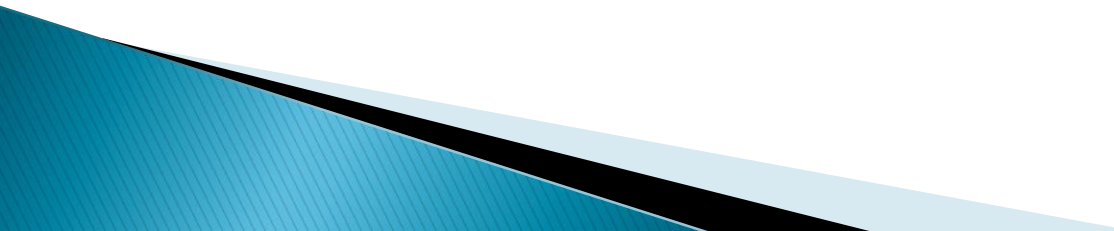


# Code Enforcement Report

City Attorney's Office  
February 13, 2020

# Topics:

- ▶ Six Month Status of Code Enforcement Per Council Direction
  - ▶ ASET Report
  - ▶ Abatement:
    - Council Approved Contract (limited to 6 months)
    - Sole Proposer New Contract – Prevailing Wage
    - Option to Bring in House
  - ▶ Council Initiatives
    - Motels
    - Liquor Stores
- 

# Three Divisions

- ▶ Rental Housing
  - Anti-Slum Enforcement Team (ASET)
  - Rental Housing Improvement Act (Proactive)
- ▶ Community Compliance
  - Seven Council District Teams
- ▶ Special Teams
  - School Area Team (SAT)
  - Specialty teams: demolitions, vacant lots, illegal dumping citations, and tires

# Rental Housing

## ▶ ASET

- Currently, 29 open cases with properties containing 549 rental units.
- Of 29 open cases, 19 are in compliance agreements, and 2 are in the receivership process.

# 534 S. Dearing (District 5)

10-unit complex – all violations cured at re-inspection on October 24, 2019.



Before



After



# 534 S. Dearing



Before



After

# 202-224 W. Shields (District 1)

20 unit complex. Initial ASET inspection occurred in September 2018. The property was sold as of October 2019, and the rehabilitation is in progress.



Before



After



# 202-224 W. Shields



Before



After



# 4412 E. Olive (District 7)

ASET inspected this property in January 2019. The property was sold in July 2019. Rehabilitation is in progress.



Before



After

# 4412 E. Olive



Before



After

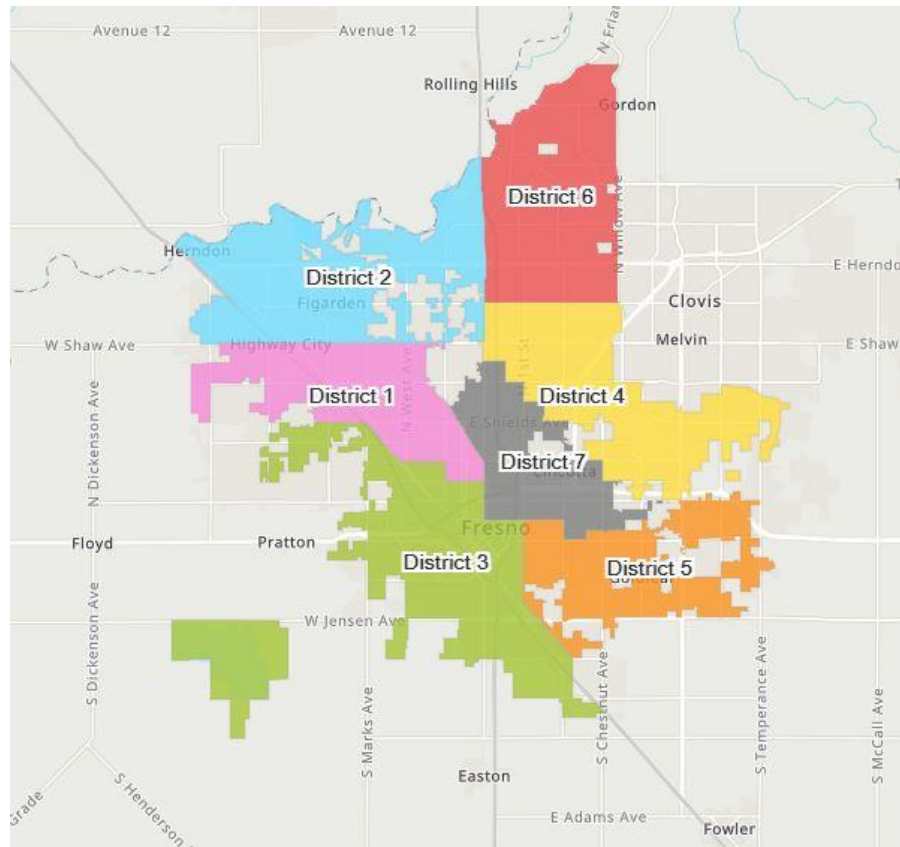
# Rental Housing

## ▶ Proactive Inspections

- To date, Inspectors have inspected all registered multi-family properties south of Bullard Avenue.
- The inspection of registered single family properties began on February 3, 2020.
- Inspectors are also actively working to identify and cite unregistered rental properties.

# Community Compliance

- ▶ Seven Council District Teams as of January 2, 2020.





# Community Compliance

## District Team Case Numbers:

District 1 – 350 cases

District 2 – 204 cases

District 3 – 522 cases

District 4 – 161 cases

District 5 – 254 cases

District 6 – 46 cases

District 7 – 466 cases

Note, numbers of cases do not necessarily represent time or difficulty in resolving each one.



# Special Teams

## School Area Team

- ▶ The School Area Team provides pro-active code enforcement around schools.
- ▶ SAT is currently pursuing proactive enforcement in the area surrounding four schools: Fort Miller Middle School in District 7, Pyle Elementary School in District 7, Olmos Elementary School in District 5, and Wilson Elementary School in District 1.
- ▶ Since the program launched on January 2, 2020, the team has identified the following numbers of violations in these neighborhoods:

Fort Miller – 54 properties in violation out of 174 inspected

Pyle – 74 properties in violation out of 341 inspected

Olmos – 129 properties in violation out of 357 inspected

Wilson – 112 properties in violation out of 424 inspected

Additional parcels remain to be inspected in each of these neighborhoods.

# Special Teams

## ▶ Demolitions

- The demolition inspector has facilitated 14 demolitions since the last code enforcement report; four completed directly by the City and ten completed by the property owners with code enforcement oversight and motivation. Finally, four potential demolition properties have been rehabilitated by the property owners after code enforcement motivation.

# Special Teams

## ► Demolitions – 751 S. Cedar



Before



After



# Special Teams

## ▶ Vacant Lots

- This team works to eliminate overgrown and hazardous weeds, as well as junk and rubbish, from vacant lots throughout the City. Compliance is achieved through property owner action or abatements at the property owner's expense.

# Special Teams

- ▶ Vacant Lots – 4406 E. Ball (District 7)



Before



After

# Community Compliance

## ▶ Illegal dumping citations

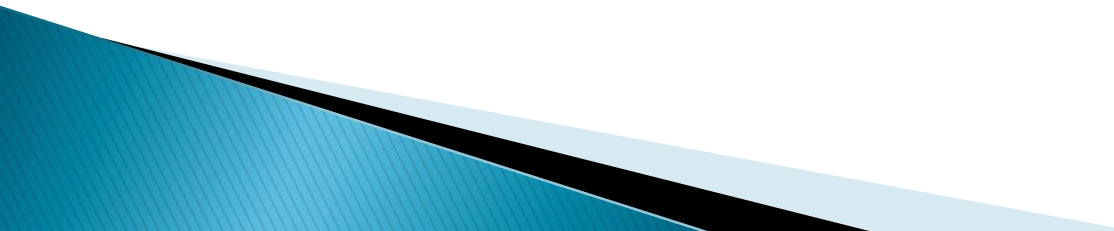
- 108 issued for calendar year 2019
- 20 issued since last code report



## ▶ Tires

- The tire team has collected 3,560 waste tires since the last code report.
- The tire team held a Tire Amnesty Event at Teague Elementary School on October 26, 2019, where 851 waste tires were collected.
- The next Tire Amnesty Event will be held at Chandler Airport on February 15, 2020.

# Legal Team

- ▶ The legal team assists with negotiation and drafting of compliance agreements, and the drafting of warrants for inspection and/or abatement of properties.
  - ▶ In addition, the legal team currently has 13 properties in the receivership process at various stages from initial evaluation to near completion.
- 



# 3079 E. Pine (District 7)

Receivership granted in March 2019. Property sold in April 2019.  
Rehabilitation complete.



Before



After

# 3079 E. Pine



Before



After



# 2953 E. Balch (District 3)

Receiver was appointed in July 2019. Receiver completed rehabilitation, and property is for sale.



Before



After

# 2953 E. Balch (District 3)



Before



After



## ► Abatement:

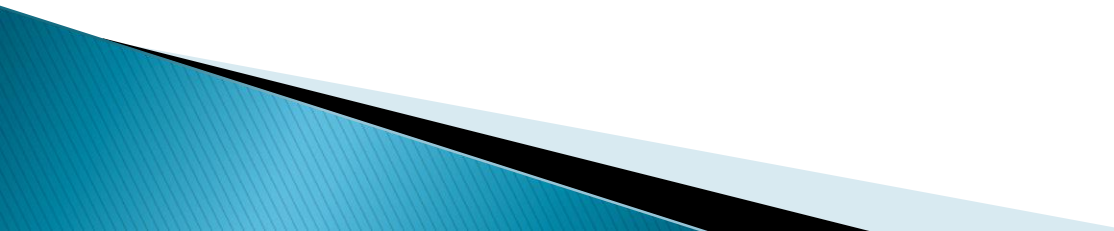
- Budget for abatement is \$353,500 , of which \$121,967 has been spent this year (\$231,000 left)
- Prevailing wage applies
- Council Approved Contract (6 months)
  - \$350,000 per contract
- Sole Proposer New Contract – 20% higher, if same services
- Option to Bring in House – Costs:
  - \$185,000 annually personnel costs (25% of that if implemented balance of this FY)
    - 3–4 permanent positions, then temps as needed seasonally
  - \$250,000 up front equipment costs
    - looking at options to rent equipment if only seasonal
  - Cost this FY: \$46,000 plus \$250,000 = \$296,000

## ► Abatement:

### ◦ Considerations:

- Cost
- Administration of prevailing wage
- Difficulties in awarding and implementing contracts
- Responsiveness
- Scope of mission
  - Enforcement on private property only
  - Also City property or right of way?

### ◦ Direction Options:

- 1. Return with approvals to bring in house
  - 2. Bring new contract for approval
  - 3. Do nothing now, and revisit at Budget discussion in June (continue with existing contract until then)
- 

## ▶ Council Initiatives

### ◦ Motels

- Code amendment in progress
- Would add responsibility to Rental Housing team
- At least two inspectors, plus equipment

### ◦ Liquor Stores

- Code amendment in progress
- Can absorb inspections by assigning one legal investigator

- ▶ Other direction, comments, or questions?

End