

Date: October 18, 2023

To: Members of City Council
From: Mayor Aftab Pureval
Subject: ORDINANCE – Residential Rental Inspection Expansion

202302211

Attached is an ordinance captioned as follows:

MODIFYING the provisions of Title XI, “Cincinnati Building Code,” of the Cincinnati Municipal Code by **AMENDING** Section 1127-07, “Residential Rental Property Inspection Pilot Program,” to make permanent the pilot program and expand its geographic area; and **AMENDING** Section 1501-5(a), “Class B Civil Offenses,” and Section 1501-8(a), “Class C1 Civil Offenses,” of Title XV, “Code Compliance and Hearings,” of the Cincinnati Municipal Code.

This ordinance is to expand and make permanent the Residential Rental Inspection (RRI) Pilot Program enacted in 2020. The pilot program has demonstrated that additional oversight of recalcitrant housing providers through routine and ongoing inspection motivates and incentivizes the correction of code violations and the continued maintenance required to prevent deterioration of the housing stock.

To increase the protection of public health, safety, and welfare against the harm of neglected deteriorating housing, the ordinance will expand the scope of the program from three neighborhoods to seven neighborhoods. To the original three pilot neighborhoods of Clifton- University Heights Fairview (CUF), Avondale, and East Price Hill, will be added the four neighborhoods of West Price Hill, Westwood, College Hill, and Madisonville. These neighborhoods were selected due to the higher number of rental properties, the aged housing stock, and the volume of code violations occurring.

In addition to expanding the geographic scope of the eligible properties, the ordinance provides a feature for better addressing poorly operating housing providers. Namely, if a housing provider owns a property within any of the identified neighborhoods that falls into disrepair and otherwise becomes eligible for the rental inspection program, the eligibility will trigger a review of the owner’s entire portfolio located anywhere within the corporate limits of Cincinnati. Any properties owned by the same owner or person in control will be reviewed to determine if there has been a pattern of neglect. Those eligible properties will enter the RRI Program and receive additional attention until fully code compliant. The same eligibility criteria of the ordinance (such as history of non-compliance) will be used to determine eligibility of properties both in the focus neighborhoods, and when triggered by ownership throughout the City.

The Administration recommends passage of the attached ordinance.

cc: Art Dahlberg, Director, Buildings & Inspections