

CITY OF  
**HAYWARD**  
HEART OF THE BAY

# Building Abatement Ordinance

Legislative Business  
September 11, 2012

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# Purpose of Report

- 1) Review the City's current law concerning the abatement of unsafe, substandard, or dangerous buildings; and
- 2) Present the proposed amendment.



# Review of Current Law

Building Abatement Code: Makes it unlawful for a property owner to maintain a building in an substandard or dangerous condition. (HMC 9-3.100)

1. Provides property owners hearing rights; and
2. Establishes a procedure for the recovery of abatement costs.



# Review of Current Law

## The Hearing Process:

- Building Abatement Appeals Board:
  - A five-member council-appointed body;
  - Comprising technical professionals; and
  - Residents of the City of Hayward.



# The Proposed Code

## The Hearing Process:

- Building Abatement Hearing Panel:
  - A three-person body appointed by City Manager;
  - Comprising technical professionals; and
  - Not limited to residents of the City of Hayward.



# The Proposed Code

## The Hearing Process:

- Flexible appointment process;
- Increases pool of potential members;
- Decreases potential conflicts of interest; and
- Similar to appointment process of other code enforcement ordinances.



# Review of Current Law

## Cost Recovery Process

- Annual hearing before the City Council.
- If Council affirms costs, it becomes a special assessment against the property.
- Costs collected as part of the property tax bill.



# The Proposed Code

## Cost Recovery Process

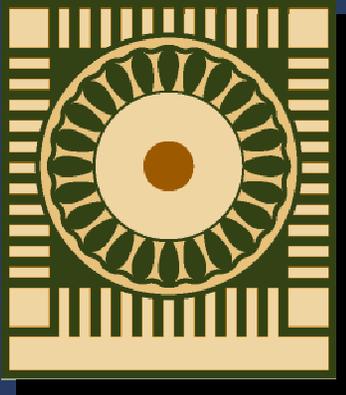
- Hearing before the Building Abatement Hearing Panel.
- City Council affirms the costs once a year.
- If Council affirms costs, it becomes a special assessment against the property.
- Costs collected as part of the property tax bill.



# Building Abatement Code

Questions?





HAYWARD

