Georgia Initiative for Community Housing

Tifton, GA
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City of LaGrange
Community Development Director
Gateways to a Community

What are they Like?
Could They Be More Appealing?
Building Strong Neighborhoods Through Code Enforcement

- How Do the Leaders View The Gateways to Your City?
  - When was the last time City Officials observed them?
- What Do Visitors Say about your Gateways?
Citizens complained about unsafe housing conditions inside the city.

Complaints were about common life safety issues:
- plumbing
- Electrical
- ingress/egress
- Windows/roof
Housing Code History

- City Staff took Mayor/Council on tour of City
- Decision was made to improve the housing stock
- Mayor/Council adopted The International Property Maintenance Code
- City hired 2 Housing Inspectors
Program was started with a city-wide housing assessment

No difference was made between owner-occupied verse rental property

Inspectors conducted a windshield inspection only noting items such as
  - Windows
  - Foundation
  - Exterior
  - Doors
  - Roof lines
  - Walls
  - Trash on property
What’s Next?

- Information loaded into the Utility System
- City of LaGrange is a full service utility provider
- Able to withhold services to a structure if minimum code issues not addressed
- Higher the score on survey the more work needed
- Units scored and by different levels
Level One Violation

- Any structure that constitutes a danger or potential injury to the health, safety and welfare of individual(s) that occupy the structure; or affects the basic functionality of the home. In these instances utilities will be withheld until these major violation(s) have been corrected.
Any structure that is habitable but serious repair(s) needs are identified; but are not considered a risk to the occupant. These violations should be addressed within forty-five (45) days from date of notification. Failure to comply will result in appropriate action being taken.
Level Three Violation

- Maintenance Improvement(s) that have been visually identified and will enhance the functionality and appearance of the structure. These matters should be corrected at some point in the future. No action necessary but an impending need is identified.
Level Four Violation

- No violation identified; the structure meets code and is subject to all services being provided by the city.
Code Compliance Results
Address: 508 Harwell Avenue - Condition Of Structure Unchanged

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Thank You!

Questions