

RECEIVED

Agenda Item: ID#15-342 (3:00 P.M.)

Date: 4/30/15

2015 APR 28 PM 3 06



Supplemental Information Packet

Agenda Related Items – ID#15-342

Contents of Supplement: PowerPoint Slides regarding Mayor Council Code Enforcement Taskforce Committee

Item(s)

WORKSHOP presenting the Report and Recommendations of the Mayor-Council Code Enforcement Taskforce

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

RECEIVED

2015 APR 28 PM 3 03

CITY CLERK, FRESNO CA

Mayor-Council Code Enforcement Task Force

Report and Recommendations
April 30, 2015

Mayor Ashley Swearengin
Jennifer Clark, Director, DARM

Purpose

- review existing codes in relation to the Fresno General Plan;
- evaluate current Code Enforcement processes and procedures; and
- make specific recommendations for improvements, including division structure, case prioritization, technological and legal tools, and fee structures that the City can implement now, as well as over time.

Engaging External Stakeholders

Task Force

- Mayor Ashley Swearengin
- Councilmember Oliver Baines
- Councilmember Paul Caprioglio
- Councilmember Clint Olivier
- Dr. Matt Jendian, Fresno State, Co-Chair
- Steve Hrdlicka, Fresno Apartment Association, Co-Chair
- Jennifer Clark, DARM Director
- Brooke Ashjian, Developer
- Melissa Black, Huntington Neighborhood Association Representative
- Rosalyn Clark, Neighborhood Watch Association
- Rev. David Criner, Jr., Saints Rest Baptist Church, Faith In Community
- Terance Frazier, Developer and Rental Property Owner
- Tracewell Hanrahan, Fresno Housing Authority
- Brad Hardie, Royalty Regency Property Management
- Fred Jimenez, Central Valley Real Estate Network
- Jason Johnson, Wells Fargo Bank
- Rev. Booker Lewis, Rising Star Baptist Church, Faith In Community
- Scott Miller, Gazebo Gardens, Fresno Chamber of Commerce
- Dr. Janine Nkosi, Fresno State, Faith In Community,
- Sherri Poindexter, Realtor, Fresno Association of Realtors
- Bruce Rudd, City Manager
- Rev. Phil Skei, On Ramps Church, Lowell Neighborhood CDC
- Doug Sloan, City Attorney
- Renena Smith, Assistant City Manager
- Steve Walter, Rental Property Owner, Lowell Neighborhood

Engaging Internal Stakeholders

Action Team Members

- Matt Jendian, Co-Chair
- Steve Hrdlicka, Co-Chair
- Jennifer Clark, DARM Director

City Manager's Office

- Bruce Rudd, City Manager
- Renena Smith, Assistant City Manager

City Attorney's Office

- Douglas Sloan, City Attorney
- Melissa White, Assistant City Attorney

Development and Resource Management Department

- Del Estabrooke, Parking and Code Enforcement Manager
- Ben Rash

- Alan Brajkovich
- Howard Lacy
- Randi Manouel
- Kevin Watkins
- Brian Leong, Building Services Manager

Personnel Services Department

- Sandra Chavez-Martin

Public Utilities Department

- Jerry Schuber, Assistant Director, Solid Waste

Fresno Police Department

- Deputy Chief Pat Farmer

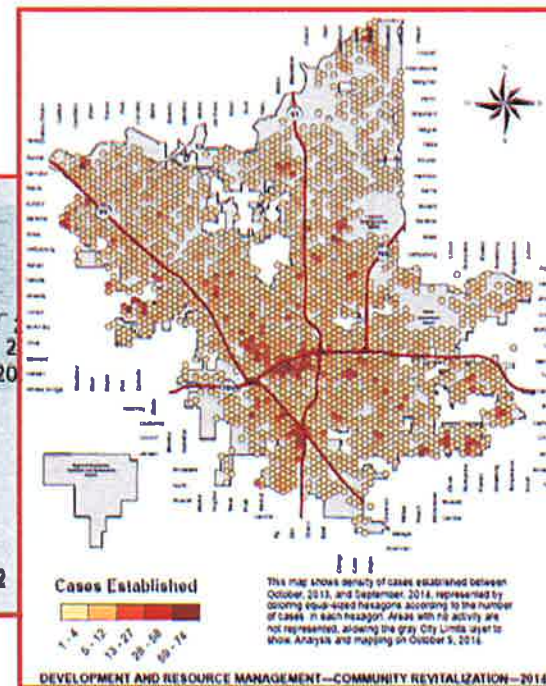
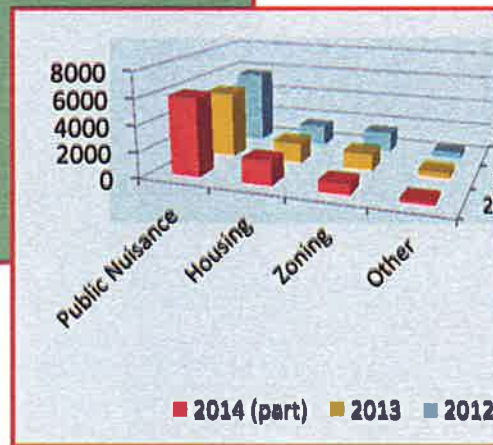
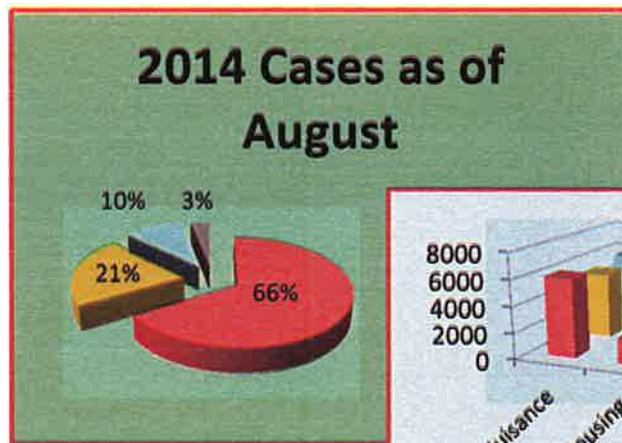
Budget

- Pedro Rivera, Budget Analyst

Development of Priorities

October 14, 2014

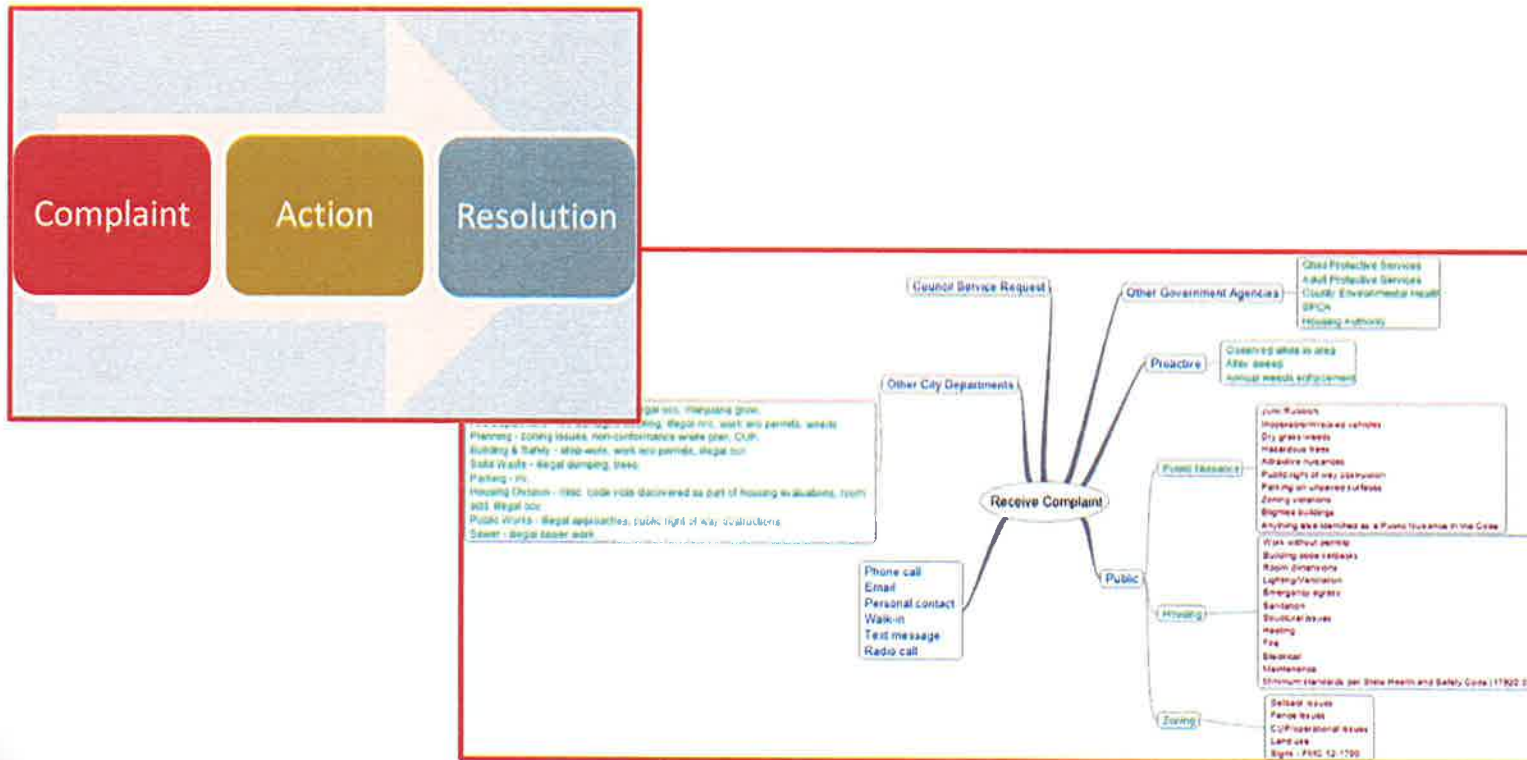
Presentation on case types, location and volume



Development of Priorities (cont.)

October 14, 2014

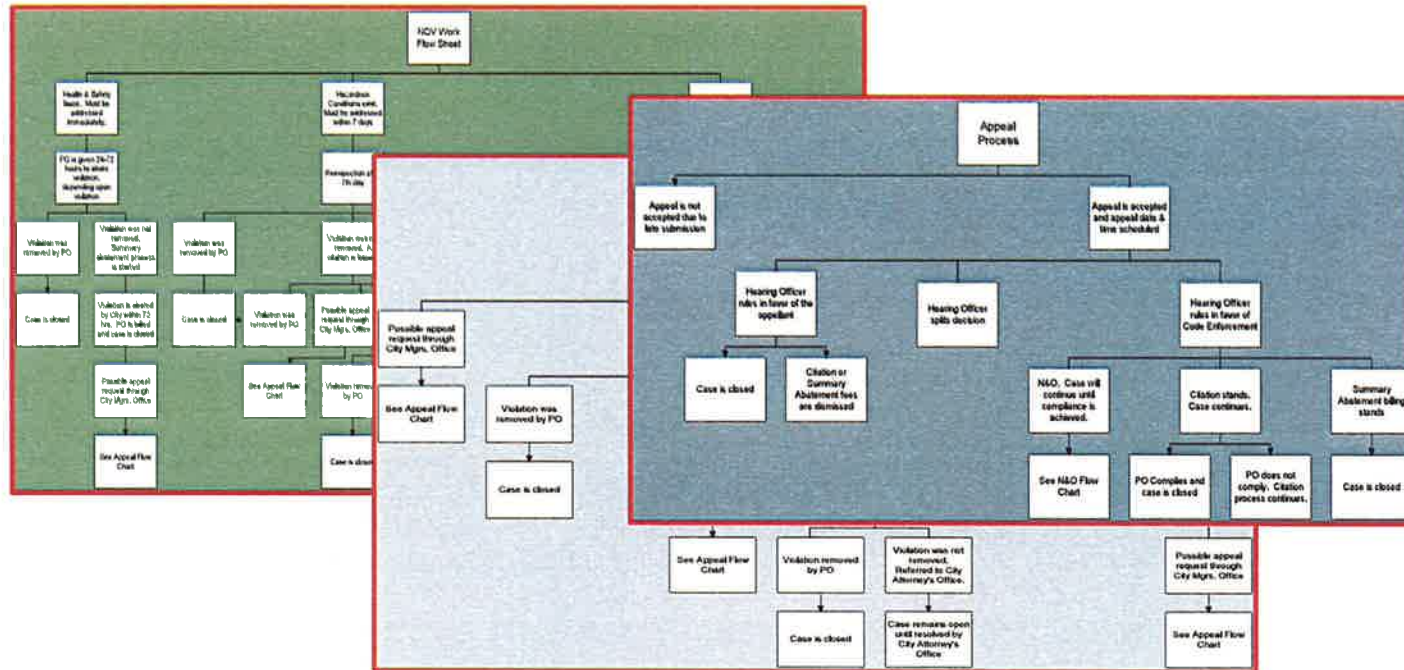
Presentation on Customer Expectations versus City process



Development of Priorities (cont.)

November 17, 2014

Presentation on Substandard Structures and Processes



Development of Priorities (cont.)

Key Themes:

- **Housing Code**
 - Vacant, Blighted Residential Properties
 - Substandard Occupied Residential Properties
- **Public Nuisance**
 - Illegal Dumping
 - “Yard Cars”
 - Weeds
 - Homelessness
 - Recycling
- **Zoning Code**
 - Illegal Signs
 - Illegal Businesses
- **Others**
 - Vacant, Blighted Commercial Properties
 - Substandard Occupied Commercial Properties

Recommended First Priority

Vacant, Blighted Residential Properties

- **Largest contributor to blight**
- **Greatest impediment to protecting and improving property values in established neighborhoods**
- **Attractive nuisance**
- **Higher cost to provide law enforcement, fire-fighting and prevention, and code enforcement activities**

Task Force Recommendations

- **Repeal and Replace Vacant Building Ordinance**
 - Creates a standard for maintenance
 - Identifies penalties for noncompliance
- **Conduct City-wide Survey**
- **Establish Vacant, Blighted Residential Property team**
- **Create Voluntary Contact List for Property Owners/Managers**
- **Replace Technology and Equipment**
- **Measure Performance**
 - Performance metrics
 - Annual windshield survey

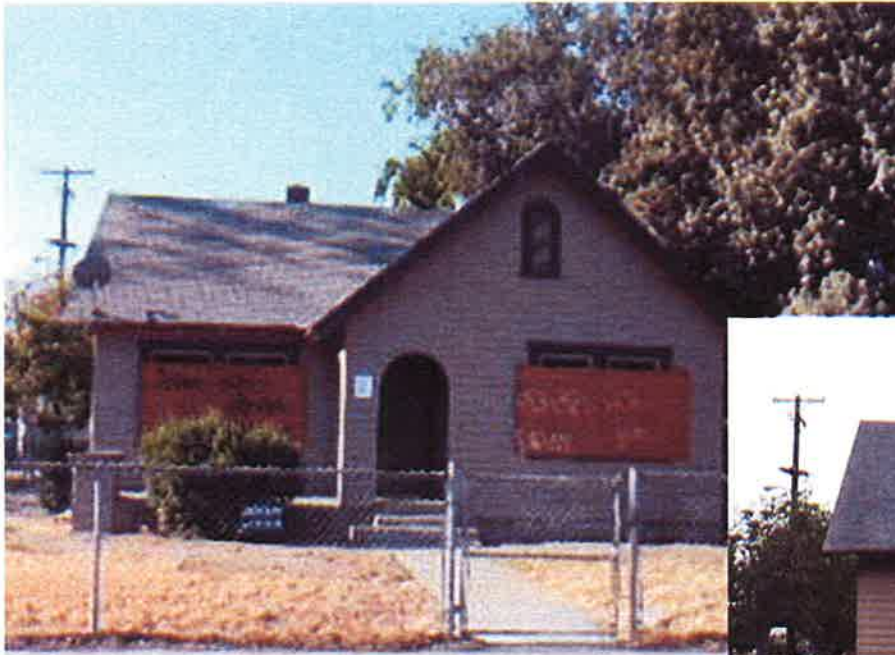
Performance Reports

- **Baseline number and type of vacant, blighted properties identified during the initial city-wide survey**
- **Quarterly updates on the following:**
 - **Number and type of vacant, blighted properties identified following implementation of the proposed ordinance;**
 - **Number of vacant, blighted properties that become occupied;**
 - **Amount of fines assessed and collected;**
 - **Number of receiverships filed and settled;**
 - **Number of criminal misdemeanor suits filed and settled; and**
 - **Calls for police and fire services among vacant, blighted properties.**

Recommendations (cont.)

- Train Staff and Improve Communication
- Develop a Receivership Program
- Encourage Formation of “Landlord Association”
- Brief City Council on California Health and Safety Standards
- Regroup to Address Phase II

Landlord Association/NRT Results



Landlord Association/NRT Results



Additional Recommendations

City Council Subcommittee on Code Enforcement

- Prioritize additional resources to address illegal dumping;
- Ensure a smooth process and timely response for constituents concerned with homeless shelters on private property; and
- Ensure additional and effective enforcement of recycling center operations.

Conclusions

The existence of blighted, boarded-up residential properties is a priority issue that has plagued Fresno neighborhoods for too long. Addressing and remediating this issue will go a long way in improving property values and promoting reinvestment in established neighborhoods.