

BOARD OF ALDERMEN

ITEM NO. (3)

AGENDA ITEM ABSTRACT

MEETING DATE: Tuesday, March 22, 2005

TITLE: Public Hearing: Housing Code Update

DEPARTMENT: PLANNING	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
ATTACHMENTS: A. Draft of Housing Code, New Chapter 17 of the Town Code B. Memo from T.C. Morphis and Summary Table of Proposed Changes	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Canova – 918-7337 T.C. Morphis, Brough Law Firm – 929-3905

PURPOSE

The Board of Aldermen must receive public comment prior to taking action on the revised Minimum Housing Code. The staff recommends adoption of the ordinance that amends the Town Code to include a new Chapter 17, to be entitled, "Housing."

INFORMATION

During consideration of possible landlord licensing or rental unit requirements in 2003, staff had noted the need to update the Town Code as it has been in place for two decades without revisions. The existing code provisions were evaluated in relation to statutory provisions and the International Property Maintenance Code. Staff of the Planning and Inspections Divisions and of the Town Attorney's office worked to develop revised housing code provisions from late spring to late fall of 2004. An updated draft of the Housing Code has been prepared (*Attachment A*). A memo from T. C. Morphis of the Brough Law Firm that includes a summary sheet of the proposed changes is also attached (*Attachment B*). It should be noted that one of the principal changes is to formally incorporate the Housing Code as a new Chapter of the Town Code. Following review of the draft Housing Code on January 18, the staff received citizen comments and has included in the draft Housing Code two changes in response to these comments.

FISCAL IMPACT

None have been noted

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached ordinance that amends the Town Code to include a new Chapter 17, Housing (*Attachment A*).