



Jonesboro Property Maintenance Code Presentation

Committee Report

October 27, 2015



Property Maintenance Committee Proceedings

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- The *International Property Maintenance Code 2012* was reviewed line by line as well as the proposed *Standard Operating Procedure* to implement the proposed Jonesboro Property Maintenance Code.
- Each section (some with changes/deletions) was approved by all committee members. **The code was approved by a vote of 6 to 3.**



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- Properties in need of major repair or dilapidated continues to increase
- Property neglect has led to property decay, unsafe living conditions, decreased property values, drain on city funds, loss of historical structures and increased crime.





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J-QUAD Recommendations

- *Regulatory Reform*: “a comprehensive approach involving residents, neighborhood organizations, and the City”
- “Regulatory reform will be needed in order to help strengthen and stabilize the housing supply and maintain neighborhood stability.”



Implications and Effect of J-Quad Study

- **This first study proved that there is a definite property maintenance crisis that has loomed for years in our city as far back as Mayor Brodell's administration. It was formally identified in this study in February of 2012.**
- **This study proved among other things that we have a real problem regarding property maintenance and that we need better regulations and a complete Property Maintenance Code.**
- **This crisis was identified February, 2012 and over the last 3 years two attempts were made to address it:
1) The Multi-Family Moratorium and 2) The Third Jonesboro Property Maintenance Code Committee.**



The Moratorium Study

This study looked specifically at multifamily dwellings and drilled down into this housing sector. The study found that the most significant problems were in multifamily dwellings and most of these are rental units. **70% of these are in disrepair.**

- Properties rated by independent surveyors are as follows 48% need repairs at some level; 22% need major repairs or are dilapidated. This totals 70%.



The U.S Conference of Mayors
Vacant and Abandoned Properties-Survey and Best Practices
City Policy Associates, Washington, D.C.

“Minimizing the harm done by vacant and abandoned properties and restoring these properties to productive use are priorities for mayors across the nation, and many have developed successful strategies to accomplish this. In 2006 our Task Force on Vacant and Abandoned Properties developed its first publication on city efforts. That report described best practices in 27 cities”.



Rental Housing and Crime: The Role of Property Ownership and Management
Center for Economic and Policy Studies -Weldon Cooper Center for Public Service
University of Virginia

“This paper examines how residential rental property ownership characteristics affect crime. It examines the incidence and frequency of disturbances, assaults, and drug possession and distribution using police incident report data for privately owned rental properties. ”



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- The committee has amended sections as needed to make them consistent with our other building codes and created our own code, The Jonesboro Property Maintenance Code (JPMC).



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- **The committee has recommended to the Mayor and City Council to pass this as an ordinance For Jonesboro with a 6 to 3 vote.**
- We are now in a position for the first time in history to adopt the Jonesboro Property Maintenance Code



Recommendations

- Immediately adopt the recommendations of the Jonesboro Property Maintenance Code Committee that was appointed and served at the pleasure of the mayor and city council.
- Use the JPMC as one tool to reverse the property crisis . Measure the positive outcomes and effects it will have on making our city vibrant, **progressive**, a source of **pride** for all **people**.
- Educate our citizens on the positive impact the JPMC will have for everyone.