

# Proposed Housing Ordinances

## A Neighborhood Stabilization Strategy

Department of Development

200 E Third St. Jamestown, NY 14701

[dod@jamestownny.gov](mailto:dod@jamestownny.gov) | (716) 483-7541



# Reported Concerns in the City of Jamestown

1.

Affordable, quality housing is becoming increasingly difficult to find within city limits.

2.

Absentee landlords are disinvesting in our neighborhoods causing destabilization throughout all areas of the City.

3.

Increase in abandoned/condemned homes that are left uncared for becoming the neighborhood "eyesore".





# Solutions



- ✓ 1. Strengthen housing regulations at a local level using new laws and ordinances to reduce crime and low quality housing/units.

- ✓ 2. Incentivize and create homeownership for individuals throughout the City.

- ✓ 3. Discourage property owners from leaving homes/units vacant or unmaintained for long periods of time.



# Vacant Property Ordinance (VPO)



# Research & Goals

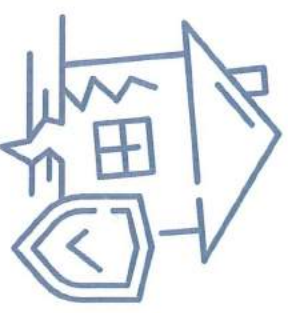
Several studies nationwide suggest vacant and abandoned properties have a significant negative spillover effect on their surrounding areas. This can lower property values as high as 8% in some municipalities. Vacant properties also increase the risk of arson, vandalism, and other crime throughout the area.

## NEXT STEPS

Implementing a VPO the City hopes to

achieve:

1. A reduction of crime related to vacant properties
2. An increase in property values citywide
3. Detering real property investors from neglecting to make a house/unit habitable





# Proposed Fee Scale

## Residential

| Year 1                           | Year 2                           | Year 3                           | Year 4                           | Year 5+                           |
|----------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|
| \$500                            | \$750                            | \$1000                           | \$1250                           | \$2,000                           |
| Year 1<br>\$1,000/<br>\$0.05/sqf | Year 2<br>\$1,500/<br>\$0.10/sqf | Year 3<br>\$2,500/<br>\$0.15/sqf | Year 4<br>\$3,500/<br>\$0.20/sqf | Year 5+<br>\$5,000/<br>\$0.25/sqf |

## Commercial

Residential property that has more than one (1) private dwelling incurs an additional \$250.00 per unit.

Commercial property fees are determined by the set fee, or by square footage, whichever is greater.

# Additional Information



- It is unlikely owners will willingly register their property as vacant. The length of condemnation status and public reporting will help combat this issue.
- Properties must obtain a Certificate of Occupancy before becoming occupied to ensure the health and safety of the individual/family.

# Rental Inspection & Registration Ordinance



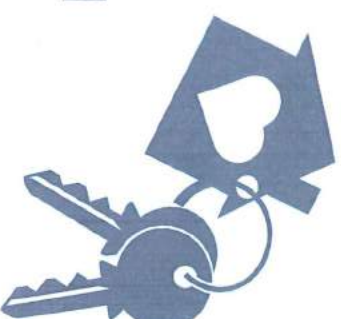


# Research & Goals

Rochester, NY successfully implemented a Rental Registry in 2008 leading to a drastic decrease in lead poisoned children from 284 to 187 by 2015. This number continues to decrease each year. Achieving entry to some of these units will help prevent several other health hazards from impacting our residents.

## NEXT STEPS

Implementing a Rental Registration the City



hopes to achieve:

1. An increase in safe quality housing/units for all who rent
2. Preventing units from becoming vacant proactively instead of reactively
3. Detering real property investors from neglecting to maintain their properties leaving children and families in deplorable conditions

# Proposed Fee Scale

| 1st Inspection | Reinspection  | Failure to Register |
|----------------|---------------|---------------------|
| \$50 per unit  | \$25 per unit | \$50 per unit       |

Subject to change based on New York State standards.

The first inspection should be completed within sixty (60) days of property acquisition. Failure to do so results in the Failure-to-Register fee.

A Certificate of Occupancy will be issued upon inspection clearance.

Failure to correct failed inspections may also result in a misdemeanor, with a civil penalty up to \$250 per day



# Additional Information



- NYS is implementing their own registry by November of 2024. It will be mandatory for all landlords to participate in. NYS suggests a 15% lead test failure rate on these units.
- Creating our own, local, legislation will assist Chautauqua County complete these inspections in a timely manner and will allow The City of Jamestown to have stronger and more involved regulations.
- Rental registration will allow officials to have working contacts for property owners or representatives in the event of an emergency or housing related complaint.



# Nuisance Property

## Ordinance





# Research & Goals

In many cases, The City of Jamestown Code Enforcement has been unable to gain compliance from property owners, leaving the home and neighborhood in dangerous condition. Declaring a nuisance provides the City with more power to remediate the problem and deter crime from reoccurring excessively.

## NEXT STEPS

Implementing a stronger Nuisance Property

Ordinance the City

hopes to achieve:

1. An increase in safe quality housing/units and neighborhoods citywide
2. Decrease crime throughout residential areas
3. Deterring real property investors from neglecting to maintain their properties leaving children and families in deplorable conditions



# Proposed Fine Scale

|  |   |   |
|--|---|---|
| Posted Order Removal<br>\$500 / 15 days imprisonment | Intentional Disobedience<br>\$1,000 / 6 months Imprisonment | Failure to Remove Occupant<br>Misdemeanor |
|--|---|---|

Ordinance based off of existing chapter creating stronger legislation for more protection of the residents as well as the City.

Complete failure to remediate the issue may result in a receivership appointment of the property. The appointee will collect rents and profits from the property to then abate the nuisance.

The property may also be posted as nuisance and foreclosed on by the City for a maximum of one year.

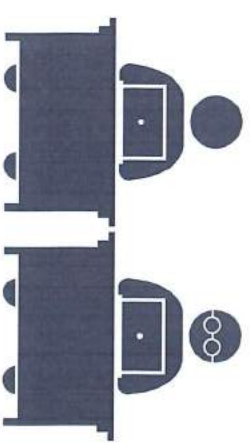


# Additional Information



- Three (3) or more arrests in a 24 month period will be considered a nuisance, per unit.
- Properties which police calls are prevalent due to domestic violence will not be considered qualifying arrests as a form of protection for the victim.
- A nuisance can be declared for non-compliance in NYS Public Health law, NYS Vehicle and Traffic Law, NYS Beverage and Alcohol Law, NYS Penal Law, City of Jamestown Property Maintenance Code

# Helpful Links



## Vacant Property Study:

<https://www.huduser.gov/portal/periodicals/em/winter14/highlight1.html>

## A Guide to Proactive Rental Registration:

[https://www.changelabsolutions.org/sites/default/files/2022-11/A-Guide-to-Proactive-Rental-Inspections\\_FINAL\\_20221031A.pdf](https://www.changelabsolutions.org/sites/default/files/2022-11/A-Guide-to-Proactive-Rental-Inspections_FINAL_20221031A.pdf)

## NYS Rental Registry Presentation:

[https://www.health.ny.gov/environmental/lead/advisory\\_council/meetings/2023-05-02\\_presentation\\_3.pdf](https://www.health.ny.gov/environmental/lead/advisory_council/meetings/2023-05-02_presentation_3.pdf)

## Nuisance Jamestown eCode:

<https://ecode360.com/8318978?highlight=nuisance,nuisances&searchId=19172692703956259#search-highlight-8318978-0>



**Questions, comments, and concerns may be forwarded to the City of Jamestown's Department of Development located at 200 E Third St.**

**Jamestown, NY 14701**

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