



**Overview of the Proposed  
HEMET “Restoring Our Community  
Strategy” (ROCS)**

*Special Joint Meeting of the Hemet  
and San Jacinto City Councils  
Work Study Session  
November 15, 2011*

## *Hemet ROCS:*

- **Hemet ROCS is a Comprehensive Program designed to stabilize & restore our Residential Neighborhoods**
- **Involves the adoption of ordinances and programs designed to address:**
  - 1. Property Owner/Landlord Responsibilities
  - 2. Enhanced Property Standards
  - 3. Rental Property Residency Requirements
- **Involves Multi-disciplinary staff teams to draft & implement the ordinances & programs**



# *COMMUNITY BENEFITS*

- **Higher quality of life;**
- **More stable, safer, and attractive residential neighborhoods;**
- **Deterrent to criminal behavior and opportunity**
- **Makes Landlords more accountable for tenant selection and behavior**
- **Affordable housing without sacrificing high standards and quality;**
- **Provides City with ability to better protect the community**
- **Enhanced community image and opportunity to attract and retain businesses**



## *Proposed Ordinances:*

- ***13 different Ordinances are currently proposed as part of the Hemet ROCS program, and organized in three categories:***

### **1. UPDATE TO PROPERTY STANDARDS:**

- Nuisance Abatement Ordinance Revisions
- Administrative Citation Ordinance Revisions
- Abandoned and Foreclosed Property Ordinance Revisions
- Property Maintenance & Landscape Standards

***These are existing codes that will be updated and expanded to better address property maintenance issues and penalties***



# *Proposed Ordinances, cont.*

## 2. RESIDENCY REQUIREMENTS:

- Sex Offender Residency Restriction Ordinance (additional restrictions than under Jessica's Law)
- Child Safety Zone Ordinance (prohibits sex offenders from being present in areas where children typically congregate)
- Group Homes Ordinance (updates existing ordinance and adds standards to the extent permitted by state law)
- Parolee/Probationer Ordinance (adds restrictions on the locations of these homes, not permitted in single family neighborhoods)
- Motel Residency Vouchers ( regulates accepting government vouchers for accommodations)
- Prostitution Ordinance (additional methods for abating prostitution)



## *Proposed Ordinances, cont.*

### 3. PROPERTY OWNER RESPONSIBILITIES:

- Rental Unit Registration & Inspection Ordinance (required of multi-family and single family residential rentals units – licensing & inspection program)
- Landlord Responsibility for Drug Trafficking (owner responsibility for criminal activity that occurs on their property)
- Chronic Nuisance/Community Safety Ordinance (owner responsible for continued police calls and nuisance complaints on their rental property)



## *Progress to date:*

- Hemet ROCS staff team has reviewed ordinances from other cities and identified the key elements.
- Some of the draft ordinances have been prepared by the Hemet City Attorney and the City Prosecutor and are currently under staff review, others are still being researched.
- The Child Safety Zone ordinance was approved by the City Council at their Nov. 8, 2011 meeting.
- The Sex Offender Residency Ordinance, Parolee – Probationer, Group Home, and other Phase 1 ordinances are anticipated to go to public hearing in January –February 2012.



## *Joint Opportunities*

- Share Hemet's ordinances and implementation strategies with San Jacinto and the County of Riverside for the Valley area
- Partner with the City of San Jacinto and the County to develop a joint task force for creating and implementing the ROCS ordinances and programs
- Collaborate on education, public outreach, enforcement, and funding efforts to implement the programs in the valley
- Allocate resources to develop implementation programs and identify cost-recovery mechanisms





# QUESTIONS & COMMENTS



# *NOTES*

Additional information regarding some of the ordinances are on the attached pages



## *Updates to existing Property Maintenance Codes*

- Review and update existing Abandoned and Vacant Property Ordinance, and increase use of Administrative Fines for non-compliance.
- Update existing Nuisance Abatement Ordinance to address additional property maintenance requirements.
- Adopt minimum landscape standards for existing residential properties.



## *New Ordinance Regarding Residency Requirements for Sex Offenders*

- Establishes distance requirements of 2,000 feet from a sex offender residence to a child care center, public or private school, or park.
- Prohibits more than one sex offender from living in a single family dwelling, multifamily or mobile home (no concentration in group homes).
- Establishes the property owner of the dwelling unit as a responsible party if they knowingly rent to sex offenders in violation of the ordinance, and subjects them to fines and penalties.



## *Revisions to existing Boarding House / Group Home Ordinance*

- Provides stricter regulation of Parolee/Probationer housing.
- Establishes a process for the “reasonable accommodation” of housing for persons with disabilities in accordance with the Federal Fair Housing Laws.
- Establishes regulations to avoid the clustering or over-concentration of sober living or group homes in residential neighborhoods.



## *Residential Rental Property Registration*

- Based on ordinances adopted in San Bernardino County, Sacramento, Victorville, Grand Terrace, Lancaster and Ontario, CA.
- Designed to apply to single-family as well as multi-family rental properties.
- Intention is to prevent deteriorating or substandard rental properties that have a negative affect on the surrounding neighborhood.
- Requires all rental housing properties to register with the City and obtain a “Rental Dwelling Unit License” or Certificate.



## *Residential Rental Property Registration, cont.*

- Requires participation in a Landlord Training Program or Crime Free Housing Program prior to issuance/renewal of license.
- Requires an annual fee for licensing and inspection of rental properties to cover City costs to administer the program.
- Property owners “In good standing” after 3 consecutive years may be eligible for a reduced fee.
- Establishes compliance with property maintenance standards
- Can assess Administrative Fines or revocation of license for non-compliance



## *Chronic Nuisance/Community Safety, cont.*

- The landlord as well as the tenant can be charged for cost recovery of all related police/city services to respond to the call or abate the nuisance.
- Penalties can include Administrative Citations, liens, or revocation of a Rental Housing Business License.
- This type of ordinance addresses the behavior of the occupant, not the physical condition of the property.





## *Chronic Nuisance/Community Safety*

- Based on ordinances adopted in Lancaster, Victorville, & Stockton, CA.
- Authorizes recovery of the actual cost of law enforcement services in responding to properties with chronic nuisance activities committed by the property owner, occupant or tenant.
- “Chronic” is defined as multiple calls to the same residence in a period of time (i.e. 4 calls in 12 months).
- “Nuisance activity” is identified as issues ranging from disturbing the peace to committing a felony.



**END**

