



City of Hopkins

# Rental Inspections Program Update

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# Background

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- The City has deferred rental inspections due to public health concerns relating to COVID-19.
- Before we restarted the program, staff reviewed the program as a whole, including ordinances and processes, with a few goals in mind:
  - Finding ways to improve efficiencies and equity;
  - Utilizing the rental program as a platform to build upon the City's current outreach efforts to meet citywide renter engagement and participation goals.



# Background (cont.)

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- The following departments participated in the review: Administration, Community Services, Community Development and Planning, Fire, Police.
- Reviewed/reached out to the following cities: Eden Prairie, Chaska, Shakopee, Edina, St. Louis Park, Minneapolis, Brooklyn Center and Brooklyn Park (Minnetonka does not do rental licensing).
- Solicited feedback through outreach to the Hopkins Apartment Managers Association (HAMA), the Multi-Cultural Advisory Committee (MAC), the Minnesota Multi Housing Association (MHA), rental property owners, renters and the general public.
- Hopkins is a unique community with 65% (majority) rental.



# Alignment with Goals

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- The rental program directly affects 100% of the rental community and is a service the City provides that tangibly improves quality of life, both from a safety and property maintenance perspective and from an engagement and involvement opportunity.
- The program indirectly affects 100% of the community through protecting the quality of neighborhoods and home values.
- A key council goal is to increase renter and diverse representation throughout our organization. It is vital to bring different perspectives to the table in order to make informed and inclusive decisions for the benefit the entire community.



# Housing Demographics

## Make-up of Occupancy by Race and Ethnicity

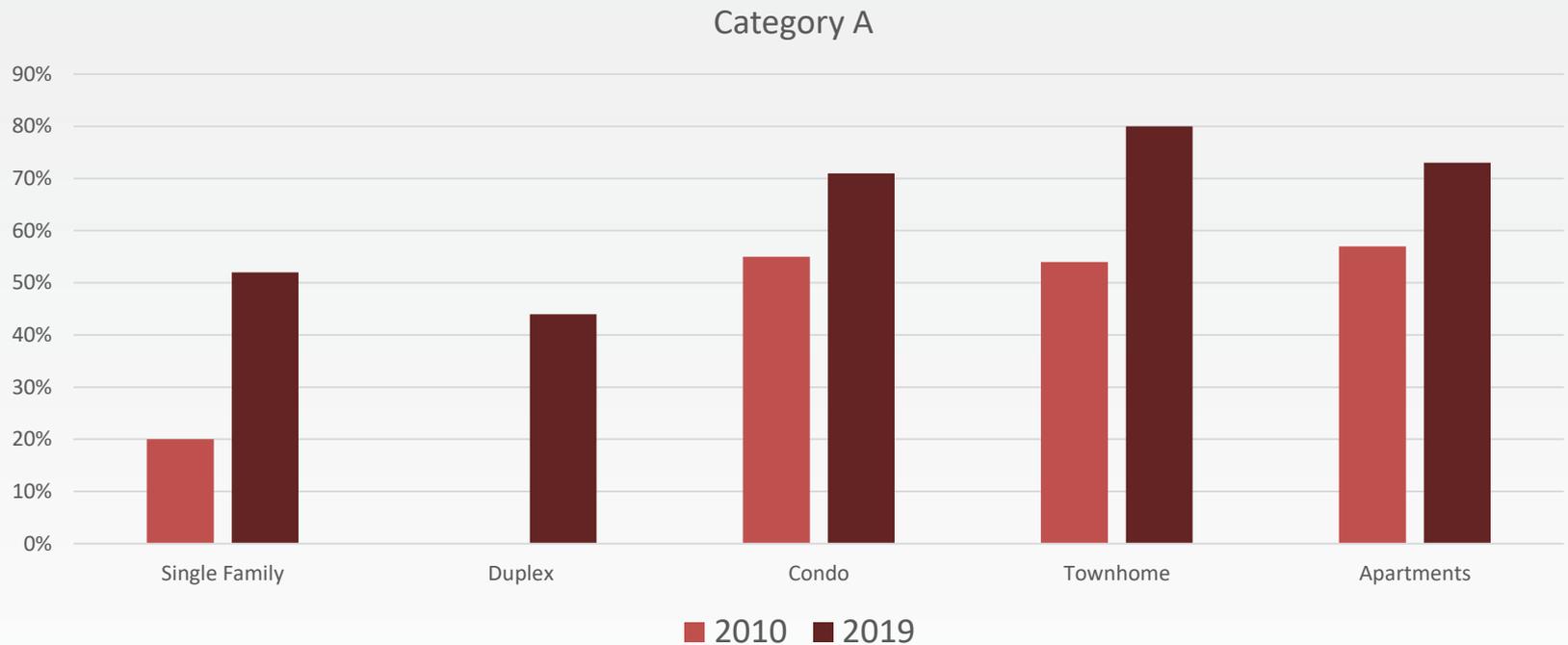
	% of Owner	% of Renter
White, non-Hispanic	49%	51%
Hispanic	9%	91%
Black or African American	4%	96%
American Indian	13%	88%
Asian	10%	90%
Native Hawaiian and Other Pacific Islander	0%	100%
Some other race	14%	86%
Two or more races	0%	100%

New data - 41.1% of the community identifies as non-white, or Hispanic. Over 90% of Hopkins' communities of color live in rental homes.



Data provided from the 2019 American Community Survey

# Outcomes of the Rental Inspections Overtime



\*Based on those inspected in that year.



# Overview of Timeline/Process

Process	Timeline
Staff Began initial meetings to develop goals and process	Late Feb/March
Internal process review	April
High Level Community Engagement (HAMA, MAC, RENTAL Owners and Community wide)	May
Staff review of engagement and finalizing draft revisions	May/June
MAC input/Review	June 10
Community Review and input on draft revisions	June 14 – June 28
Staff review of feedback and revisions of the draft	June 28 – July 9
<b>Council Review</b>	<b>July 20</b>
Staff final revisions based on input received from council	July 21 - 29
Council 1 <sup>st</sup> reading	August 2
Council 2 <sup>nd</sup> reading	August 17



# Recommendations

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- **#1 Simplifying the rental inspection guidelines and adjusting the point system to focus on high level public safety concerns.**
- **#2 Adjusting guidelines to further incentivize grade A and spread out re-inspections for A and B grades.**
- **#3 Updating language as drafted (redline).**
- **#4 Moving rental inspections and code enforcement to the Fire Department.**



# Recommendation #1

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- **#1 Simplifying the rental inspection guidelines and adjusting the point system to focus on high level public safety concerns.**
- Guidelines are not part of the ordinance, but for transparency of process we wanted to share our intended changes with council.
- Council has been provided a redlined version of the guidelines for comment.



# Recommendation #2

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- **#2 Adjusting guidelines to further incentivize grade A and spread out re-inspections for A and B grades.**
- **Revise:**
  - Category A – 5 years (was 3 years)
  - Category B – 3 years (was 2 years)
  - Category C – 1 year (no change)



# Recommendation #3

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- **#3 Updating language as drafted (redlined).**
- Majority of the revisions are equity and language cleaning ups to more accurately reflect processes.
- Sec. 20-150 Licensing Standards
  - Adjustment of lookback period of nuisances from 12 months to 24 months.
- Sec. 20-189. Notice
  - Staff will take the ownership of sending notices to the rental unit directly.
- Sec. 20- 219 Minimum Inspection Standards
  - Simplify for calculation purposes.



# Recommendation #4

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- **#4 Moving rental inspections and code enforcement to the Fire Department.**
- Moving the inspection and code enforcement to the fire department would give us additional fire capacity and is a practice used successfully in some nearby communities.
- It will also reduce some redundancy with fire inspections and be a more efficient experience for our rental community (owners and managers).



**Questions? Thoughts? Feedback?**



# Next Steps

Process	Timeline
Staff final revisions based on input received from council	July 21 - 29
Council 1 <sup>st</sup> reading	August 2
Council 2 <sup>nd</sup> reading	August 17
Hire and Train Staff	September
Communicate changes	October
Annual Renewals Due	December 1

