of City/State Property Owners

Out of Date Ownership Data

Abandoned Properties

Heir Property with No Recorded Will

Foreclosures

State Owned Property

Vacant Commercial Property

2014 – 2018 VIOLATIONS

Notices Issued By Year

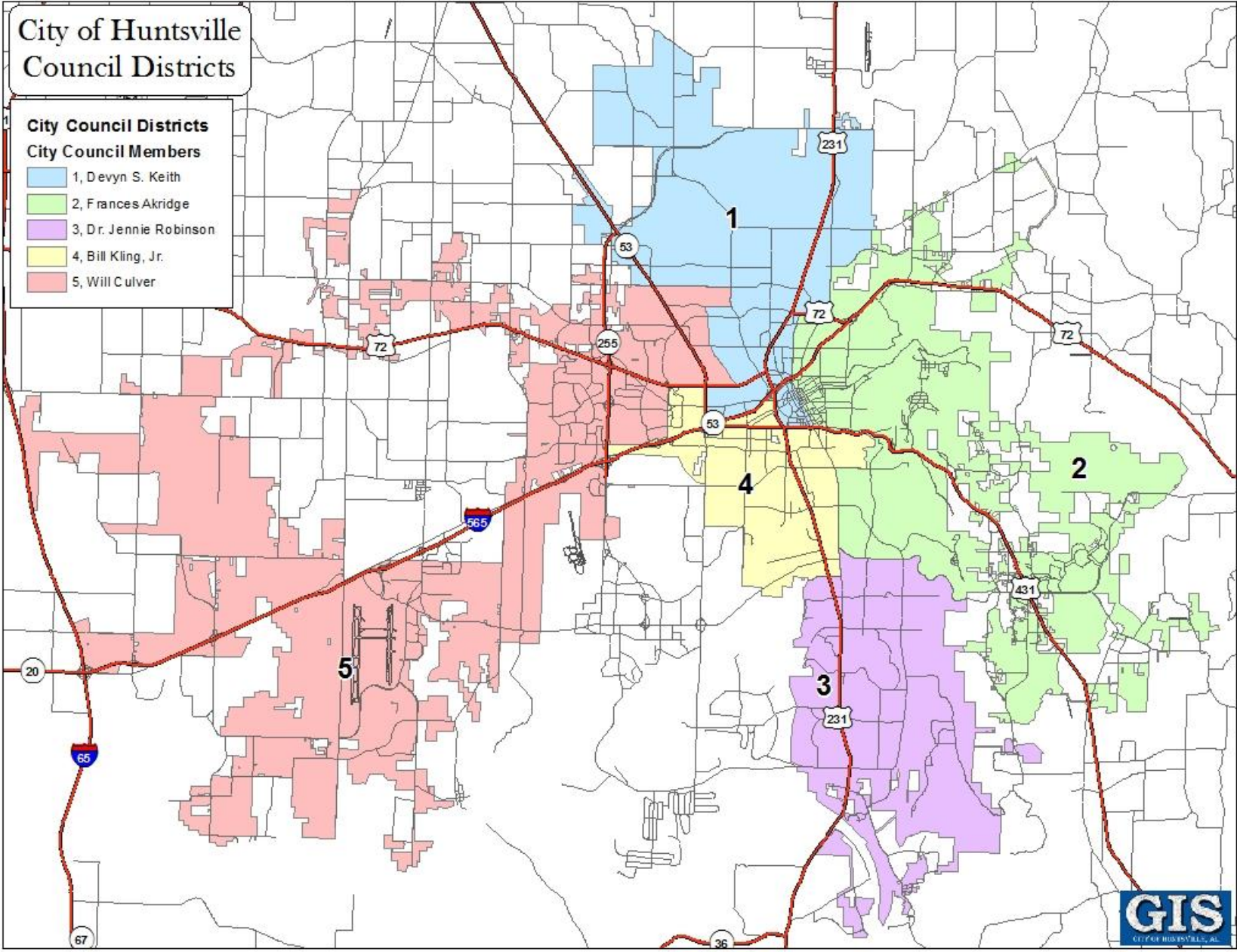
Category	2014	2015	2016	2017	2018
Grass	5002	4019	3375	4759	5189
Junk	1758	1598	1320	2128	2067
Structural	1446	898	788	1343	1493
Other	481	402	416	864	1004
Total	8687	6917	5899	9094	9753
% Probable Rental Properties	48%	44%	45%	43%	41%
% Out of Town Owners	13%	12%	12%	12%	12%
% Compliance	99%	99%	99%	98%	93%

2018 VIOLATIONS

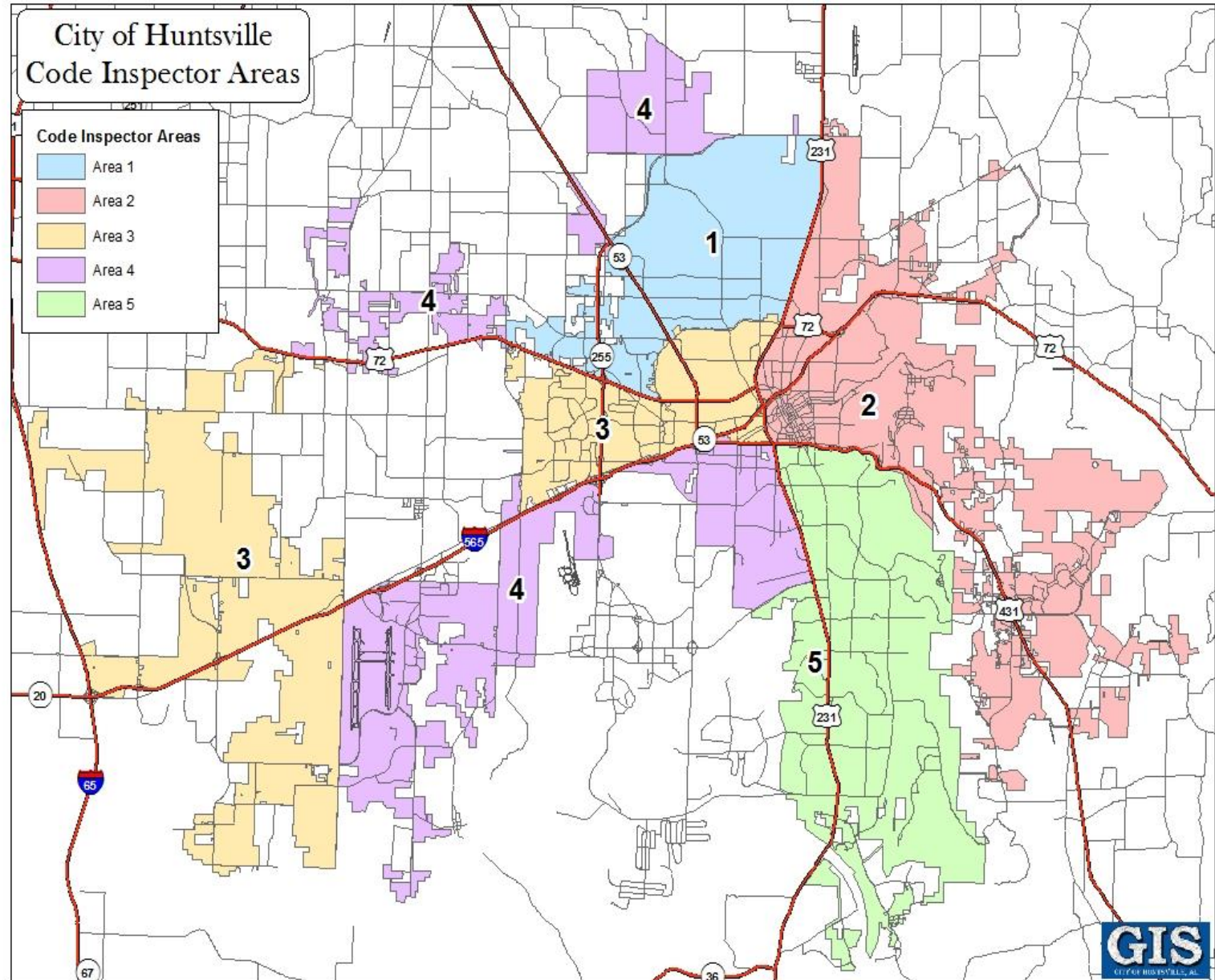
Notices Issued – All Areas

Category	Notice Count	Probable Rental Property	Out of Town Owners	Compliance
Grass	5189	2373 (46%)	730 (14%)	5179 (99.8%)
Junk	2067	523 (25%)	166 (8%)	1977 (96%)
Structural	1493	915 (61%)	247 (17%)	965 (65%)
PNS	8	4 (50%)	0 (0%)	7 (88%)
NR	58	48 (83%)	12 (21%)	27 (47%)
HD	7	3 (43%)	0 (0%)	3 (43%)
H	1173	680 (58%)	209 (18%)	797 (68%)
UB	247	180 (73%)	26 (11%)	131 (53%)
Other	1004	177 (18%)	43 (4%)	963 (96%)
Total	9753	3988 (41%)	1186 (12%)	9084 (93%)

CITY COUNCIL DISTRICT MAP



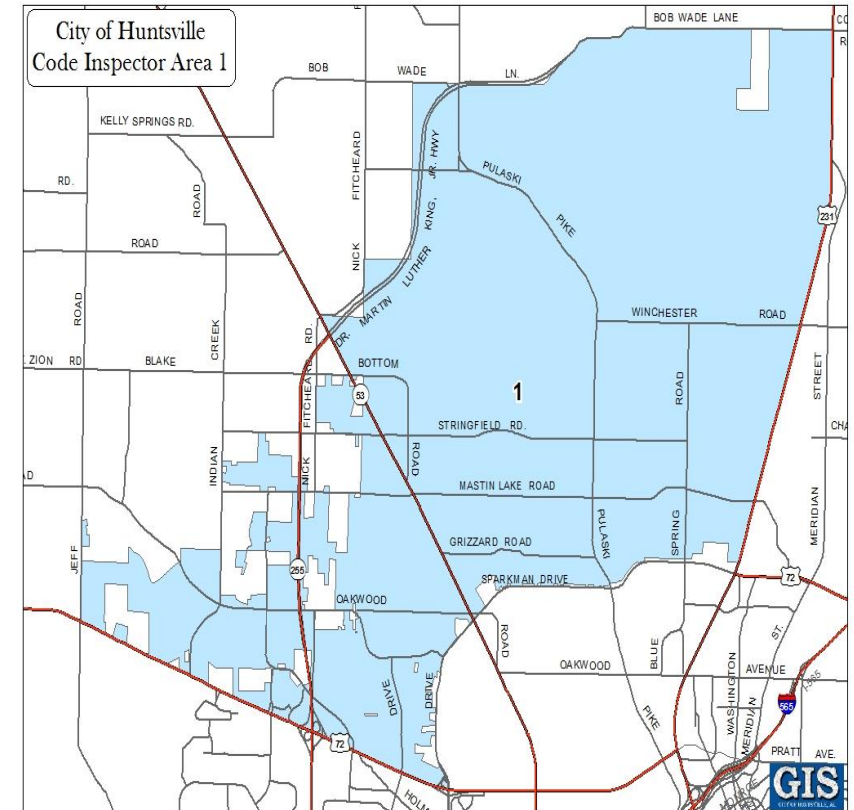
CODE ENFORCEMENT AREA MAP



2018 AREA #1 VIOLATIONS

Notices Issued – Area I

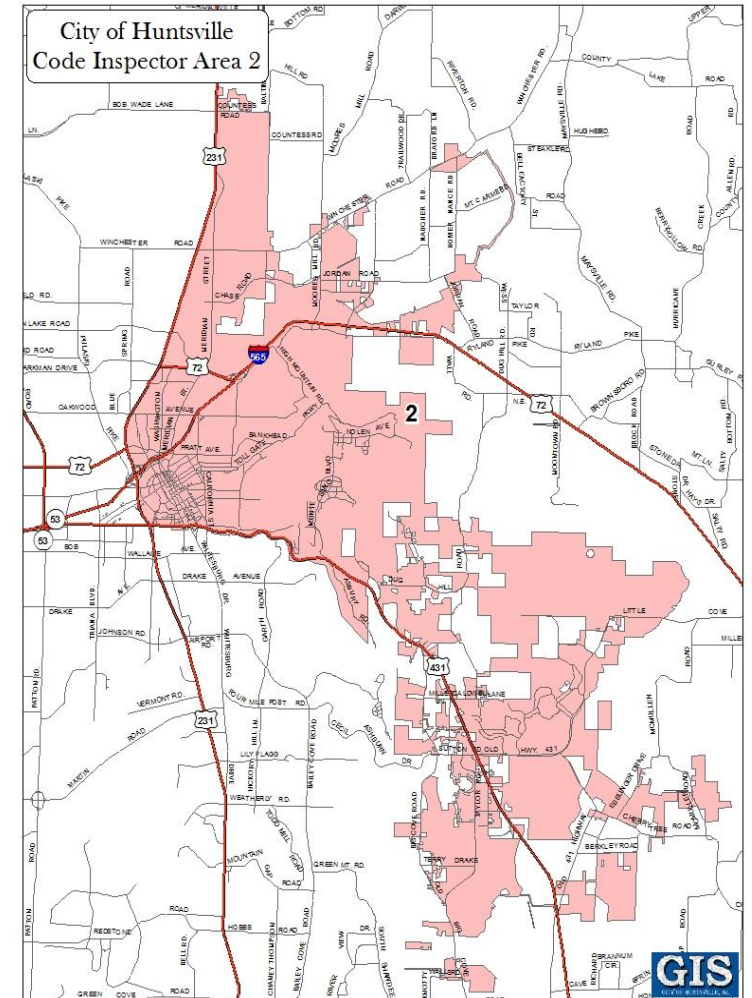
Category	Notice Count	Probable Rental Property	Out of Town Owners	Compliance
Grass	1658	667 (40%)	248 (15%)	1654 (99.8%)
Junk	681	164 (24%)	59 (9%)	643 (94%)
Structural	399	238 (60%)	59 (15%)	255 (64%)
PNS	0	0	0	0
NR	8	6 (75%)	0	4 (50%)
HD	0	0	0	0
H	363	209 (58%)	56 (15%)	241 (66%)
UB	28	23 (82%)	3 (11%)	10 (36%)
Other	366	24 (7%)	8 (2%)	351 (96%)
Total	3104	1093 (35%)	374 (12%)	2903 (94%)



2018 AREA #2 VIOLATIONS

Notices Issued – Area 2

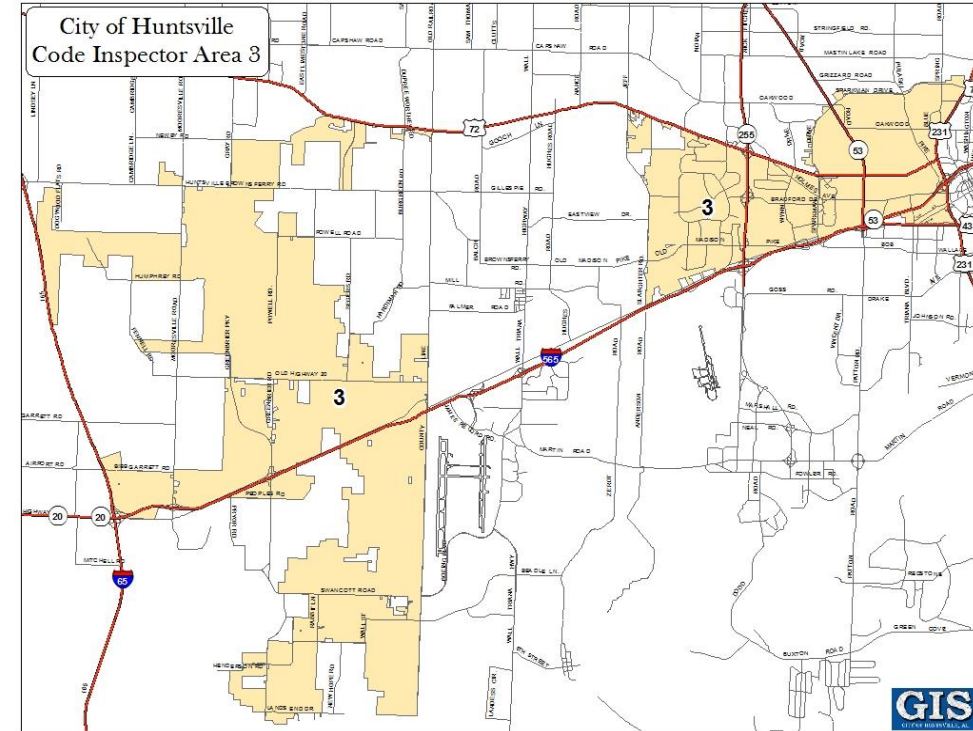
Category	Notice Count	Probable Rental Property	Out of Town Owners	Compliance
Grass	1334	684 (51%)	201 (15%)	1332 (99.9%)
Junk	394	97 (25%)	31 (8%)	375 (95%)
Structural	425	260 (61%)	81 (19%)	246 (58%)
PNS	1	1 (100%)	0	1 (100%)
NR	21	17 (81%)	6 (29%)	5 (24%)
HD	7	3 (43%)	0	3 (43%)
H	350	215 (61%)	68 (19%)	214 (61%)
UB	46	24 (52%)	7 (15%)	23 (50%)
Other	192	62 (32%)	13 (7%)	181 (94%)
Total	2345	1103 (47%)	326 (14%)	2134 (91%)



2018 AREA #3 VIOLATIONS

Notices Issued – Area 3

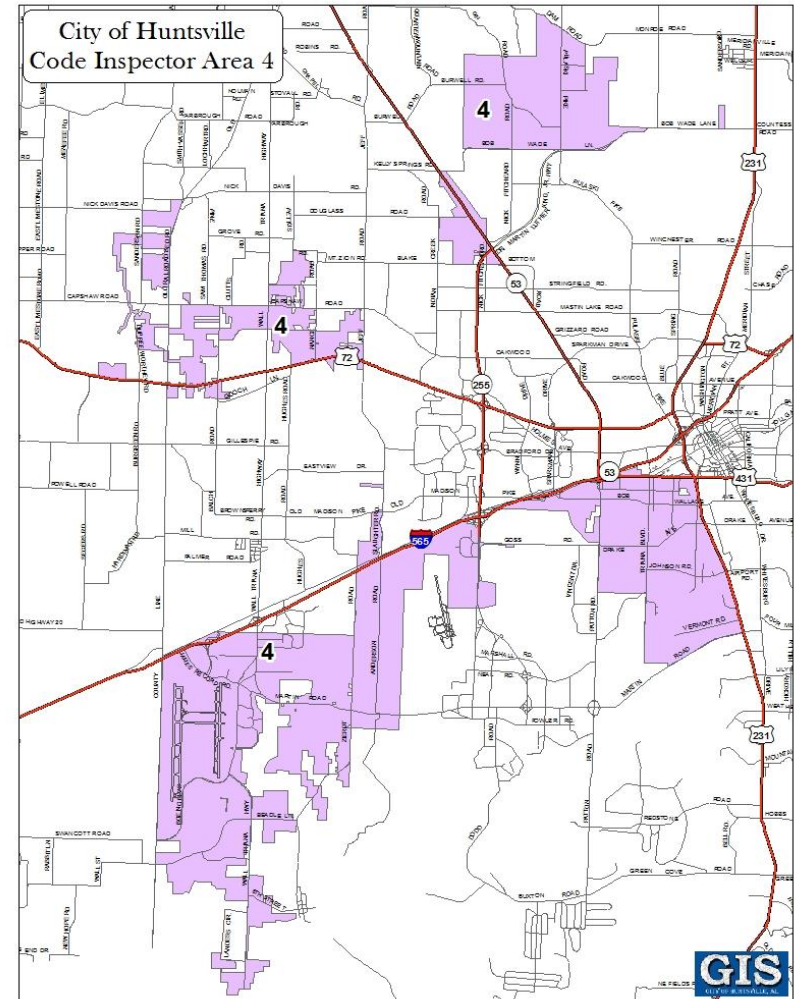
Category	Notice Count	Probable Rental Property	Out of Town Owners	Compliance
Grass	844	454 (54%)	139 (16%)	840 (99.5%)
Junk	529	159 (30%)	52 (10%)	512 (97%)
Structural	377	230 (61%)	73 (19%)	279 (74%)
PNS	3	3 (100%)	0	2 (67%)
NR	22	18 (82%)	6 (27%)	16 (73%)
HD	0	0	0	0
H	291	161 (55%)	60 (21%)	227 (78%)
UB	61	48 (79%)	7 (11%)	34 (56%)
Other	247	52 (21%)	15 (6%)	238 (96%)
Total	1997	895 (45%)	279 (14%)	1869 (94%)



2018 AREA #4 VIOLATIONS

Notices Issued – Area 4

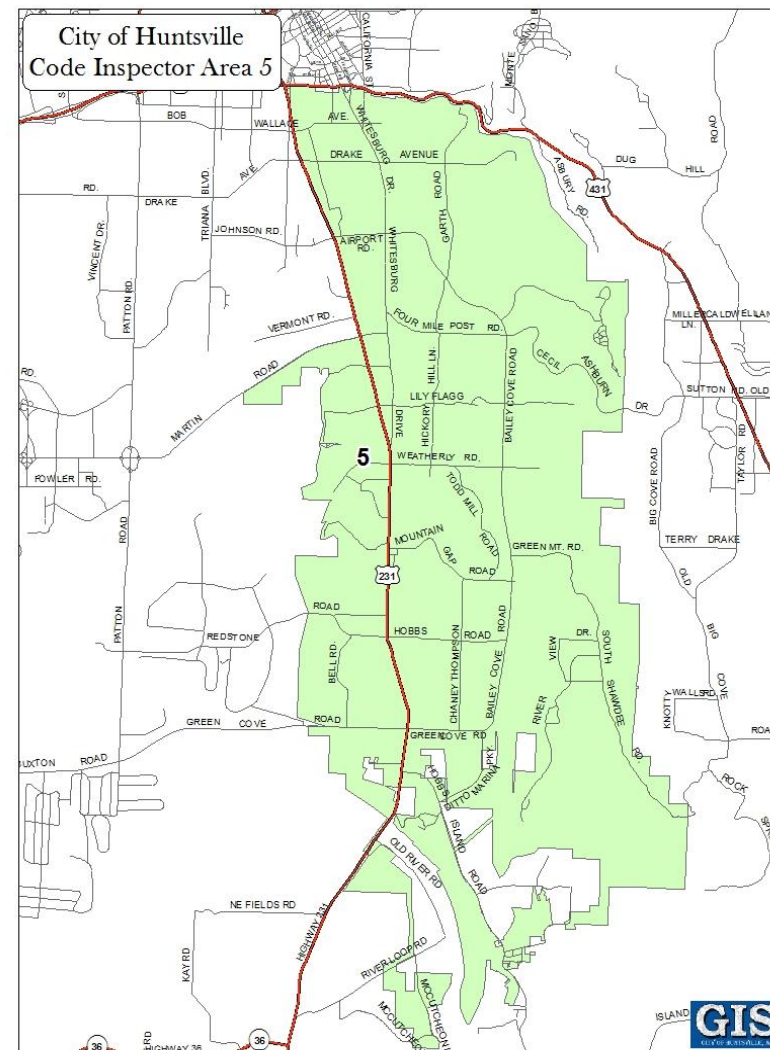
Category	Notice Count	Probable Rental Property	Out of Town Owners	Compliance
Grass	750	264 (35%)	81 (11%)	750 (100%)
Junk	300	59 (20%)	13 (4%)	292 (97%)
Structural	225	154 (68%)	29 (13%)	131 (58%)
PNS	2	0	0	2 (100%)
NR	4	4 (100%)	0	0
HD	0	0	0	0
H	115	69 (60%)	20 (17%)	73 (63%)
UB	104	81 (78%)	9 (9%)	56 (54%)
Other	119	25 (21%)	5 (4%)	117 (98%)
Total	1394	502 (36%)	128 (9%)	1290 (93%)



2018 AREA #5 VIOLATIONS

Notices Issued – Area 5

Category	Notice Count	Probable Rental Property	Out of Town Owners	Compliance
Grass	603	304 (50%)	61 (10%)	603 (100%)
Junk	163	44 (27%)	11 (7%)	155 (95%)
Structural	67	33 (49%)	5 (7%)	54 (80%)
PNS	2	0	0	2 (100%)
NR	3	3 (100%)	0	2 (67%)
HD	0	0	0	0
H	54	26 (48%)	5 (9%)	42 (78%)
UB	8	4 (50%)	0	8 (100%)
Other	75	14 (19%)	2 (3%)	71 (95%)
Total	908	395 (44%)	79 (8%)	883 (97%)





**2018
NON-RESIDENTIAL
AND COMMERCIAL
BUILDING
OVERVIEW**

3.8% of Structural Notices Issued in 2018
were for Non-Residential/Commercial
Properties (58 out of 1493)

HOW WE HAVE IMPROVED THE PROCESS

- Partner with Huntsville Police Department to Utilize Retired Officers
- Support the Police Department's Blue Star Program
- Support the Efforts of Municipal Court – Environmental Court
- Continue to Fund and Publicize the Deferred Home Maintenance and Repair Program for Qualified Residents (Senior Citizens and the Disabled)
- Continue to Nominate Committed and Knowledgeable Members to the Housing Board of Adjustments and Appeals
- Communicate the Requirements for a Business License to the General Public as it relates to Rental Property – Combined Effort from Communications and City Clerk Treasurer
- Continue to Evaluate Best Practices from Around the Country