City of Hapeville Code Enforcement

August 2015
To conduct a comprehensive code enforcement effort that fosters voluntary compliance, effects prompt correction of noted violations, and one that is consistent, fair and equitable in its application.
A community where all residential and commercial properties are maintained in a fashion that emphasizes an aesthetically pleasing city. One that encourages community pride, preserves neighborhood integrity, protects the public health, safety and welfare. As well as to assist in maintaining and even increasing property values.
Goals and Objectives

- Provide curriculum based education assistance, and programs to both the community and school system.

- Help organize city-wide clean-ups and other community oriented projects.

- Coordinate with citizens groups, their community goals, with respect to recreation, resources, public safety, housing and overall quality of life.

- Enforce city code to gain compliance and abatement when necessary.
2014 Code Enforcement Calls

2158 Calls for Service

- Grass: 490
- Animal Complaints: 379
- Outside Storage: 337
- Littering: 319
- Parking on Grass: 160
- Exterior Mant: 124
- Permit Violation: 102
- Sign Violation: 89
- Tree Problems: 41
- In–active Watter Acct: 30
- Graffati: 11
- Other: 11

Total: 2158
2015 Code Enforcement Calls

1091 Calls for Service To Date

- Grass: 164
- Animal Complaints: 208
- Outside Storage: 125
- Littering: 16
- Parking on Grass: 10
- Exterior Mant: 67
- Permit Violation: 100
- Sign Violation: 57
- Tree Problems: 34
- In-active Water Acct: 141
- Graffati: 145
- Other: 16

Total: 1091
How Code Enforcement Achieves Results

- Education
- Complaint
- Notice of Violation
- Citation
- Abatement
Education

- Brochure
  - Educate Residents and Businesses
  - Highlights Repeated Infractions
Education

- Department Web Page
  - Provides Code Enforcement Information
  - Ability to file On-line Code Complaints
Education

- Meeting with the Community
  - Citizen Police Academy
  - Neighborhood Association
  - Safetyville & Schools
How Complaints Are Received

- Officer Observed
- On-line Complaint Form
- Email
- Telephone
- Other City Employees
- Citizens on Patrol
Notice Violation

- Initial Step in Response to an Identified Complaint
  - Provided with reasonable time to correct violation
  - This is NOT a Citation
Citation

- Summons to court
  - Issued when Education and Notice of Violation have been provided and the time frame for compliance has elapsed
Abatement

- Court Order
  - Provides the City to take control of the property and bring the code violations in compliance
  - Typically takes 45 Days after all other processes have been exhausted
Examples of Our Successes
Before & After
Before & After
Decisions To Be Made: To Bring Abated Properties into Compliance

- **Pros**
  - Correct Code Violations
  - Remove Nuisances
  - Correct Blighted Properties
  - Prevent Future Crimes and Deterioration
  - Increase Property Value

- **Cons**
  - Costs
  - Time
  - Resources
Sample of Difficult Cases

- 3318 Sylvan Road
- 625 Coleman Street
- 330 Mt Zion Road
- 278 Moreland Way
- 329 Maple Street
3118 Sylvan Road

- **Cost to Abate**
  - To Obtain Abatement Order $825
  - Cost for Lawn Maintenance
    - $450 Initial
    - $65 per visit thereafter

- **Secure by Boarding**
  - Completed by Investor (Currently not to Code Standards)

- **Cost for Structural Repairs**
  - $150–$200K

- **Cost for Demolition**
  - $85–$100K
625 Coleman Street
625 Coleman Street

- **Cost to Abate**
  - To Obtain Abatement Order $825
  - Cost for Lawn Maintenance
    - $450 Initial
    - $65 per visit thereafter

- **Cost for Structural Repairs**
  - $155–$175K

- **Cost for Demolition**
  - $25–$35K
330 Mount Zion Road
330 Mount Zion Road

- **Cost to Abate**
  - To Obtain Abatement Order $1,600

- **Structural Repairs**
  - $25–$35K

- **Demolition**
  - $12–$15K
278 Moreland Way
Cost to Abate
- To Obtain Abatement Order $825
- Cost for Lawn Maintenance
  - $450 Initial
  - $65 per visit thereafter

Structural Repairs
- $25–$35K

Demolition
- $12–$15K
329 Maple Street

- **Cost to Abate**
  - To Obtain Abatement Order $825
  - Cost for Lawn Maintenance
    - $450 Initial
    - $65 per visit thereafter

- **Structural Repairs**
  to be Determined
Budget Worksheet

- Current Abatement Budget: $20,000
- Potential CDBG Money: ($50,000)
- Total 2015–2016 Budget: $20K to $70K
- Major Expenditures to Consider: $450,425
- Total Budget Shortfall: $380,425– $430,425
General Recommendations for Difficult Cases

- Consider Adding Additional Staff & Equipment
- Allocate Additional Funds for Abated Properties
- Seek Approval from Mayor and City Council before seeking Abatement Orders
Recommendations Continued

- Add processes to Identify Code Violations & Communicate with the Public

- Implement a Candy Tax to offset the costs of litter enforcement and cleanup

- Consider Working with Fulton County to create a Land Bank to incentivize property development
Explore creative options to work with investors to get blighted/abandoned properties back on the tax rolls

Implement a vacant property registry

Create a Blighted Property Tax based on an established point system
Questions & General Discussion