

# City of Greensboro Neighborhood Development Department Code Compliance Division

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Code Compliance Division Manager



# Neighborhood Development

**Mission:** Investing throughout Greensboro to build a better community

**Vision:** Quality of life is enjoyed in every Greensboro neighborhood

**Neighborhood Development  
Department**

**Housing  
Services**

**Code  
Compliance**

**Grants  
Finance & Admin.**



# Code Compliance Division

Administration (3)

Field Supervisors (2)

Division Manager

Residential Inspectors (8)  
Non-Residential Inspectors (2)

P/T Nuisance Inspectors (3)

# Code Compliance Goals

1. Accountability
2. Transparency
3. Safe Affordable Housing
4. Increase Education and Awareness of Programs
5. Improving the Quality of Life

# Quality of Life Issues

- Overgrown grass
- Trash, littered yards, blight
- Front porch litter, clutter, furniture
- Front Yard Parking
- Deteriorating and Dilapidated Housing

# Factors to Consider

## 2008 Recession & Fall of Stock Market

- New & upfit construction of homes stopped
- Structures continued to deteriorate over the last 10 years

## 2019 Economy & Community Evolving

- New & upfit construction of homes are thriving in the private sector
- The economy and community partnerships are stronger

# Inspector Training & Engagement

## Training

- Increase Training Opportunities, Inspectors Skills
- AACE Accreditation Program
- IPMC Certifications for all Inspectors
- Increasing the Awareness of Referral Opportunities

## Community Engagement

- Increasing Inspector's Presence & Involvement at Community Meetings
- Open and Increased Communications and Engagement with Stakeholders

# Code Compliance Statistical Data

## Fiscal Year 2018-2019

### **Inspector Investigations – 8,167**

District 1 – 3,332

District 2 – 2,163

District 3 - 857

District 4 - 974

District 5 - 841

### **Inspector's Annual Caseload – 1,020**

**Inspector's CURRENT Average Housing Caseload – 63** *(plus an additional 40-50 nuisance cases)*

**Inspector's Average Time Per Housing Case – 30 hours** *(approximate)*

**Administrative Staff – Handled approx. 24,501 pieces of mail.**



# Key Priorities

1. Good Repair Program (Nonresidential Buildings and structures)
2. Take advantage of Receivership Bill
3. Improving collections of penalties & fines
4. Improve monitoring of demolition and repair orders
5. Implementation of new software (MyGov)



# Partnerships Are Imperative

**Community Partnerships & Advocates play a vital role in our Success:**

- City Council
- Community Leaders
- Greensboro Housing Coalition
- Greensboro Minimum Housing Commission
- Center for New North Carolinians
- NC Justice Center
- Center for Housing & Community Studies
- Piedmont Triad Real Estate Investors Association
- And So Many More....



# Feedback

**City of Greensboro  
NEIGHBORHOOD DEVELOPMENT  
DEPARTMENT  
CODE COMPLIANCE DIVISION**

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# YOUR HOUSE. YOUR NEIGHBORHOOD. YOUR GREENSBORO.

## Neighborhood Development's Fiscal Year 2018-19 Successes

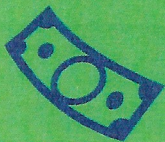


### Code Compliance Issues

**1,366** Residential dwellings brought into compliance

**1,601** Residential dwellings inspected

### Housing Bonds *(since 2016)*



**\$5,936,819**  
Money spent and committed

**157** Households received housing counseling



**\$99,316,664**  
Funds leveraged

**217** Down payment assistance loans approved

**659** Units completed & financed

**197**

Multi-family units rehabbed

### Housing Rehabilitation

**45**

Single-family units rehabbed

**\$1,011,493** Money spent on single-family rehabs

**+ \$526,213** Money spent on multi-family rehabs

**\$1,537,706** Combined rehab investment dollars spent

**4,349**

Nuisance cases brought into compliance

**3,372**

Vehicle cases brought into compliance