



Request for City Council Committee Action from the Department of Regulatory Services

Date: July 8, 2014

To: Council Member Lisa Goodman, Chair – Community Development & Regulatory Services Committee

Subject: Rental License Re-Instatement – 1806 26th Street E
Owner Hamza B. Adem

Recommendation: Rental License Re-Instatement at 1806 26th Street E
Owner Hamza B. Adem

Department Information

Prepared by: Kathy Zierke, Admin Analyst II - 612-673-5846

Approved by:

A handwritten signature in black ink, appearing to read "Nuria P. Rivera-Vandermyde".

Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Christina Dowling, Legal Process Coordinator – 612-673-2449

Community Impact

- City Goals

Supporting Information

On November 1, 2013, the City Council denied the rental dwelling license application by Abdulaziz Sheikh for the single family dwelling located at 1806 26th Street E, pursuant to 244.1910 sub. 13 of the Minneapolis Code of Ordinances. Owner Hamza Adem has submitted an acceptable management plan. The property has been inspected and meets all of the Rental Licensing standards.

(See enclosed Management Plan)

MANAGEMENT PLAN BASIC REQUIREMENTS

Please refer to the following links for Minneapolis' license requirements for rental property:
http://www.minneapolismn.gov/inspections/rental/inspections_rentlicenseapp



*Samples of forms that we will require you to use are noted with * and are included in this document.*

Rental Property Address: 1806 26th St E, Minneapolis, MN 55418

Owner Name (person-required):

Company Name: Hamza B Adem

Owner Full Street Address: 1012 18th Ave NE, Minneapolis, MN 55418

Owner Phone: 612-483-4849

Owner Email: odachiro@yahoo.com

Licensee Name/Company (required if different from manager and owner):

Full Street Address (not the rental property address): NA

Phone:

Email:

Property Manager Name (required if different from Licensee and Owner):

Full Street Address (not the rental property address): Same

Phone:

Email:

List the names of all persons with an ownership interest in the property or registered corporation: Hamza Adem 100%

YES / NO This plan applies to ALL of my rental properties in Minneapolis.

All parties with an ownership, management or license interest in the properties are required to enroll in the MPD's email Action Alert system. Therefore, we require that this form be filled out and returned by email. You may also mail it to the MPD representative indicated in the mailed notice you received, or fax it to his/her attention (612-673-2750).

PURPOSE

This Management Plan is the foundation of the working relationship between the Rental License Holder and the Minneapolis Police Department. It is intended to assure that community standards will be upheld, and that all applicable laws and ordinances related to rental property will be followed.

Proceed to Page 2.

TENANT APPLICATION AND SCREENING

1. Applicants will be required to give their consent for a criminal history check, rental history profile and Unlawful Detainer history check. **Rental license holder will employ the following applicant screening service to perform background check:**

Company: Tenachek

Mailing Address: DBA - TenaCheck.com

P.O. Box 405

Brocton, NY 14716

Phone #: 1-877-531-3282

Web address: Tenachek.com

Email: National Data Research Inc

2. The following background information on applicants is provided by this company:

- Credit Report w\ Score
- Identity & SSN Verification
- Nationwide Criminal Check
- National Sex Offender Check
- Terrorist Watch List

3. I use the following criteria when accepting tenants with a criminal history (specify types of crimes, time-frame where convictions or patterns of arrests are unacceptable): No criminal background in the past 5 years or repeated criminal background, No eviction or late payment (may considered depending on time frame with a most recent rental history), No terrorism related charge /watch list and No sex offender.

4. I am aware of Mpls Ordinance 244.1910 Tenant Screening Application Fees, and charge all applicants this fee. **AGREED**

5. See **Rental Application Denial Form*** following this questionnaire. I will use this form, or a form with selected criteria from the form when receiving applications, and provide it to applicants. **AGREED**

LEASE PROVISIONS

6. I use the lease available from

The Minnesota Multihousing Association

The Minnesota Bar Association

Minnesota Association of Realtors

Section 8/HUD

If none of the above, I have attached/provided a copy of my lease.

7. The term of our rental agreement/lease is

month-to-month

six months

annual

other: _____

8. I/we issue written warnings for the following conduct/lease violations by residents and/or their guests: Neighbor disturbance, late payment, property destruction, drug offender, etc

9. I/we give notice to vacate to residents for the following conduct/lease violations by residents and/or their guests (see **244.2020 (a) 1-7** for incidents which qualify for conduct violation notices) : **AGREED**

10. I will file for and pursue an eviction if residents in violation of the lease who are given notice do not move. **AGREED**

11. I will visit this property, or have my employees visit it, at least weekly, to monitor the activity of residents and their guests. **AGREED**

12. If you discover that someone has moved in with a tenant without your permission, how do you deal with it? I give them a warning notice stating someone unauthorized living there immediate action needed to be taken. If the tenant does not comply, I serve notice lease termination and vacate the premise.

13. I will use the **Crime Free Lease Addendum*** (p. 11) or have equivalent language in my lease, that the tenant must read and sign before moving in. **AGREED**

14. I will use **Resident Conduct Rules*** (page 8) and **Building Rules*** (page 9-10), with provisions applicable to my property, that the residents must read and sign before moving in. **AGREED**

MONITORING AND INSPECTIONS

In order to ensure that the property remains a safe and healthy environment for tenants and neighbors, adequate monitoring and inspections of the property are essential. Monitoring needs to address both the physical condition of the property and the conduct of tenants.

15. I will use the Minneapolis Police Department's standard written **Trespass Notice Form*** (page 5) when ejecting persons who are not tenants from the property? **AGREED**

16. I will submit the Minneapolis Police Department's No Trespassing sign **Affidavit*** (page 4) to the Crime Prevention Specialist assigned to the area of my property to authorize the use of city-issued No Trespassing Signs. (Refer to the map on page 17 for **Crime Prevention Specialist*** area assignments.) **AGREED**

17. If you have a building manager, or anyone who works for you who has access to keys to occupied units, have you done the required background check required under **Minnesota Statute 299C.68** (Kari Koskinen Background Check Law)? **YES N/A**

18. I participate in the following local or regional rental property owner/manager group:
Minnesota rental association

19. I/my agents have attended a Minneapolis City Sponsored Rental Property Owners Workshop on Date: If not, I/my agents will attend the next workshop scheduled. Yes

20. I will take the following steps to prevent further Conduct Violations and criminal activity by my residents and/or their guests:

21. If a tenant or guest was arrested in the qualifying incident, they must move out and I will not move any so involved to another property I own or manage. **AGREED**

22. Please select one or more of the following:

I am willing to attend block club or neighborhood association meetings when my property is on the agenda. **AGREED**

I am willing and will schedule time to doorknock the block where this property is situated, with

myself or my Crime Prevention Specialist, to introduce yourself to the neighbors within a line of sight of your property. **AGREED**

I will allow the Minneapolis Police Department to share our email address(es) with the neighbors, block club and/or neighborhood association. **AGREED**

NOTE: Licensed rental property contact information is available to the public online (<http://apps.ci.minneapolis.mn.us/AddressPortalApp/>) . The MPD routinely encourages block leaders and neighborhood watch participants to lookup the rental property contact information, connect with owners to share observations about their property, and work with owners to resolve problems.

PLAN IMPLEMENTATION

23. I will maintain all written and electronic records necessary to document the above management plan provisions upon request per the ordinance requirement to implement this plan within twenty (20) days of being accepted. You may receive an emailed request to confirm the implementation of your plan after 20 days from the date of your plan being filed as Satisfactory with the Minneapolis Police Department. **AGREED**

24. Additional comments or questions you might have:

I agree to abide by the provisions I've set down in this management plan.

Owner Name: Hamza Adem

Date: 04/25/2014

Authorized Property Manager: hamza adem

Date:04/25/2014

Management Plan Accepted on (Date)

Date: 04/28/2014

Re: Management plan

2. The company that provides you information should also be able to find: previous legal judgments, previous residential history, and history of evictions. Also, confirm for me that TenaCheck.com will get you criminal convictions ***and*** arrests. Lastly, what is their street address? Since tenacheck.com does not provide those Services, I have decided to change to a different company. I use American tenant screen, INC. Their Physical address is : 24 South Newtown Street Road, Suite 200, Newtown Square, PA 19073. Their Services include assessing credit history and landlord-tenant court actions, a wide-range criminal search alerts, and risks. In addition to, a Credit Bureau Report; a Landlord-Tenant/Eviction and a Multi-State Criminal Check with wants/warrants and sex offender data.

3. When you say "criminal background" do you include patterns of arrests, as well as convictions? Yes

4. Please specify how much you are charging applicants for the background check. \$ 30

6. You state that you attached your lease, but it is not in the email I received.

Sorry, for some reason, the attachment did not work. I make sure it goes through with this one.

The leases we accept for your management plan have been reviewed by professionals in the industry and the agencies which have composed them have made every effort to make sure their leases conform to Minnesota housing and contract laws. Using generic forms online or available at office supply stores increases your risk that you have lease language that will not fly in court or will not provide the leverage you need to expedite the moving of tenants who cause problems. If you do not use one of these leases, and have not reviewed the one you are using with peers in the rental industry, we urge you to consider switching to any one of the three we list. These leases are can be obtained from:

Minnesota Multihousing Association - mmha.com

Minnesota Bar Association - mnbar.org

Minnesota Association of Realtors - mnrealtor.com

8. The industry standard is to issue at least a warning notice ***in writing*** for any and all lease violations. These notices provide documentation later on should you need to make your case in housing court, and also send the message to tenants who don't respect the rules or disturb the neighbors that you can and will take steps to stop the problems. I have been using a written notice when ever that happened to warn them and I will continue that way.

17. Anyone with access to keys to the building and occupied units within must be screened -- the Koskinen background check is distinct in that you can make no exceptions when hiring property

managers and caretakers--if they can get keys, you have to screen and reject those with criminal backgrounds specified in the Koskinen Act. I do not use a manager. I manage my properties myself. I have no criminal background.

19. We have one monthly workshop on 3rd Wednesday evenings, and one monthly workshop on 4th Saturday mornings from March through November. The following 2014 Rental Property Owners Workshops remain: I will attend may 24th, 2014. Saturday between 10am-1pm.

Wednesday monthly dates: all times are 6-9pm:

April 16 + May 21 + June 18 + July 16 + August 20 + October 15 + November 19 + December 17

Saturday monthly dates: 10am-1pm:

April 26 + May 24 + June 28 + July 26 + August 23 + September 27 + October 25 + November 22

December - No workshop

All workshops take place at our 5th Precinct, 3101 Nicollet Av. S., in the community room opposite the front desk. RSVP directly to me by email. Alternatively, if we require workshop attendance, we may consider certificates of attendance for basics of management courses through the Minnesota Multihousing Association, HomeLine, Lutheran Social Services' online course, or Crime-Free Multihousing training provided by a Minnesota law enforcement agency.

I will need to see your responses to the above before I can accept your plan as "Satisfactory" per the requirements of our Rental License Section. Please return your revised/amended plan to me by noon, April 30 2014.

This process is intended to resolve a crime problem that happened to take place on your property and involving your residents or their guests. Thus I look forward to your revised plan.

It is the MPD's policy to build partnerships where ever we can help to reduce and prevent crime, and increase Minneapolitans' sense of safety and well-being. Please keep in contact with your Crime Prevention Specialist, neighbors to your property, and as needed, precinct officers and supervisors.

Luther Krueger, Crime Prevention Analyst

Minneapolis Police Dept., Strategic Information/Crime Analysis Division

350 S. 5th Street, Room 100 City Hall + Minneapolis MN 55415

612-673-5371 + Luther.Krueger@MinneapolisMN.gov For your first contact regarding crime issues in your area

link to: http://www.minneapolismn.gov/police/crimeprevention/police_outreach_safe-teams

"Reasonable people don't change the world. It takes unreasonable demands to get reasonable results." - Jack Mapl