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Agenda Item: ID#15-846 (10:00 A.M.#2)

Date: 9/24/15

CITY CLERK, FRESNO

## FRESNO CITY COUNCIL



### Supplemental Information Packet

Agenda Related Item(s) – ID#15-846 (10:00 A.M.#2)

### Contents of Supplement: PowerPoint Presentation

#### Item(s)

WORKSHOP – Update on Blighted Vacant Building Ordinance

#### **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.





# Blighted Vacant Building Ordinance Update

City Council Workshop  
September 24, 2015

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# Applicable Recommendations from Code Task Force

- Repeal and Replace Vacant Building Ordinance
- Conduct City-Wide Survey
- Establish a Vacant, Blighted Residential Property enforcement team
- Create a Voluntary Contact List for Property Owners
- Technology and Equipment
- Measuring Performance
- Staff Training & Improved Communication
- Receivership
- Encourage the Formation of a “Landlord Association”



# Repeal and Replace Vacant Building Ordinance

- Key Dates:
  - Old Ordinance Repealed: 5/19/2015
  - New Ordinance Approved: 5/19/2015
  - EFFECTIVE DATE: 6/20/2015
- New Ordinance Requires Maintenance Of Vacant Properties and Levies Fines On Those Who Do Not Comply
- Provides Clearly Defined Exterior Property Standards

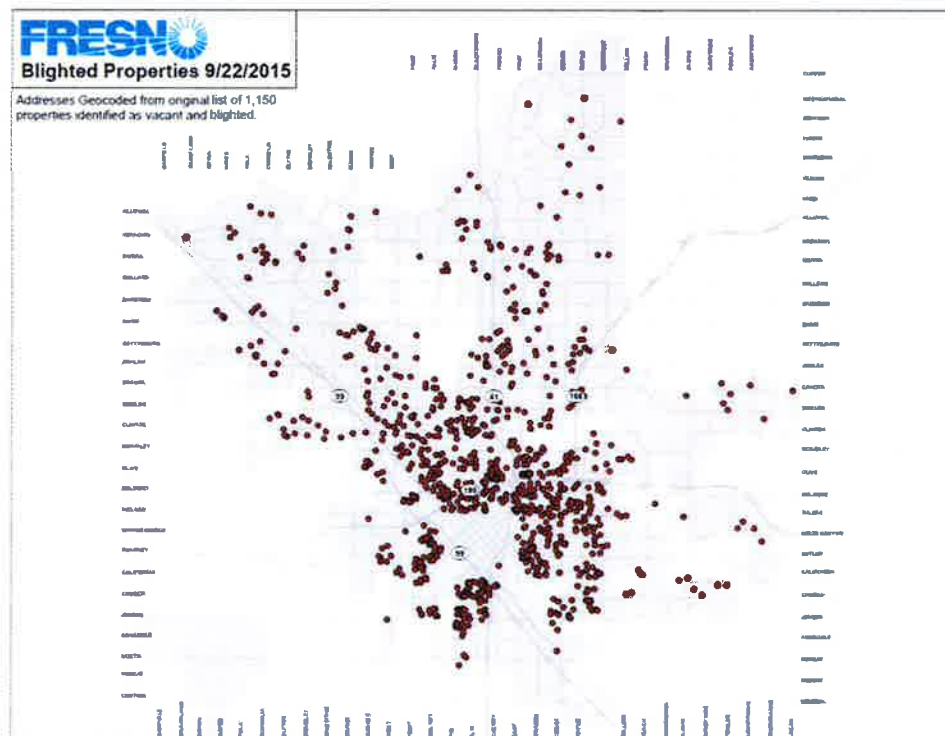


# Conduct City-Wide Survey

- Windshield Tour 7/20/2015 - 8/18/2015
- Approximately 2000 Homes Identified As Vacant Or Vacant And Blighted
- Properties Not Meeting The New Standards Were Provided A Courtesy Notice As An Opportunity To Comply Before Any Punitive Action Is Initiated
- Baseline Initiated
- 18 Day Courtesy Letter Notices 8/20/15



# Map of Blighted Properties







# Establish a Vacant, Blighted Residential Property Enforcement Team

- Supervisor Identified/ Assigned
- Four (4) Person Temporary Team Assigned
  - Identifying Vacant/ Blighted Residential Properties
  - Evaluating The Current Vacant Building Cases
  - Transitioning Them To The Standards
  - Resolving New Cases
- Qualifying Four (4) Permanent Positions



# Create a Voluntary Contact List for Property Owners

- Developed Internally
  - Basic information only
  - Using Task Force members to test
  - Intended to be Easy-to-Use
- Controlled Access for Emergency Contact Only
- Property Owner Can
  - Register Properties individually or in bulk
  - Update occupancy status when changed
  - Update emergency contact information
  - Notify system when property sold
- Will be Ready on Schedule in November



# Technology and Equipment

- Improved Efficiency
  - Tablets
  - Telephones
- Field Access
  - Accurate Case Histories
  - Building Permits
  - Land Use Information
  - Vacant Property Registry



# Measuring Performance

- Data Base Being Developed (Baseline)
- Quarterly Reports
  - Number Of Vacant And Blighted
  - Number Of Vacant And Blighted That Become Occupied
- Quarterly Updates
  - Amount And Number Of Fines Assessed And Collected
  - Number Of Receiverships Filed And Settled
  - The Number Of Criminal Misdemeanor Suits Filed And Settled
  - Calls For Police And Fire Services Among Vacant And Blighted Properties
- Annual Windshield Survey Of Residential Properties To Identify Vacant / Blighted Properties



# Staff Training & Improved Communication

- Operations Plan And Training Guide Developed
- Ongoing Training On New Ordinance
- Additional Training for New Blight Team
  - Customer Service
  - Complaint Response
  - Evaluation
  - Performance Metrics
  - Neighborhood Property Value Impacts
- Weekly Meetings To Discuss Goals, And Specific Case Management Techniques



# Receivership

- City Attorney Will Initiate An Ordinance And Associated Procedures To Establish The Program
- The Purpose Is To Handle Those Properties That Cannot Or Will Not Come Into Compliance With The New Ordinance
- Draft to be prepared by November
- Will Engage Private Attorney/Experts On Structure



# Encourage the Formation of a “Landlord Association”

- Property Owners as Task Force Members Have Initiated A Small Landlords Association covering Lowell, Yokomi, And Jefferson Neighborhoods
- Information Sharing To Improve Housing Conditions, Increase Property Values, And Protect Investments
- Improved Communication with Tenants



# Accomplishments

- Initial Assessments
  - Approximately 1150 Vacant + Blighted
  - Approximately 1000 Vacant + Maintained
- After Courtesy Notice
  - 1/3 of Reinspections Complete (427)
  - About a 31% Rate of Compliance (132)
  - About 5% Now Maintained and Occupied (21)





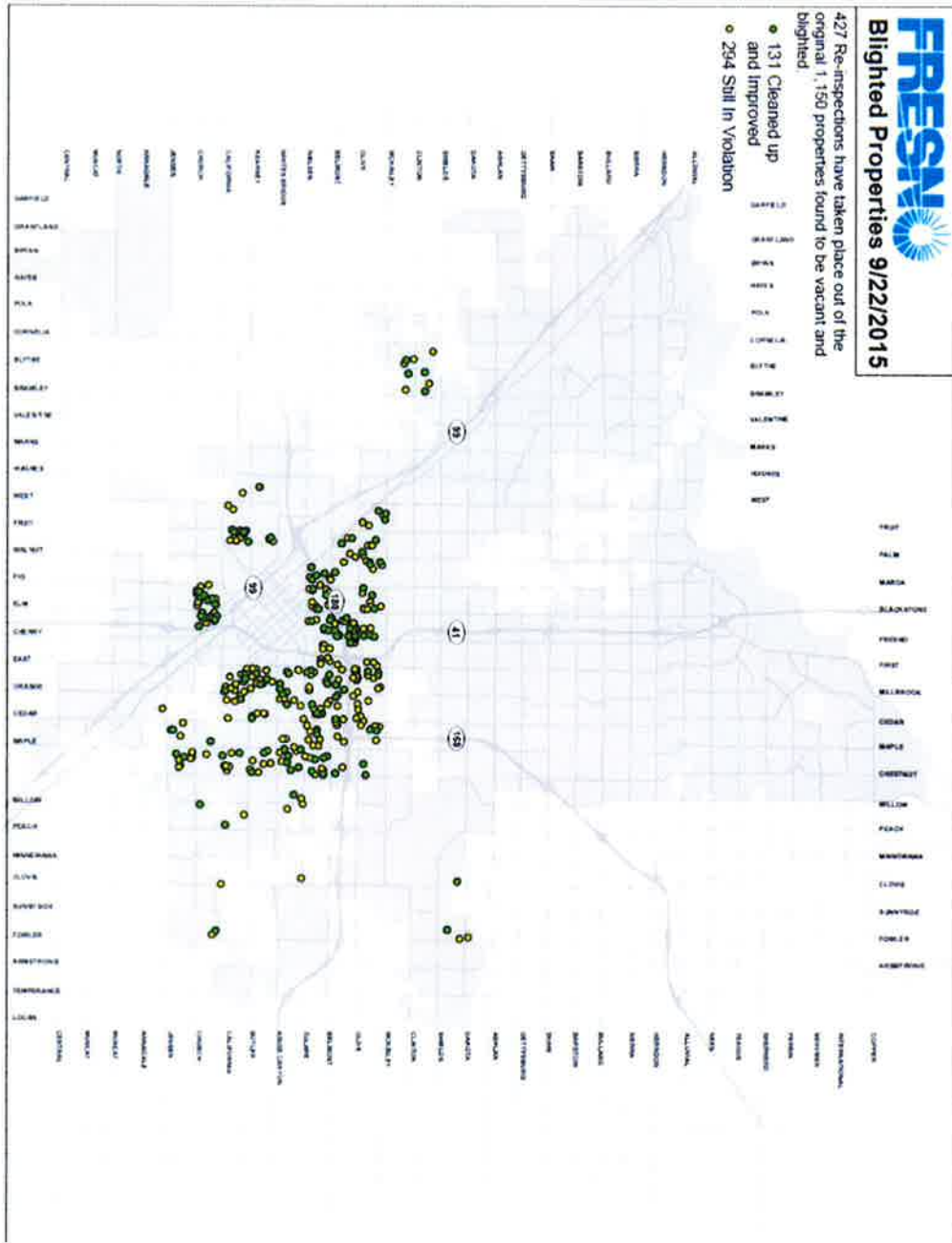




# Blighted Properties 9/22/2015

427 Re-inspections have taken place out of the original 1,150 properties found to be vacant and blighted

- 131 Cleaned up and improved
- 294 Still in Violation





# Example of Before/After

● 1232 N Harrison





# Example of Before/After

1250 N Van Ness







# Next Steps

- Vacant Property Registry
- Receivership
- Quarterly Report
- Annual Survey