

Michigan Community Development Association
December 5, 2007
Lansing Center

City of Grand Rapids
Virginia Million, Code Compliance Administrator

FORECLOSURES

FORECLOSED AND VACANT – NOW WHAT?

NUISANCE CODE ENFORCEMENT – Trash Reduction Program

COMPLAINT GENERATED

- Tall grass/weeds
- Inoperable vehicles
- Securing vacant buildings
- Trash abatement
- Notice/Vend/Invoice/Lien
- Enforced through Code Compliance Officer I

TRP

- April – December
- Proactive inspections throughout known ‘problem’ areas
- Three seasonal property inspectors – This year four seasonal inspectors.
- Look for trash, grass and unsecured vacant homes
- Case numbers/counts up from prior years

ANTI-BLIGHT PROGRAM

- Started in 2001 to address growing numbers of vacant and boarded homes
- Changed Housing Code to identify Vacant and Abandoned properties
- Designed to take over where ordinary enforcement doesn’t find compliance
- Enforced by Code Compliance Officer III’s
- Cases are referred to CCO III’s by other inspectors, police department, securing activity through Nuisance Code enforcement.
- Monitored (with fees) until continuous progress or compliance with code is found

SPECIAL CASE ACTION TEAM

- Team comprised of Administrator, Supervisors, CCO III’s, City Attorney, Police Officer and the Receiver.
- Referred to SCAT when ALL other attempts at compliance fail (orders, court, probation)
- Team discusses possible alternatives to the normal code enforcement routine.
- Referred to Receivership

RECEIVERSHIP

- City Attorney is directed to begin Receivership through SCAT
- Receiver appointed by Probate Court
- Receiver acts on behalf of the owner
- \$15,000 cap set by City Commission
- Exterior repairs (will go inside if necessary but main concern is for the exterior)
- Punch list sent to Housing Rehabilitation office
- Housing Rehab makes arrangements to send out bid request and compile those bids
- SCAT approves bid
- Rehab runs their normal program and when finished it comes back to SCAT for payment approval
- Once approved, contractor is paid, Rehab is paid \$750 fee for coordination and work with contractor
- Property owner billed for service and given time to pay
- Failure to pay means property is sold at sheriff sale
- May lose house.
- Used when it is the only alternative