



STATE OF MINNESOTA

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

850773

March 13, 1985

Zona B. DeWitt
Legislative Reference Library
111 Capitol Building
St. Paul, Minnesota 55155

RE: 1984 SUBSTANDARD HOUSING REPORT

Dear Ms. DeWitt:

As required by statute, I am attaching a copy of the Substandard Housing Report for the year 1984.

This report does not contain the information from Minneapolis; however, as our deadline is March 15, 1985, it was thought best to issue this report timely and amend it when the information is available from Minneapolis.

Sincerely,

A handwritten signature in cursive script, reading "Arthur C. Roemer".

ARTHUR C. ROEMER
Commissioner of Revenue

ACR/WAS/fs
Attachment

Pursuant to Mn Stat 290.101, subd 9

1984 Report of Substandard Housing

Section 290.101 disallows depreciation and interest expenses on rental property for the period of time such property was determined to be substandard. The provision was not utilized until November 15, 1978 when St. Paul began utilizing the provision. St. Paul has not issued an annual report as required, but they have submitted a copy of the notice to vacate which meets the qualifications for the notice of noncompliance. It is assumed that the mailing of this notice to the property owner is sent certified mail.

The notices of violation are not sent nor have we been advised of the total number. This point is not pertinent to the disallowance of the deduction and, therefore, the program is not materially affected by this omission. This report reflects this number as unknown.

The report for the City of St. Paul is based on the notices received indicating noncompliance and notices indicating the property was brought into compliance or was razed.

Minneapolis began using the provision in 1982. Again we do not know the number of violations issued and we assume the requirements of Section 290.101 are met. The report from Minneapolis is not due until March 15, 1985. As this is the due date of the State report, the information from Minneapolis is omitted and will be incorporated in a revised report when the information is received. The information from Minneapolis must be checked as the reasons for the disallowance are not recorded in the final report and the information for the properties brought into compliance covers pre-1982 violations. The length of average time in noncompliance also must be determined.

The following is the status of substandard housing as reflected by the information received by the Department through December 31, 1984.

1978. From November 15 to the end of 1978, St. Paul issued eight notices of noncompliance. One still remains in noncompliance. Seven were brought into compliance. The average time of noncompliance was 780 days.

1979. Fifty-one notices of noncompliance were issued by St. Paul. Twelve remain in noncompliance. Six were razed and 33 were brought into compliance. The average time of noncompliance was 732 days.

1980. Seventy notices of noncompliance were issued by St. Paul. Fourteen remain in noncompliance. Seven were razed and 49 were brought into compliance. The average time of noncompliance was 550 days.

1981. Sixty notices of noncompliance were issued by St. Paul. Sixteen remain in noncompliance. Four were razed and 40 were brought into compliance. The average time of noncompliance was 482 days.

1982. Ninety-nine notices of noncompliance were issued by St. Paul. Forty-five remain in noncompliance. Three were razed and 51 were brought into compliance. The average time of noncompliance was 421 days.

1983. One-hundred twenty-one notices of noncompliance were issued by St. Paul. Forty-nine remain in noncompliance. None were razed and 72 were brought into compliance. The average time of noncompliance was 267 days.

1984

St. Paul

Number of written notices in 1984	Unknown
Number of notices of noncompliance	115
Number brought into compliance	45
Number razed	1
Number remaining in noncompliance	69
Average time of noncompliance	104 days
Reasons for disallowance:	
Structural deficiencies	49
Electrical deficiencies	41
Plumbing deficiencies	34
Fire prevention deficiencies	8
Grossly unsanitary condition	12
Insect, rodent, vermin infestation	7
Inadequate heat	9
Gas leak or lack of gas	9
Fire damage	9
Broken windows	12
Lead content in paint	3
Illegal units	8
Ventilation deficiencies	1
General disrepair	1
Total	203

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