

**WEST LAFAYETTE DEPARTMENT OF DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT &
RENTAL CERTIFICATION
MONTHLY REPORTS**

JULY 2011

DEPARTMENT OF DEVELOPMENT

MONTHLY REPORT July 2011

CDBG

In July, the city's CDBG program was monitored by HUD. Our representative from Indianapolis was here from July 5th through July 8th. He conducted several interviews with staff and also reviewed several project files, contracts, and financial management procedures and documents.

There was one finding that came out of this monitoring visit. The contracts between the city and the sub-recipients need to have language added to them that pertains to HUD's uniform administrative requirements. City staff now has references and documents, which have been provided by HUD, which contains the necessary language. We will be revising the contracts in the coming weeks and forwarding them to our HUD representative and city attorney for review.

Additionally, program year 2010 ended on June 30th. Much time and effort has been spent closing out this year's activities and starting the new 2011 program year.

Monthly Report For July 2011, Round 21

RENTAL HOUSING INSPECTION

	Monthly	Cumulative Total
INITIAL INSPECTIONS		
Number of Properties by Category		
Category 1 Single Family	22	341
Category 2 Temporary Rental	5	28
Category 3 Multifamily	18	83
Category 4 Converted	5	168
Category 5 Condos Low Density	0	13
Category 6 Condos High Density	1	1
Category 7 Condos High Density	0	21
Total Number of Properties:	51	655
Total Number of Structures	51	609
Total Number of Units	341	2121
Total Number of Units with Violations	72	343
Total Number of Units with NO Violations	269	1778
Total Number of Violations	106	695
RE-INSPECTIONS	18	152
APPEALS		
Number of Appeals Requested	0	0
CERTIFICATIONS		
Number of Properties by Category		
Category 1 Single Family	17	341
Category 2 Temporary Rental	1	25
Category 3 Multifamily	18	64
Category 4 Converted	16	144
Category 5 Condos Low Density	0	15
Category 6 Condos High Density	0	0
Category 7 Condos High Density	18	22
Total Number of Properties:	70	611
FEES COLLECTED	\$8,266	\$126,160
LEGAL ACTION		
Number Referred	0	2
Number Resolved	0	0
Liens Filed	0	0
Liens Released	0	1
New Single Family Rentals	9	48
COMPLAINTS		
Tenant	2	20
Other	0	1

Violations by Type

Round: 21 July 2011

Number of Units Inspected: 341

Interior Violations

Cumulative Totals (since 01-01-11)

Electrical	17	85
Plumbing	19	82
HVAC	2	8
Fire Protection Systems	7	129
Egress	0	1
Fire Stop Penetrations	0	2
Improper Use of Space	0	3
Interior Handrails	0	4
Stairs (Interior)	0	0
Windows & Doors	1	54
Interior Paint	0	5
Unsanitary Conditions	3	7
Other (Interior)	5	63

Subtotal Interior Violations: 54 443

Exterior Violations

Masonry	1	4
Roof	0	7
Gutters & Downspouts	4	7
Siding & Trim	13	20
Stairs (Exterior)	3	10
Balconies	13	16
Ext. Handrails & Guardrails	0	4
Exterior Concrete	0	1
Exterior Paint	0	6
Structural	0	1
Other (Exterior)	18	45

Subtotal Exterior Violations: 52 121

Total Number of Violations: 106 564