



STATE OF MINNESOTA

DEPARTMENT OF REVENUE
CENTENNIAL OFFICE BUILDING
SAINT PAUL, MINNESOTA 55145
PHONE: 296-3401

March 15, 1984

Zona De Witt
Assistant for State Documents
Legislative Reference Library
111 State Capitol
St. Paul, Minnesota 55155

RE: 1983 SUBSTANDARD HOUSING REPORT

Dear Ms. De Witt:

As required by statute, I am attaching a report of our activity concerning substandard housing reports.

Earlier this week we received a substantial amount of material from Minneapolis that is not included in the report. A supplemental report will be filed after this material is analyzed.

Sincerely,

A handwritten signature in blue ink that reads "Arthur C. Roemer".

ARTHUR C. ROEMER
Commissioner of Revenue

ACR/fs
Attachment

1983 Report of Substandard Housing

1978

No city utilized the provision for disallowance of certain rental expenses for residential rental buildings which were deemed to be substandard until November 15, 1978. During the period from November 15 to December 31 of 1978, eight notices of noncompliance were issued. Two still remain in noncompliance. The average time in noncompliance is 772 days. The only city utilizing this provision was St. Paul.

1979

Fifty-one notices of noncompliance were issued by St. Paul, which remained the only city to utilize the provision. Thirteen remain in noncompliance. Six buildings were razed and 32 have been brought into compliance. The average time in noncompliance for 1979 notices is 640 days.

1980

St. Paul remained the only city to utilize the substandard housing provision. Seventy notices of noncompliance were issued. Sixteen remain in noncompliance. Seven were razed and 47 were brought into compliance. The average time of noncompliance for 1980 notices is 481 days.

1981

St. Paul still remained the only city utilizing this provision. Sixty notices of noncompliance were issued. Seventeen remain in noncompliance. Four were razed and 39 were brought into compliance. The average time of noncompliance for 1981 notices is 380 days.

1982

Both Minneapolis and St. Paul submitted reports indicating the utilization of the substandard housing provisions. St. Paul issued 95 notices of noncompliance. Forty-eight remain in noncompliance. Three were razed and 48 were brought into compliance. The average time of noncompliance for St. Paul's 1982 notices was 296 days.

1983

No annual report was issued by St. Paul. They have submitted throughout the year notices of noncompliance and notices when the property was brought into compliance or was razed. The total number of written notices is not available. St. Paul utilizes their notices of "Orders to Vacate the Property" as notices of noncompliance. The report from the City of Minneapolis has not been received as of March 9, 1984. When this report is received, an amended report will be issued. As the report is to be issued to the House and Senate Tax Committees, the report is completed at this time without the Minneapolis information.

<u>1983</u>	<u>Minneapolis</u>	<u>St. Paul</u>	<u>Total</u>
Number of written notices in 1982	Unknown	Unknown	Unknown
Number of notices of noncompliance		121	
Number brought into compliance		60	
Number razed		0	
Number remaining in noncompliance		61	
Average time of noncompliance		101	
Reasons for Disallowance:			
Structural deficiencies		55	
Electrical deficiencies		37	
Plumbing deficiencies		36	
Fire prevention deficiencies		26	
Grossly unsanitary condition		23	
Insect, rodent, vermin infestation		13	
Inadequate heat		8	
Gas leak or lack of gas		8	
Fire damage		6	
Broken windows		6	
Lead content in paint		5	
Illegal units		5	
Ventilation deficiencies		4	
General disrepair		<u>4</u>	
Total		236	

As some buildings have more than one reason for disallowance, this totals more than the number in noncompliance.