

Understanding Ordinance 19-52

This is a first step in maintaining humane housing. Proper code enforcement keeps housing adequate and supports housing affordability. The housing codes in place, when properly enforced, support residents' safety contributing to housing adequacy. Code enforcement helps housing affordability because as new housing gets built and older housing ages, older housing becomes more affordable in a process known as filtering, however, if housing deteriorates and is condemned, it cannot fill that hole in the market.

What code enforcement does Lincoln do now?

Lincoln currently requires that apartments with three or more units register with the city and have a permit, which means that, currently, single units and duplexes are not accounted for. The city of Lincoln inspects the exterior and common areas of registered apartments. The interior of units are inspected only after two complaints from multiple units in one structure. Under current code enforcement, landlords with a lot of property are not inspected even if they have multiple complaints, if those complaints are for different properties. For landlords that receive inspections, violations lead to a shorter schedule and compliance with housing codes leads to a longer schedule.

What does the proposed ordinance change for code enforcement?

- **Creates a rental registry of all units**
 - Creates a centralized listing of all rental property which Lincoln currently lacks, including rental housing with only 1 or 2 units. This helps the city know what the rental housing stock is, and what might be most effective to address housing shortages or issues.
 - Helps with communication by providing for a local person to contact as well as owner if the owner lives over 60 miles away.
- **Continues to address complaints**
 - This continues to be responsive to tenants by having complaint based inspections; by allowing complaints from tenants in different properties with the same owner to trigger interior inspections, the city can inspect conditions that may be common to property owned by a specific person or company.
- **Increases circumstances which trigger interior inspection**
 - Focuses interior inspections on problem property owners- landlords with complaints at multiple properties are identified and interior inspections are conducted.
 - Conviction of a housing code violation, and refusal to receive proper notice from the City about violations, trigger interior inspection which means that rental property of landlords who are known to be bad actors receive attention from the city.
- **Gives notice for need to vacate**

- This ordinance establishes process and procedure for notice to vacate and gives 60 days in which to do so. This allows people who are displaced to have time to secure housing, helping prevent homelessness.