

Legislation Text

File #: 2018-2145, **Version:** 1

Update and Discussion on Quality Housing Program

Issue/Request:

Discussion over progress developing the Quality Housing Program.

Key Issues:

To preserve the integrity and safety of housing options within the City, protect the rights of owners, landlords, tenants, and preserve the standards of the surrounding neighborhoods, it is desired to have a discussion on updates to the Property Maintenance Code.

At the February 2018 CEDC meeting, a proposed alternative approach and framework for the Quality Housing Program was discussed. Based upon feedback from various stakeholder groups, a program that applies to all housing is more desirable than a market specific program. The current Property Maintenance Code (Chapter 16 of the Lee's Summit Code of Ordinances) is based upon the International Property Maintenance Code (IPMC) published by the International Code Council (ICC), however the IPMC is not currently adopted in a similar fashion as the rest of the Building Codes. The IPMC provides an internationally recognized basis for the code, while also allowing for local amendments. All of the safety provisions previously discussed are also located in the IPMC, and would apply to all housing within Lee's Summit. Review and adoption of the IPMC will also place the Property Maintenance Code on a more regular review schedule for continual updates.

An opportunity for stakeholder feedback on the IPMC was provided. An interest form was sent out over social media platforms and available at the Development Center counter. A total of 22 stakeholders representing landlords, tenants, homeowners, and property managers participated in the code review process. Over the course of 8 meetings, each chapter of the IPMC was reviewed and discussed. Currently, the collected feedback is being organized and proposed amendments are being prepared for review.

The next phase of the overall program is proposed to be dedicated towards educating the public and creating community awareness about safety standards for all housing. Additional program components that are to be worked on include a voluntary certification program, and increased participation in Business Licensing for landlords.

Proposed Committee Motion:

N/A

Background:

In December of 2011, Mr. Mark Dunning presented information to the CEDC regarding potential Rental Inspection programs for discussion.

In August of 2017, a discussion with CEDC occurred, and staff was directed to prepare an ordinance for review

and discussion within 6 months. As part of the program development process, we are updating CEDC on the progress made each month and having a public discussion.

In September of 2017, a review of existing programs located throughout the metro was presented along with a proposed framework for a Lee's Summit program. The discussion also included the proposed next steps in the program development process.

In October of 2017, an estimate of program staffing requirements and associated costs were discussed.

In December of 2017 and January of 2018 various stakeholder meetings were held and feedback was incorporated into the overall program development process.

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