

The logo for the City of Cincinnati, featuring the words "city of" in a small, lowercase font above the word "CINCINNATI" in a larger, uppercase font. The background consists of several overlapping, curved shapes in shades of blue and green, with a prominent white curved line sweeping across the middle of the slide.

city of
CINCINNATI

Complaint Based Property Maintenance Code Enforcement in Neighborhoods

November 1, 2022

Code Enforcement Activity From 2017 to Present

Eliminating Safety Hazards & Blight in Neighborhoods

- Number of Citizen Complaints Filed
- Number of Orders Issued to Correct Code Violations Resulting
- Number of Civil Citations Issued to Encourage Compliance
- Number of Abandoned Vacant Buildings Barricaded
- Number of Abandoned Unsafe Buildings Demolished

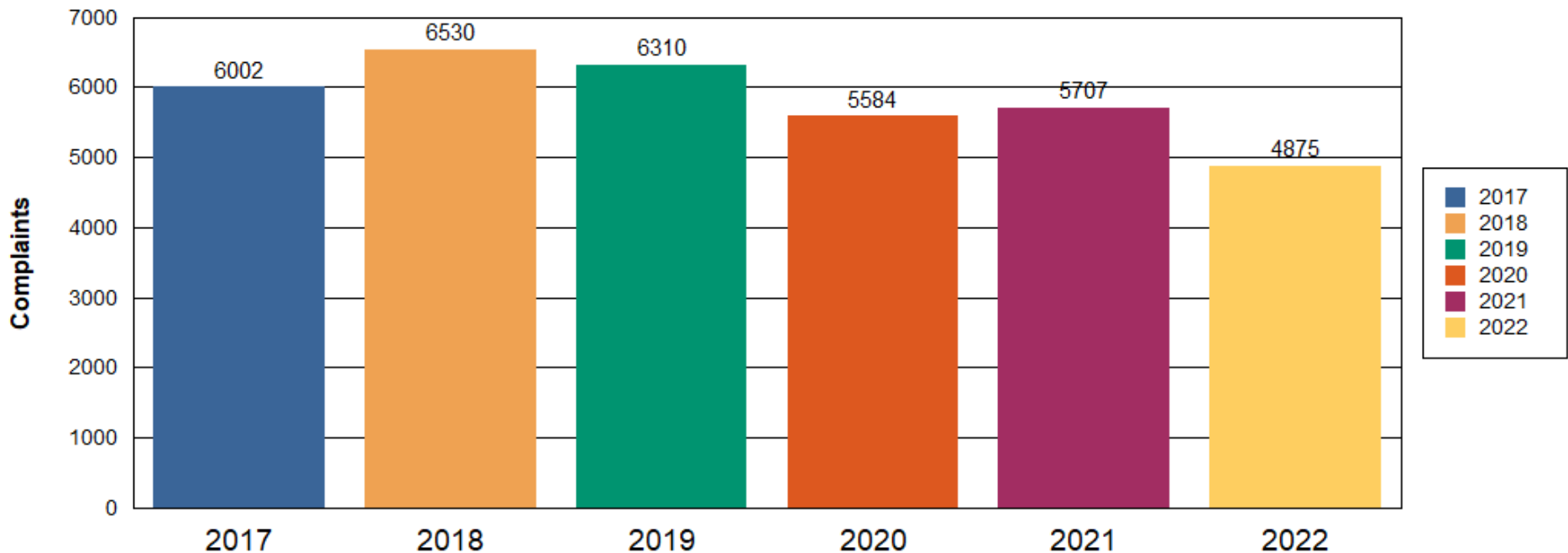
Citizen Complaints Filed

Does not include proactive programs such Fire Escape and Façade Safety, Rental Inspection Pilot, and Vacant Foreclosed Property Registration and the Neighborhood Enhancement Program (NEP)

Total Since 2017 = 35,060 Citizen Complaints Filed

Most Code Enforcement is Complaint Initiated

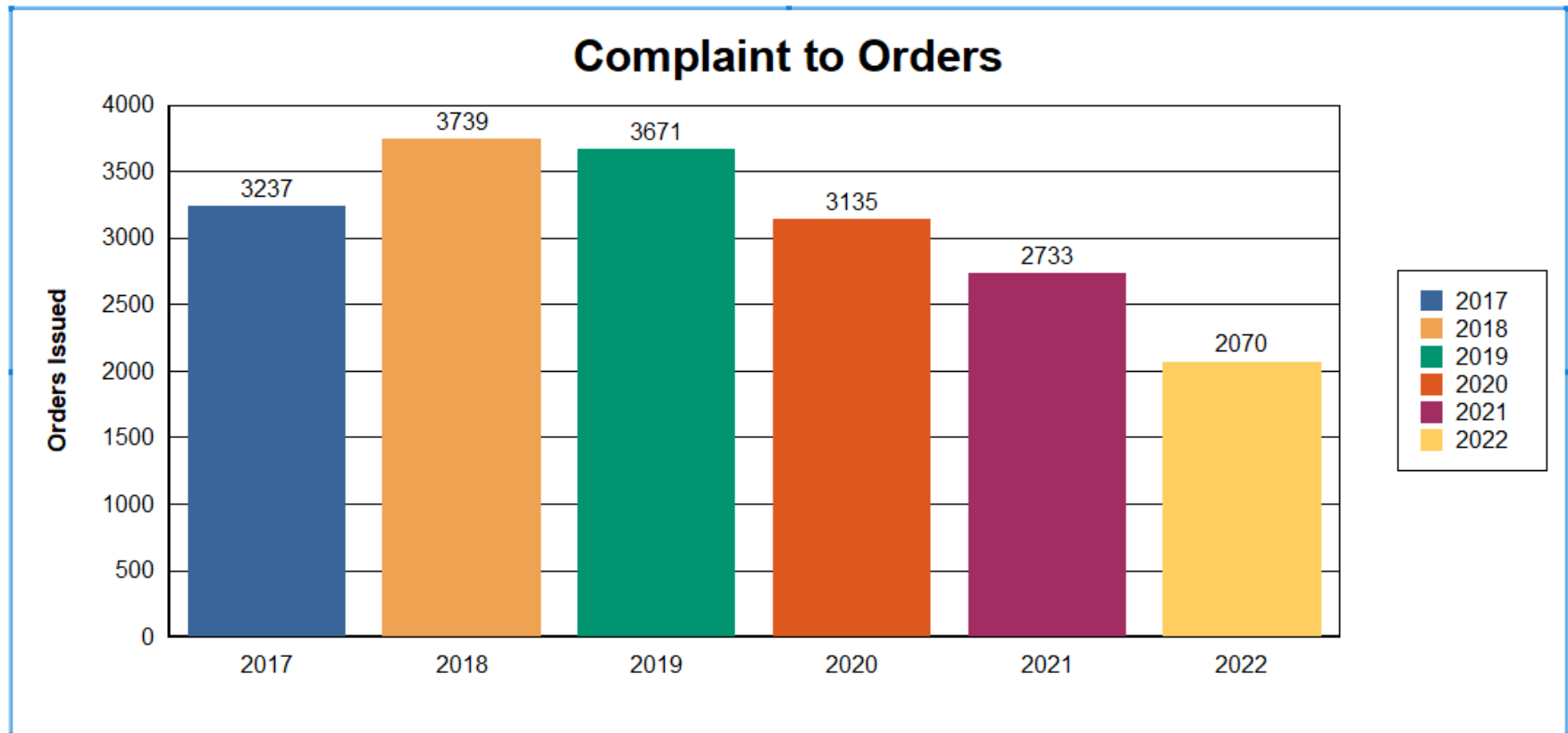
Citizen Complaints

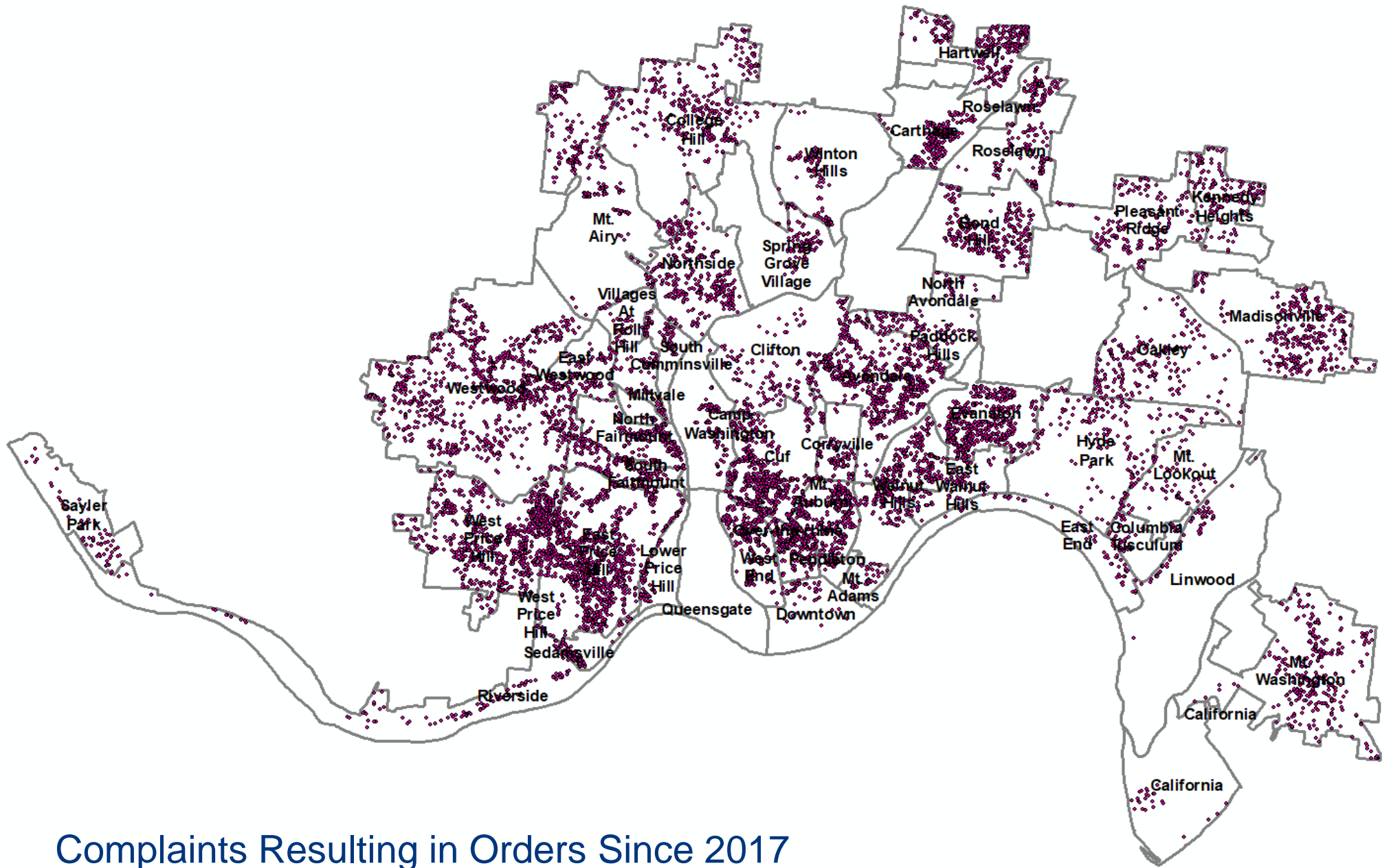


Complaints Resulting in Orders

Complaints after investigation were found to be substantiated and a notice of violation (Orders) were issued to the owner to correct violations.

Total Since 2017 = 18,625 Orders issued. 53% of complaints required orders





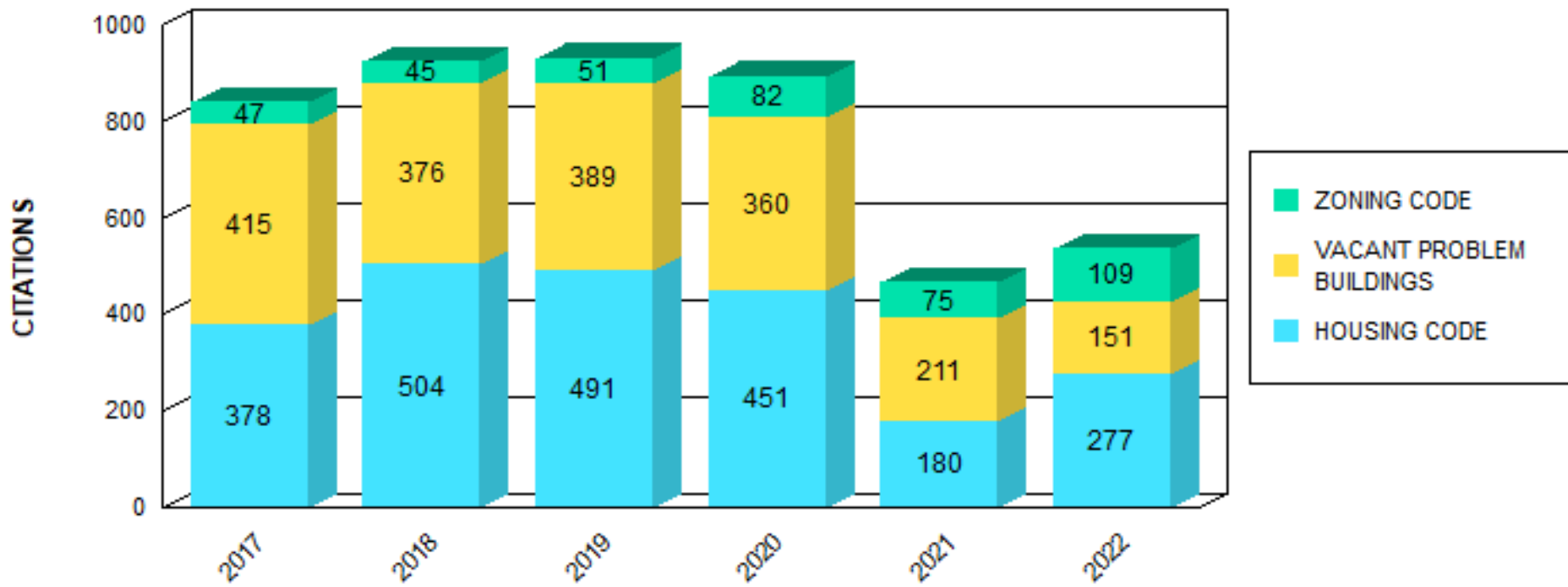
Complaints Resulting in Orders Since 2017

Civil Citations and Fines Issued

Civil Citations issued due to noncompliance with the orders to correct code violations on the property.

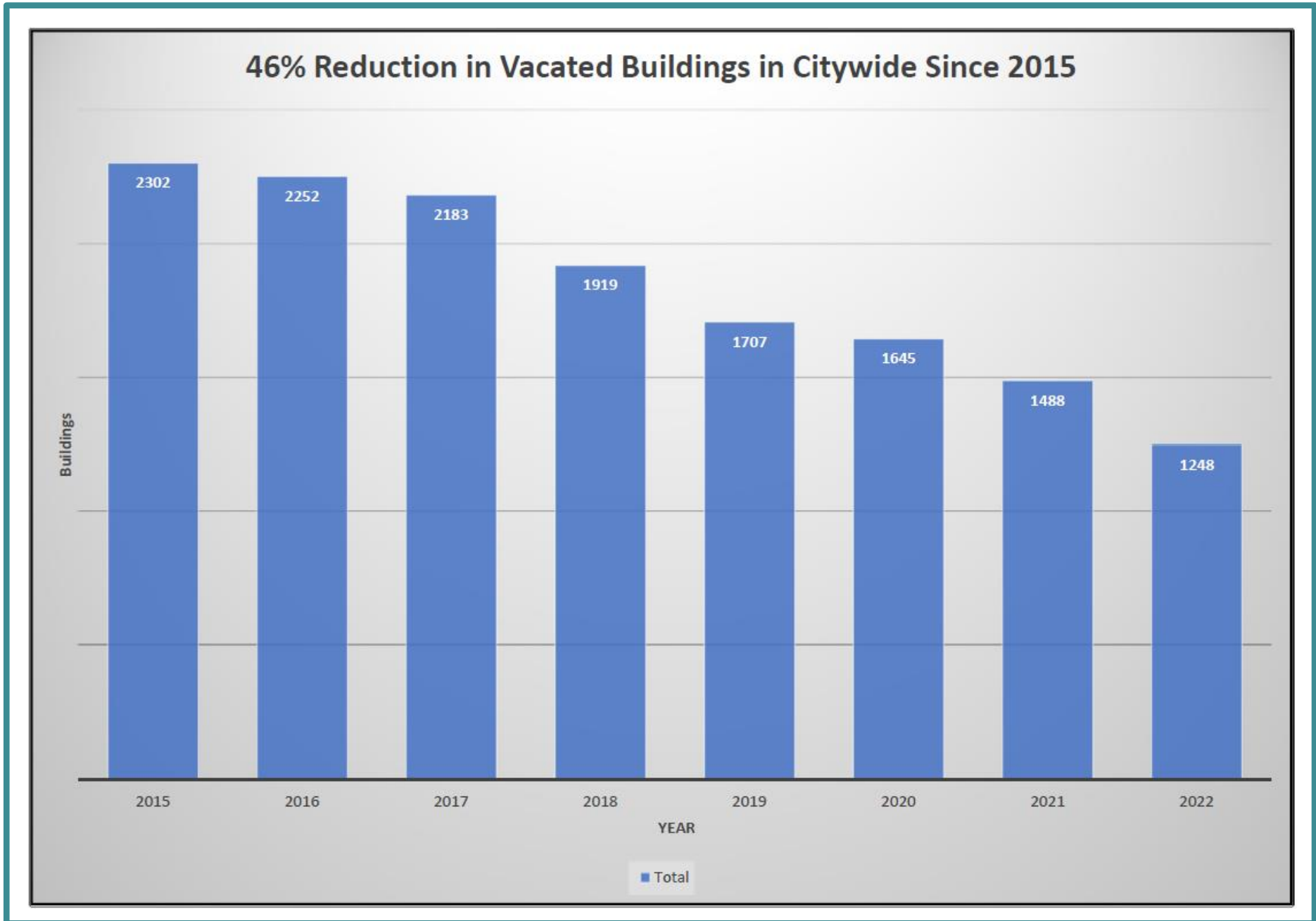
Total Since 2017 = 2,623 Properties were Issued one or more of a total of 4,573 Fines Issued. 15% of the problem properties with noncompliant orders required fines. 7% or 1/2 of the fines addressed zoning violations or vacated buildings. Approximately 40% of fines that go to hearing are dismissed or given a credit.

CIVIL CITATIONS ISSUED



Fines are issued to motivate compliance and change behavior

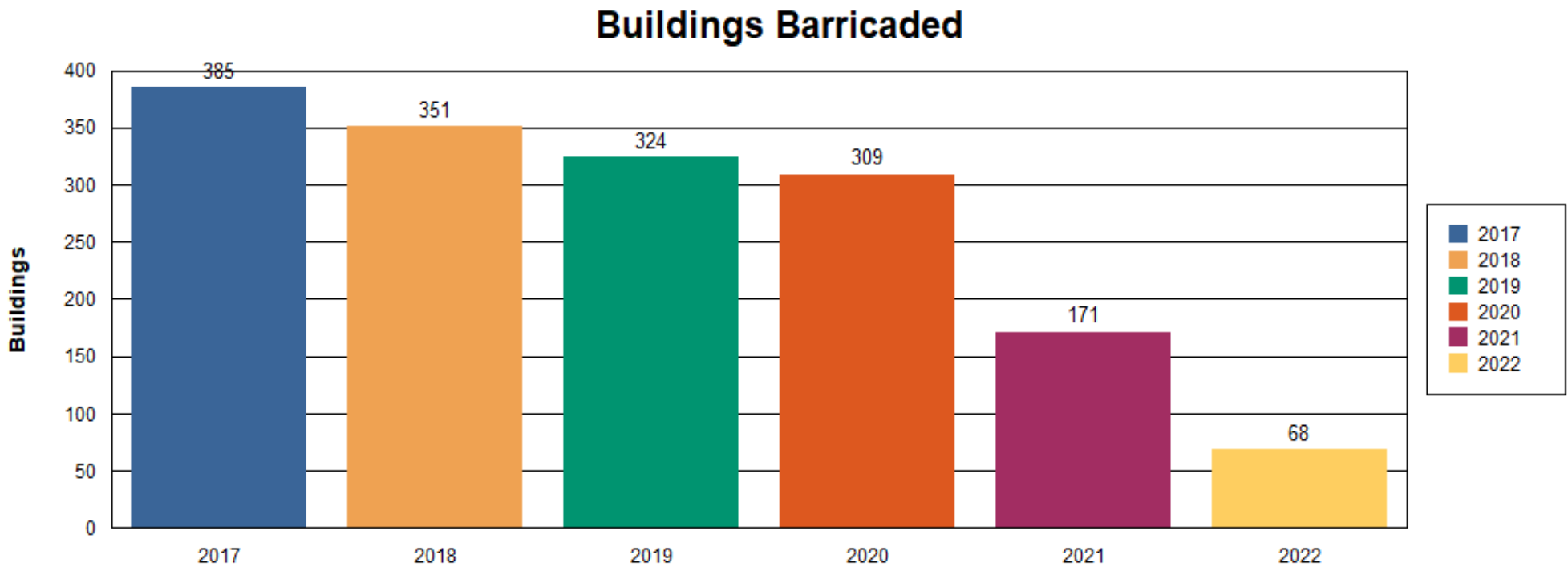
Vacant Building Enforcement, Condemnation, & Demolition

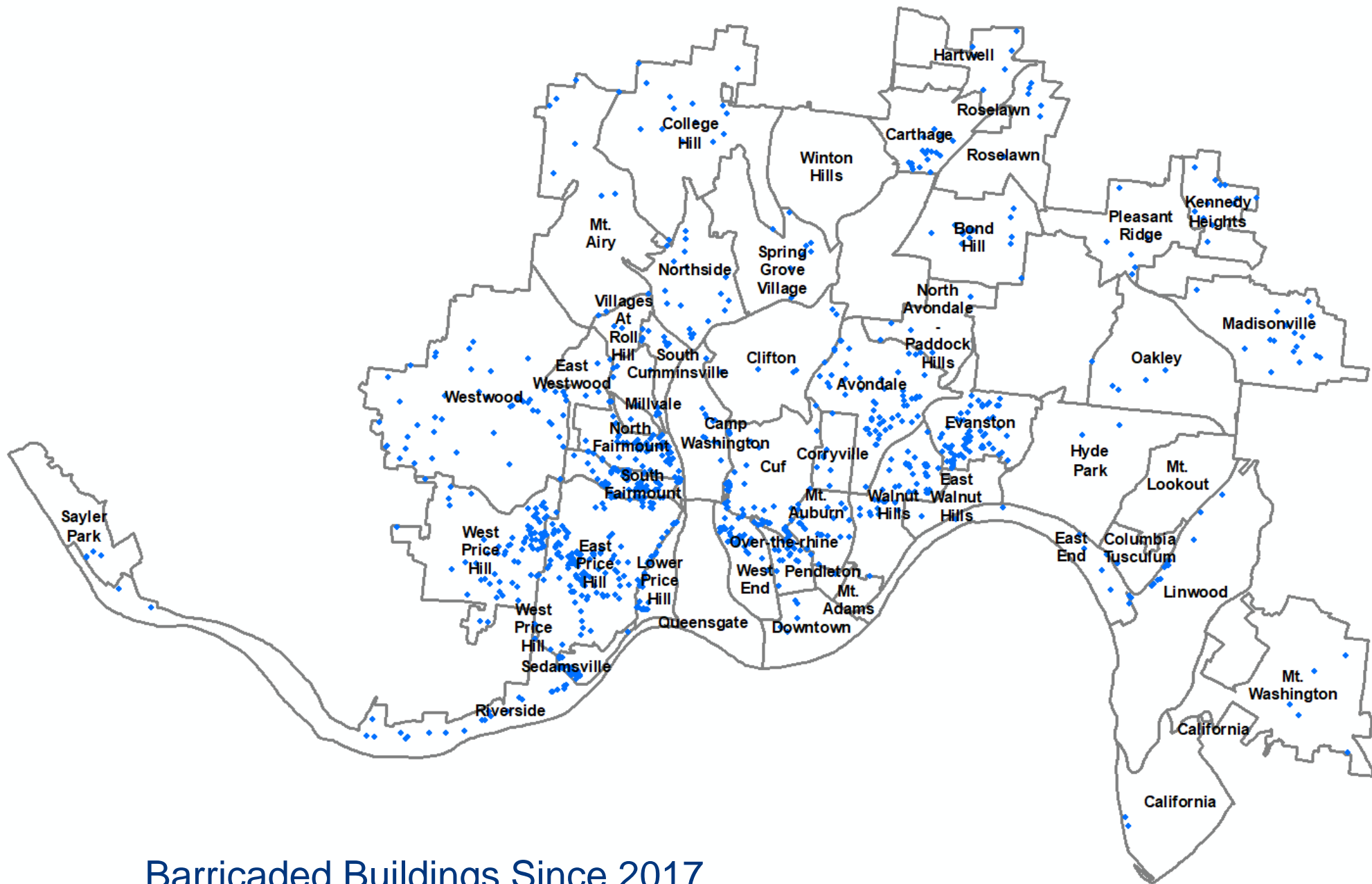


Abandoned Building Barricading

Open vacated buildings that required barricading where owners failed to comply with orders to secure the building.

Total since 2017 = 1,608 buildings barricaded at a cost of \$643,637.
Average cost \$400 per building





Barricaded Buildings Since 2017

Abandoned Building Demolition

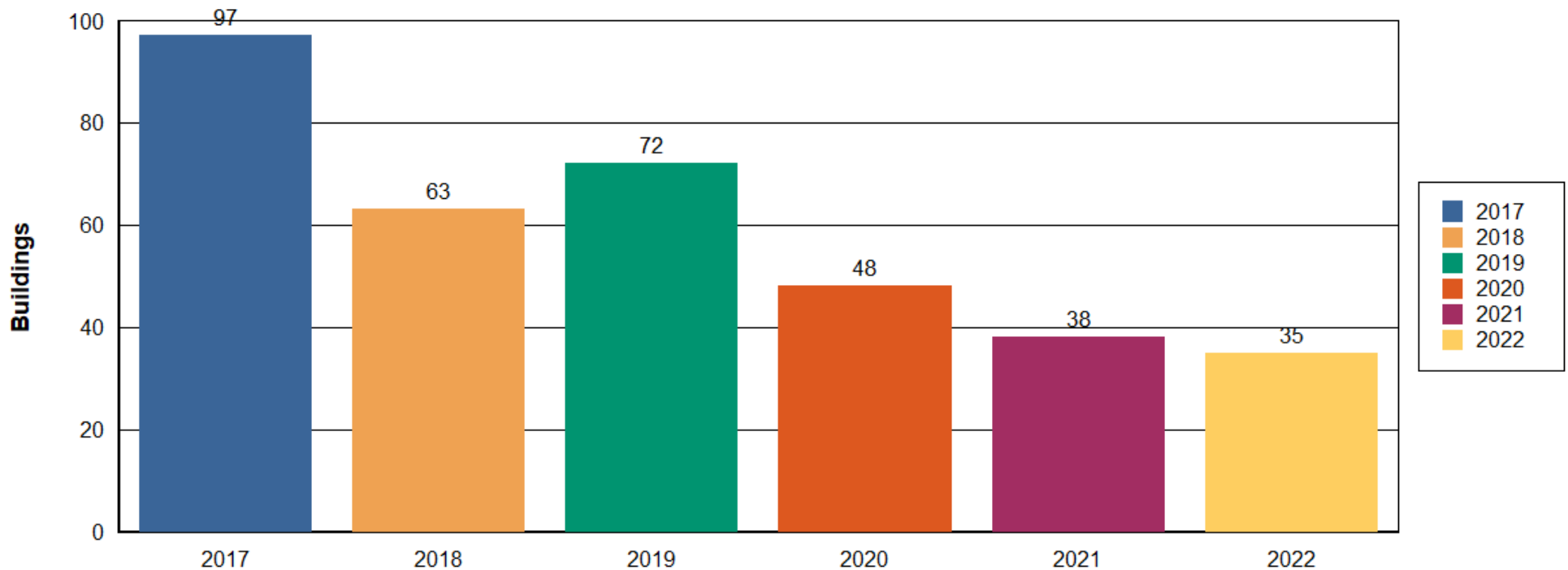
Condemned buildings that required demolition where owners failed to comply with orders to repair or demolish the buildings

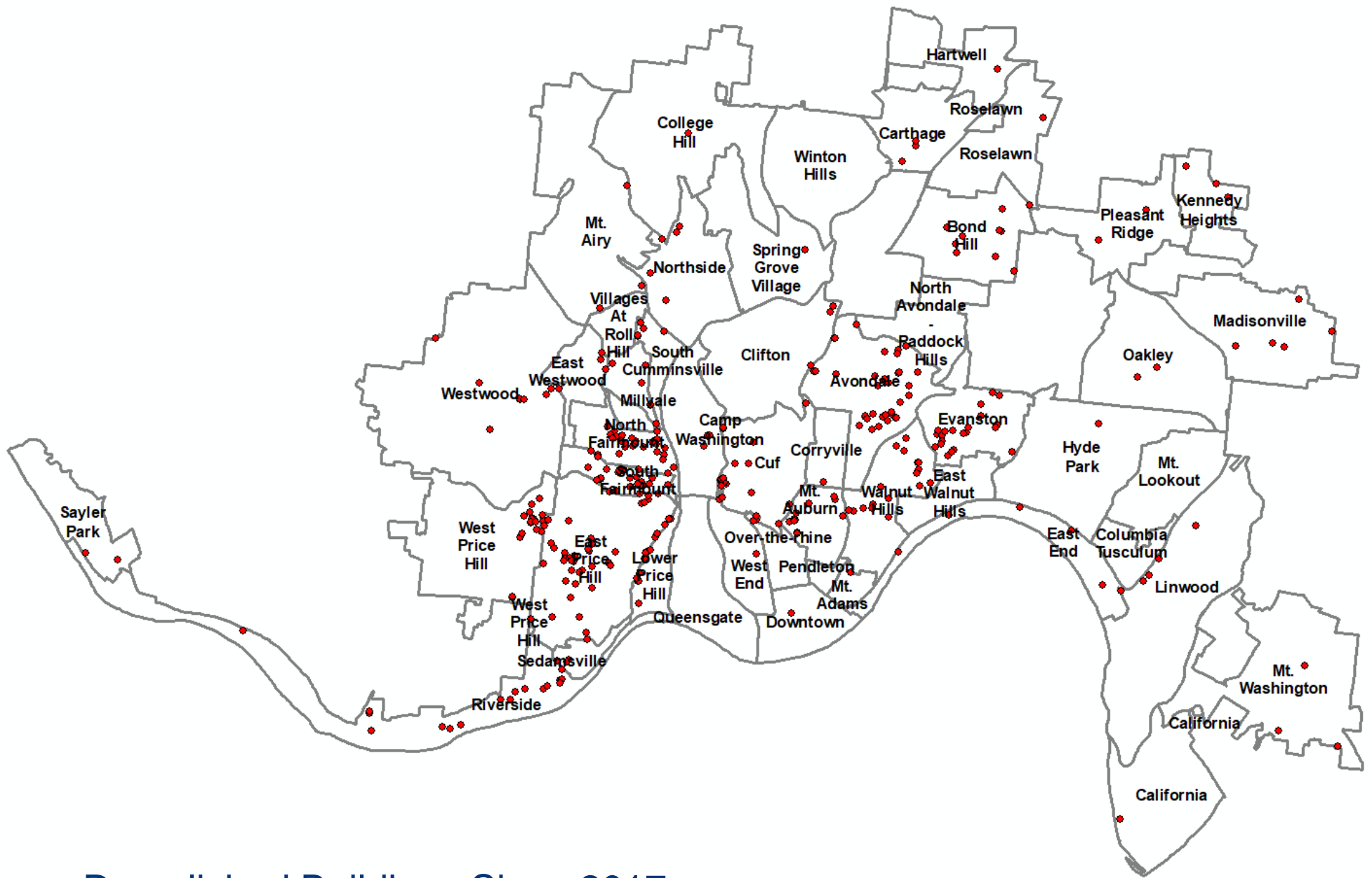
Total since 2017 = 355 buildings demolished at a cost of \$6,499,089.

Average cost \$18,332 median cost \$14,413 per building

More than 82% are single- or two-family dwellings

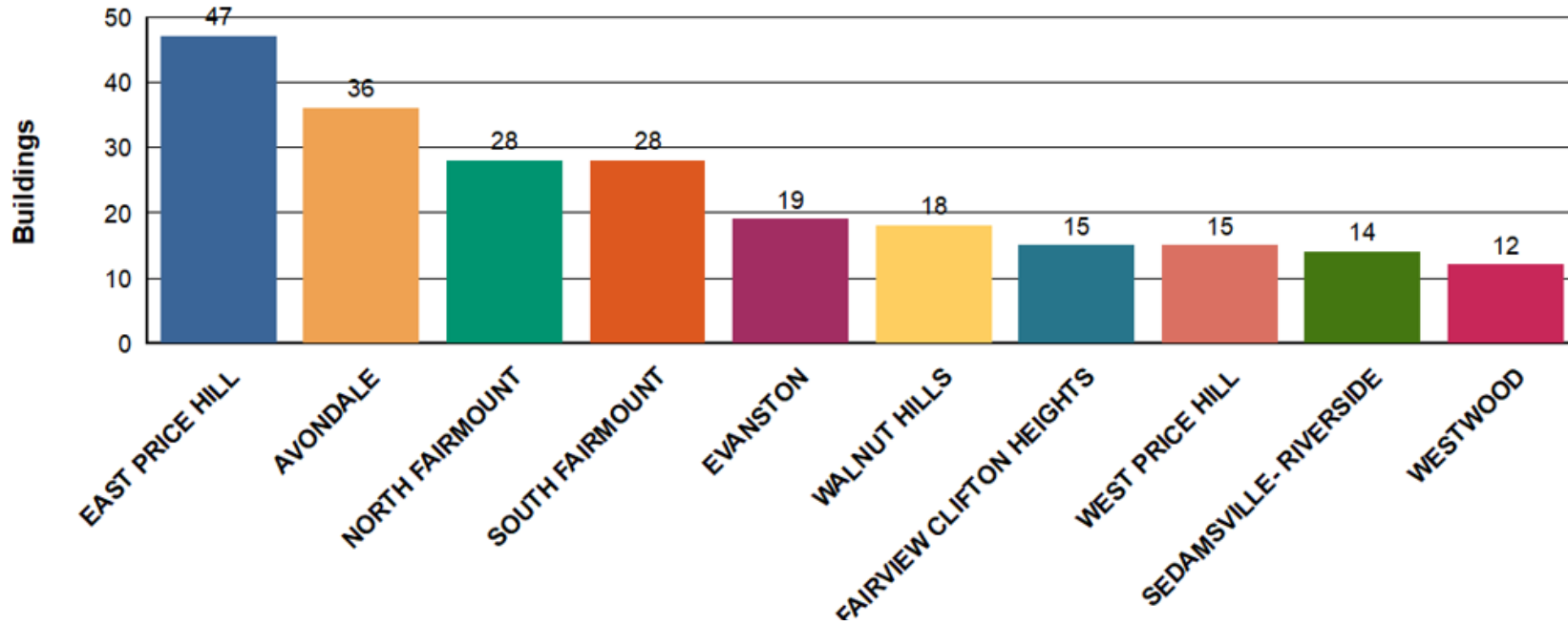
Buildings Demolished



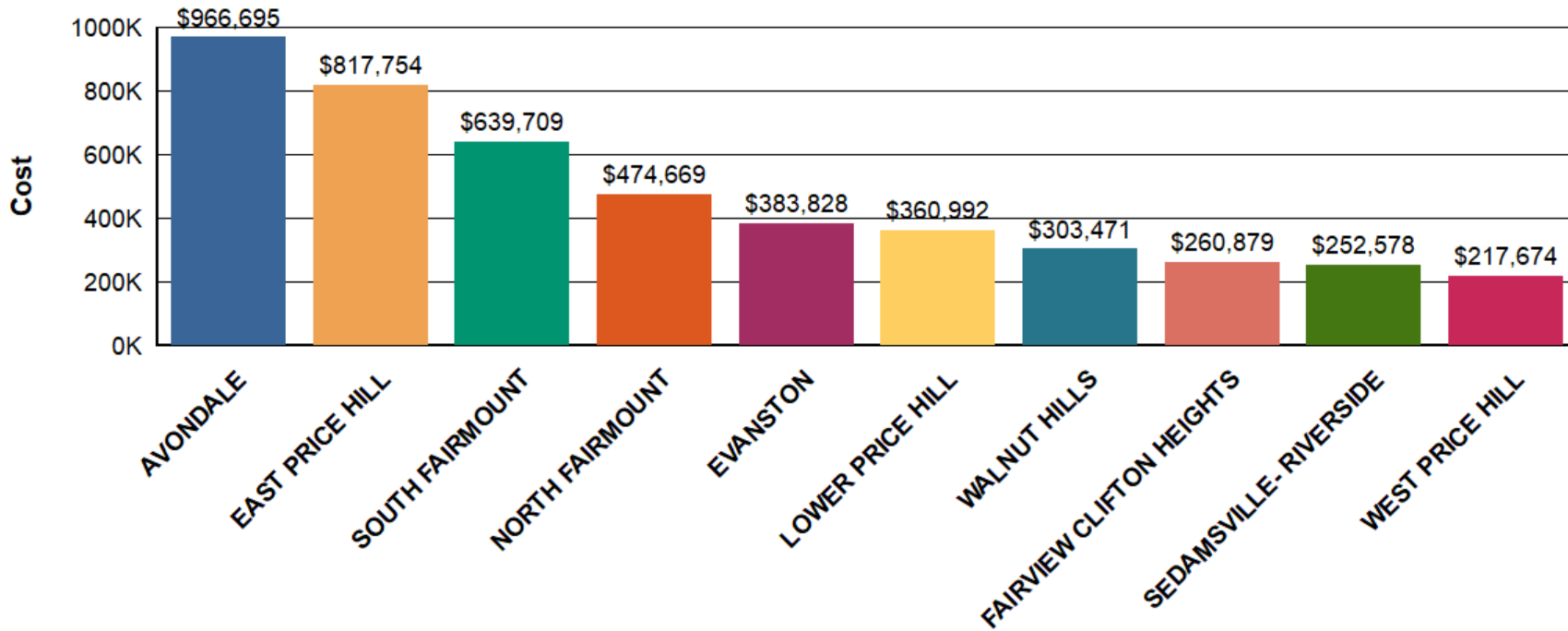


Demolished Buildings Since 2017

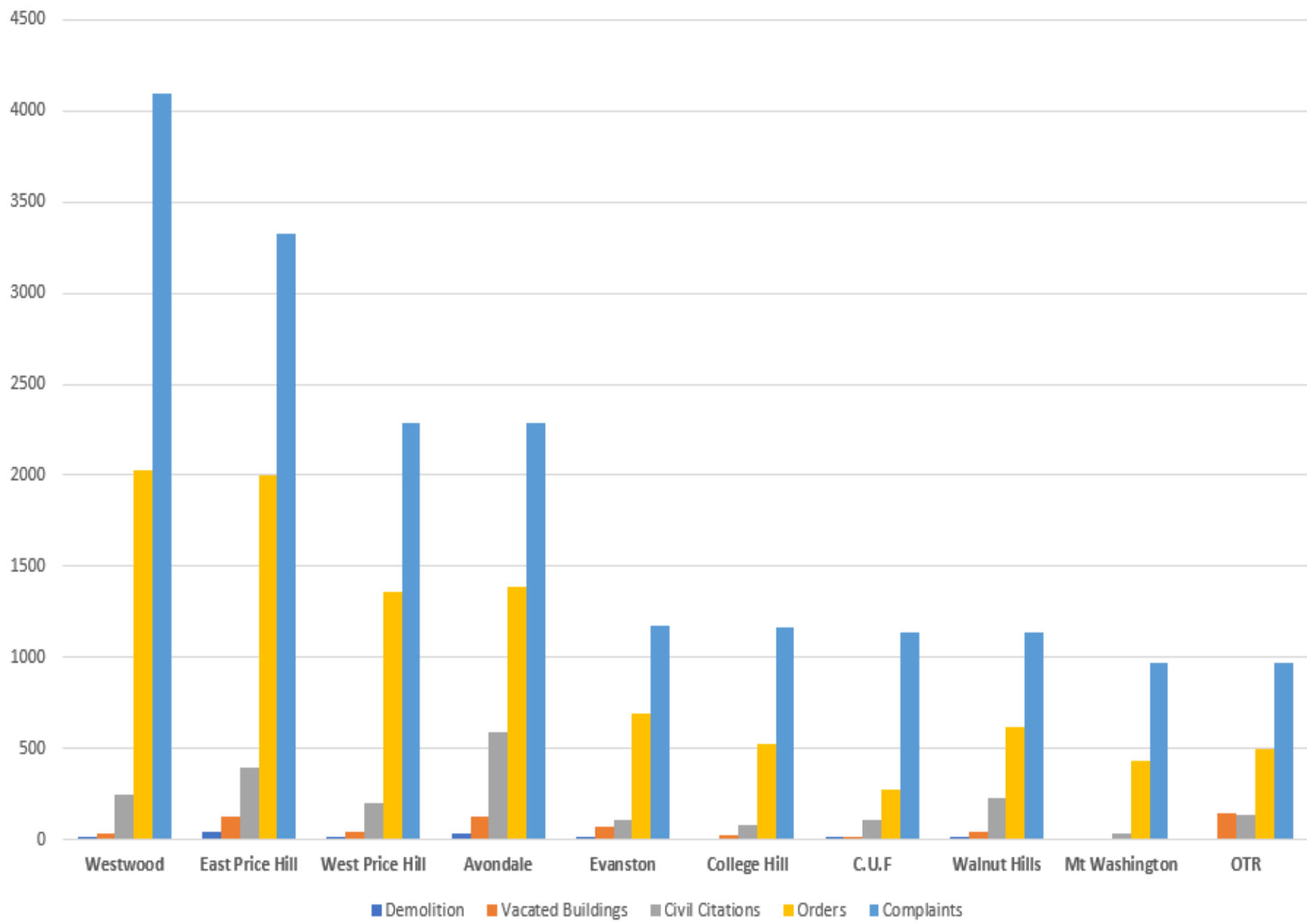
Buildings Demolished



Demolition Costs

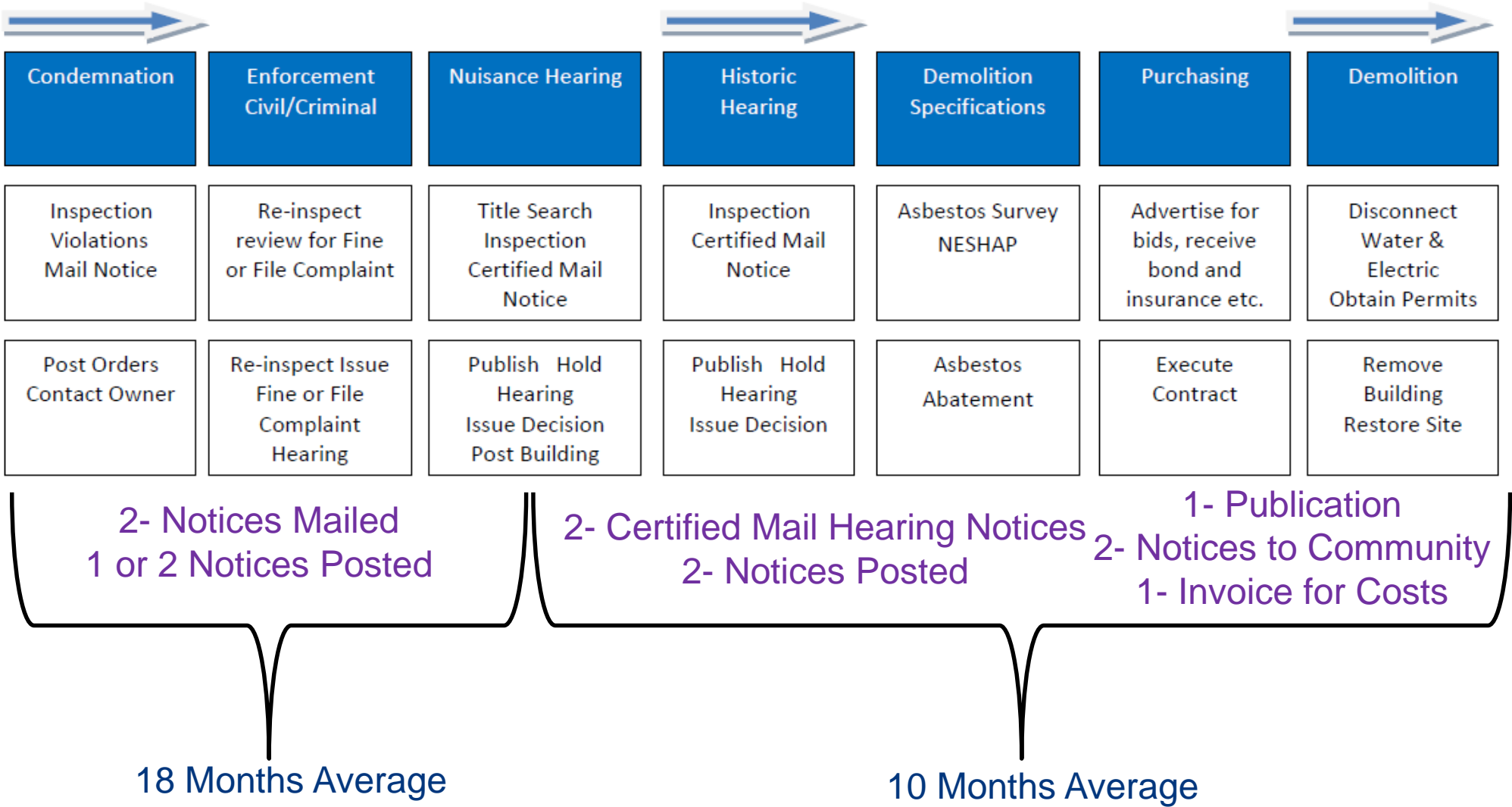


Neighborhood Activity by Top 10 Highest Complaints



Condemnation and Demolition Timeline & Notice

WORKFLOW- DEMOLITION BY GOVERNMENTAL ACTION



28 Months Average time to Demolition - 2 hearings and 11 Notifications

Quarterly Abatement

Fees

Days in Non-Compliance	Quarterly Fees
61-150	\$37.00
151-240	\$52.00
241-330	\$68.00
331-420	\$84.00
421-510	\$99.00
511-600	\$114.00
601-690	\$130.00
691-780	\$145.00
781 or >	\$166.00

The director may waive quarterly abatement fees when an owner provides a compliance plan including safety, and the fee is an undue burden.

To date no unpaid quarterly abatement fees have been assessed to any property taxes.

Assistance Programs

- Home Improvement Program (HIP)
- Compliance Assistance Repairs for the Elderly (CARE) *
- Emergency Repair Grants
- Homeowner Assistance Repairs & Building Order Remission (HARBOR) *

** These two programs are designed to assist owner occupants correct code violations and are funded to provide relief for approximately 10 disabled or elderly, and 14 owner occupants annually.*

- **Home Improvement Program (HIP)**

HIP offers loans for homeowners in Hamilton County to repair or remodel their homes or rental properties. Loans are offered at interest rates 3% below the lowest rate a bank would normally offer.

HIP loans are maximum five years in amortization length (The result is higher monthly minimum payments than a traditional 2nd mortgage of 10 or 15 year loans)

Must be able to meet the credit worthiness requirements of the bank

Example: A \$15,000 repair loan would require the ability to make a \$197.00 Monthly Payment for 5 years.

- **Compliance Assistance Repairs for the Elderly (CARE)**

The Community Action Agency's (CAA) operates the CARE program, providing assistance to income eligible citizens for building code compliance repairs.

Participants must be either age 60+ or disabled

must be under the 80% HUD income limit.

CDBG funded at an average of \$100k Annually

- **Emergency Repair Grants**

People Working Cooperatively, Inc. (PWC) offers emergency repair grants to help income eligible homeowners with home repairs, energy conservation, and maintenance services.

PWC focuses on living essentials, including heat, running water, working toilets, and other repairs that keep a home safe and habitable

Exterior painting and dilapidation of exteriors violations may not be covered

Applicants to be at or below the 50% HUD Income Limit

CDBG Funded \$1.8 Million Annually

- **Homeowner Assistance Repairs & Building Order Remission (HARBOR)**

funded by the City of Cincinnati under contract with PWC. HARBOR offers grants to correct code violations to owner occupants who cannot access any other programs.

Owners must meet income eligibility

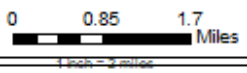
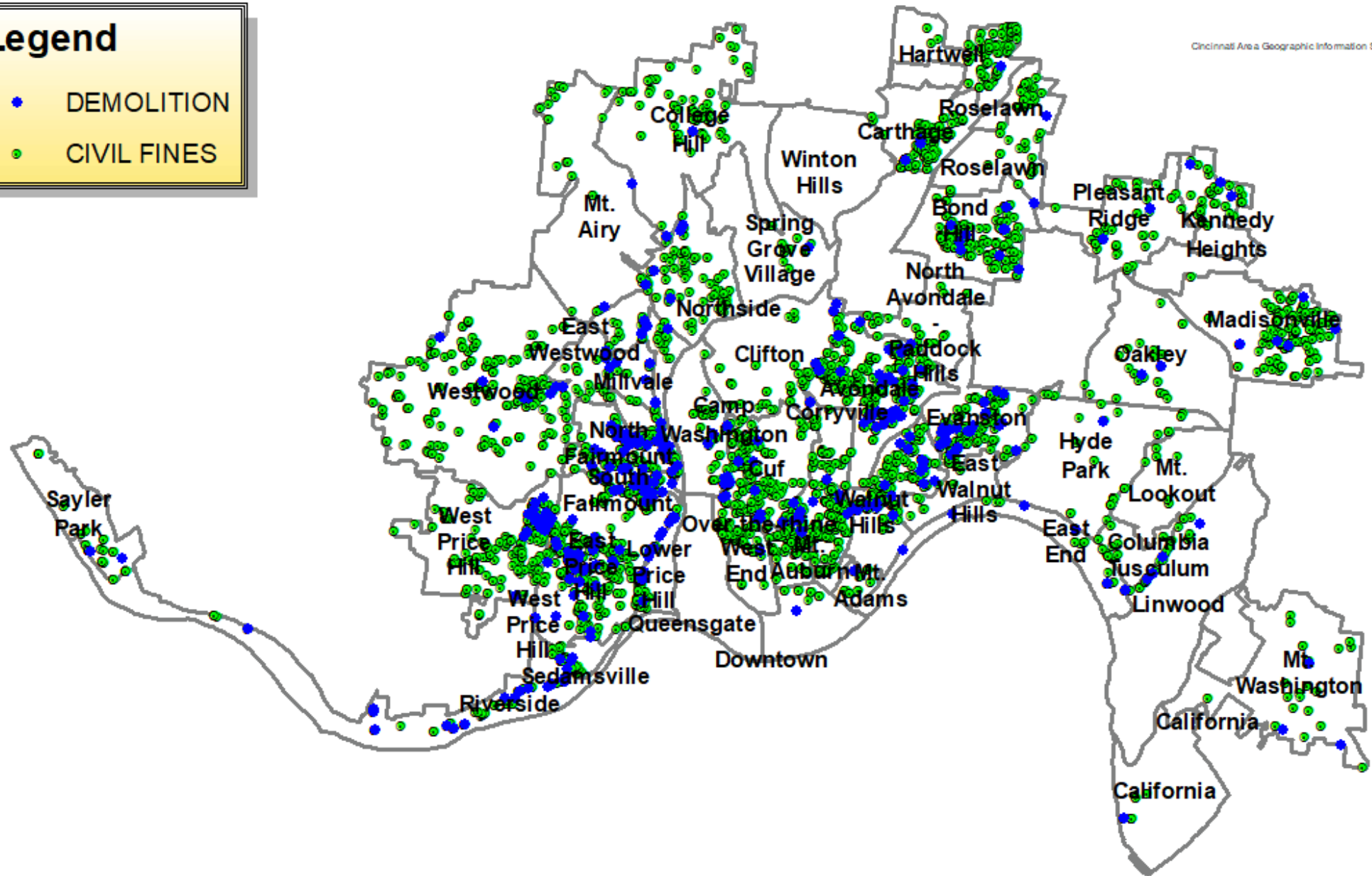
CDBG Funded \$250k Annually

DEMOLITION AND CIVIL FINES IN 70% OR GREATER LOW MOD INCOME NEIGHBORHOODS

Legend

- DEMOLITION
- CIVIL FINES

Cincinnati Area Geographic Information System (CAGIS)



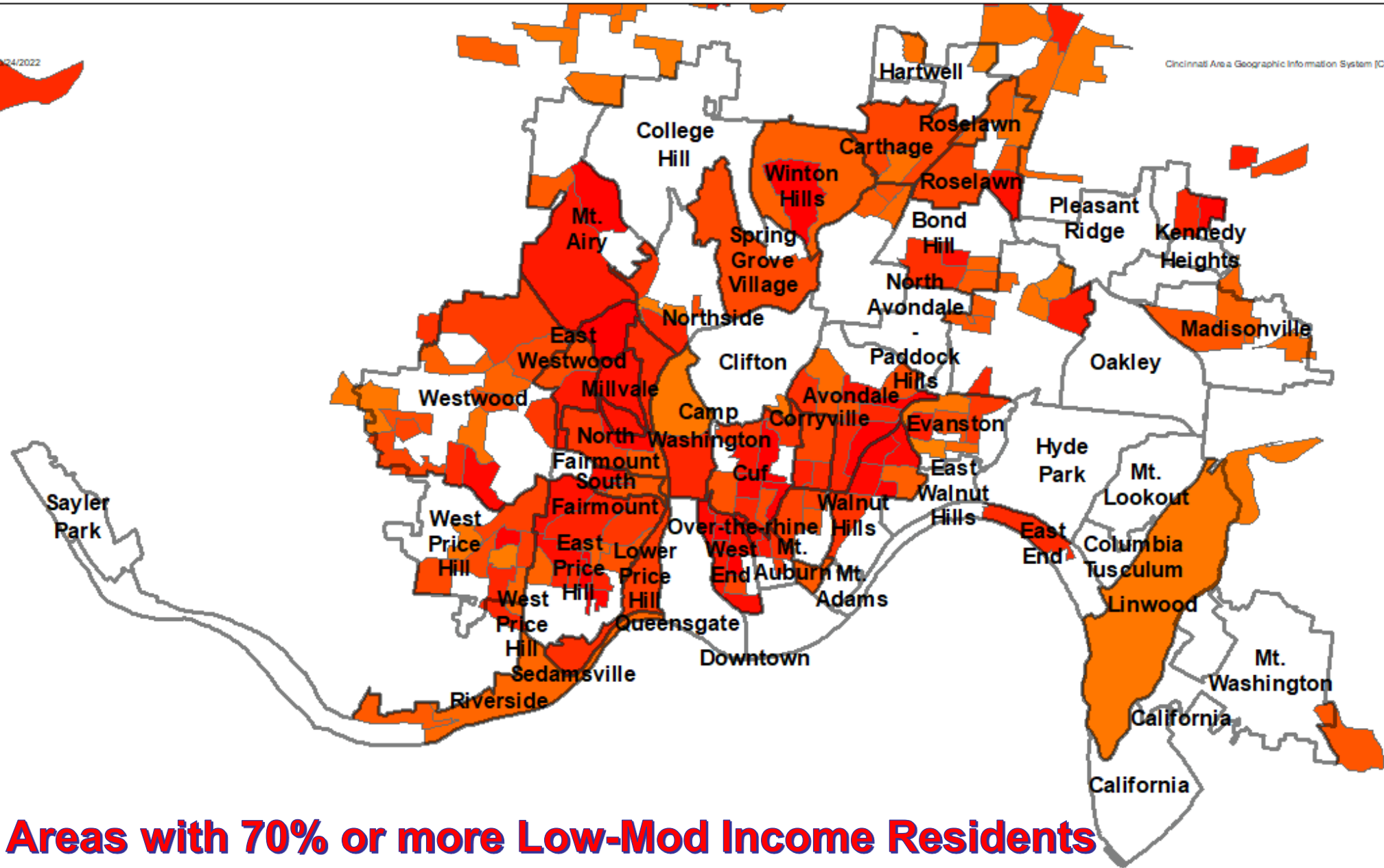
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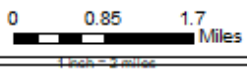
DEMOLITION AND CIVIL FINES IN 70% OR GREATER LOW MOD INCOME NEIGHBORHOODS

Date: 10/24/2022

Cincinnati Area Geographic Information System (CAGIS)



Areas with 70% or more Low-Mod Income Residents

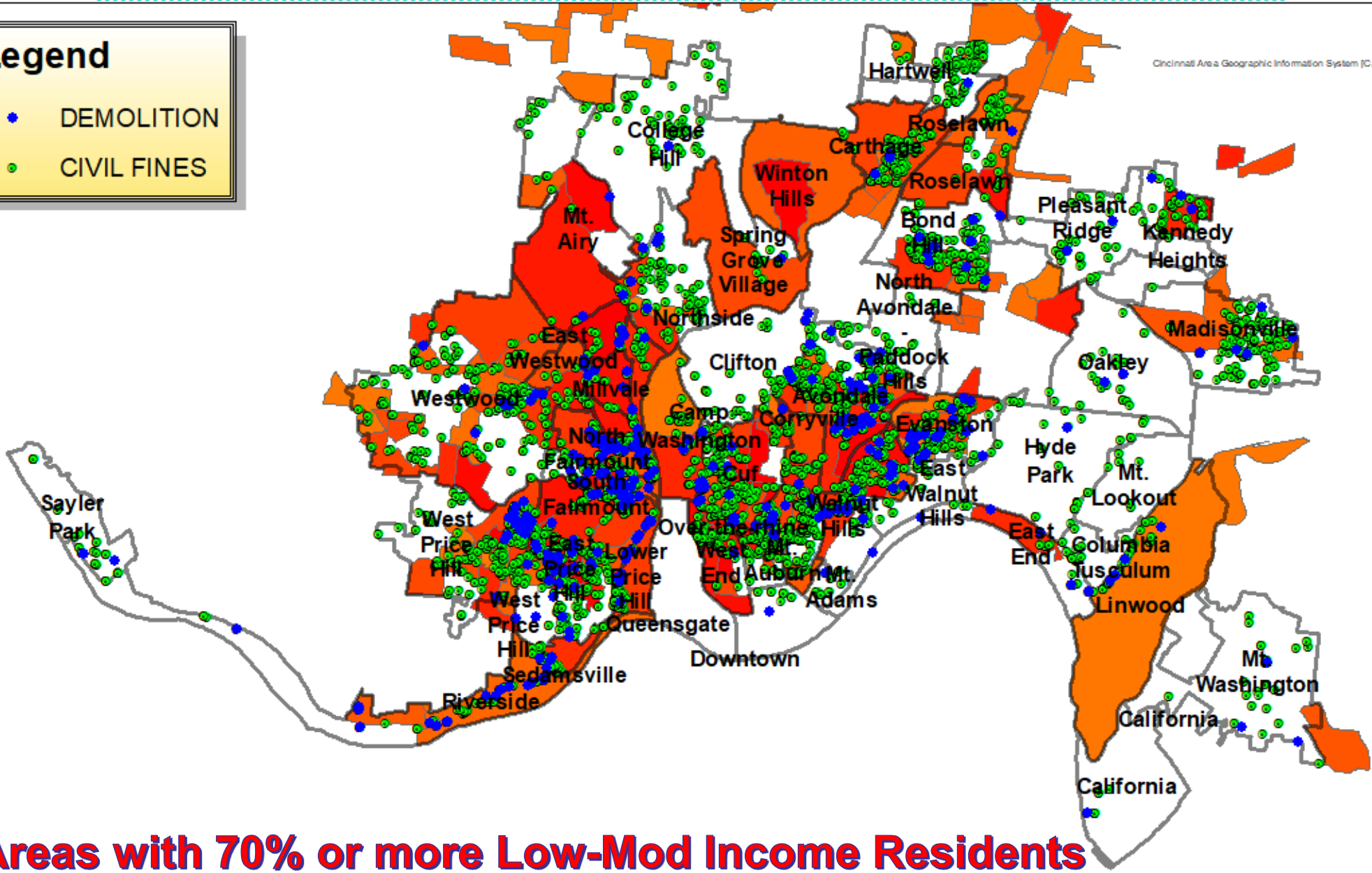


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DEMOLITION AND CIVIL FINES IN 70% OR GREATER LOW MOD INCOME NEIGHBORHOODS

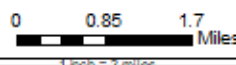
Legend

- DEMOLITION
- CIVIL FINES



Cincinnati Area Geographic Information System (CAGIS)

Areas with 70% or more Low-Mod Income Residents



Cincinnati Area Geographic Information System (CAGIS)

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