



January 30, 2021

To: Randy McCaslin, Interim City Manager

From: Michael E. McNair, Director of Community Development & Housing

Subject: Strategic Update on Code Enforcement Activity for January 2021

This report summarizes Code Enforcement activity for the month of January. During this period Local Codes Enforcement (LCE) staff processed 21 new minimum housing complaints; 33 new public nuisance complaints and collected 110 signs. Additionally, during the month of January:

- LCE staff recorded 14 zoning complaints.
- A total of 49 Public Nuisance cases were abated (16 - City abated and 33 - owner abated).
- Due to the pandemic, LCE staff did not work on a Saturday during the month.
- There are 2 housing cases with an ordinance passed for demolition waiting for repairs to be completed (337 Wingo and 216 Underhill).
- There are 4 housing cases with approved demolition ordinances about to be bid.
- During the report period there were 455 total active cases:
 - 242 active minimum housing cases
 - 82 active public nuisance cases
 - 131 active zoning cases

Please see the attachments containing a table summarizing detailed activity and a report on Local Codes activity for 2019 & 2020.

Strategic Plan Update

Local Codes 2020

February 1, 2021

Local Codes Enforcement Monthly Activity								
		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21
1. Minimum								
	a. Minimum Housing Complaints	21	3	8	24	23	21	21
	b. Active Minimum Housing Cases	181	247	246	241	253	245	242
	d. Cases Taken Before City Council							
	i. For Demolition	0	0	2	1	3	1	2
	e. City Demolished Houses	3	4	0	1	0	0	1
2. Public								
	a. Public Nuisance Complaints (incl. unsecured	132	153	105	56	28	36	33
	b. Active Public Nuisance Cases	228	264	179	102	73	76	82
	c. City abated PN Cases	112	77	82	69	34	15	16
	d. Owner abated PN Cases	224	149	185	113	51	27	33
3. Zoning								
	a. Zoning Complaints (Vehicles, Signs, Banners)	10	26	22	19	14	6	14
	b. Active Zoning Cases	141	118	136	112	130	125	131
	c. Signs collected	77	69	65	149	309	171	110
		TOTAL ACTIVE CASES - 455						

Changes Implemented for Local Codes 2020

1. February 2020 - Inspector districts were defined using GIS

Reconfigured Accela for implementation of districts

Districts established by previous cases, and can be altered as needed

Prior to this the supervisor was manually assigning inspections

This allows inspectors to be proactive

We anticipate this will save on fuel costs as well

2. March 2020

Inspectors moved to iPhone/iPad to result inspections

Allows for use of Accela App

This allows for real time updates – pictures, inspection result, etc.

Reconfigured Accela for public nuisance cases

Auto scheduling of inspections

Inspections resulted on iPhone move the case to the next step

Efficient data collection

3. September 2020

Reconfigured Accela for zoning cases

Real time updates

Auto scheduling of inspections

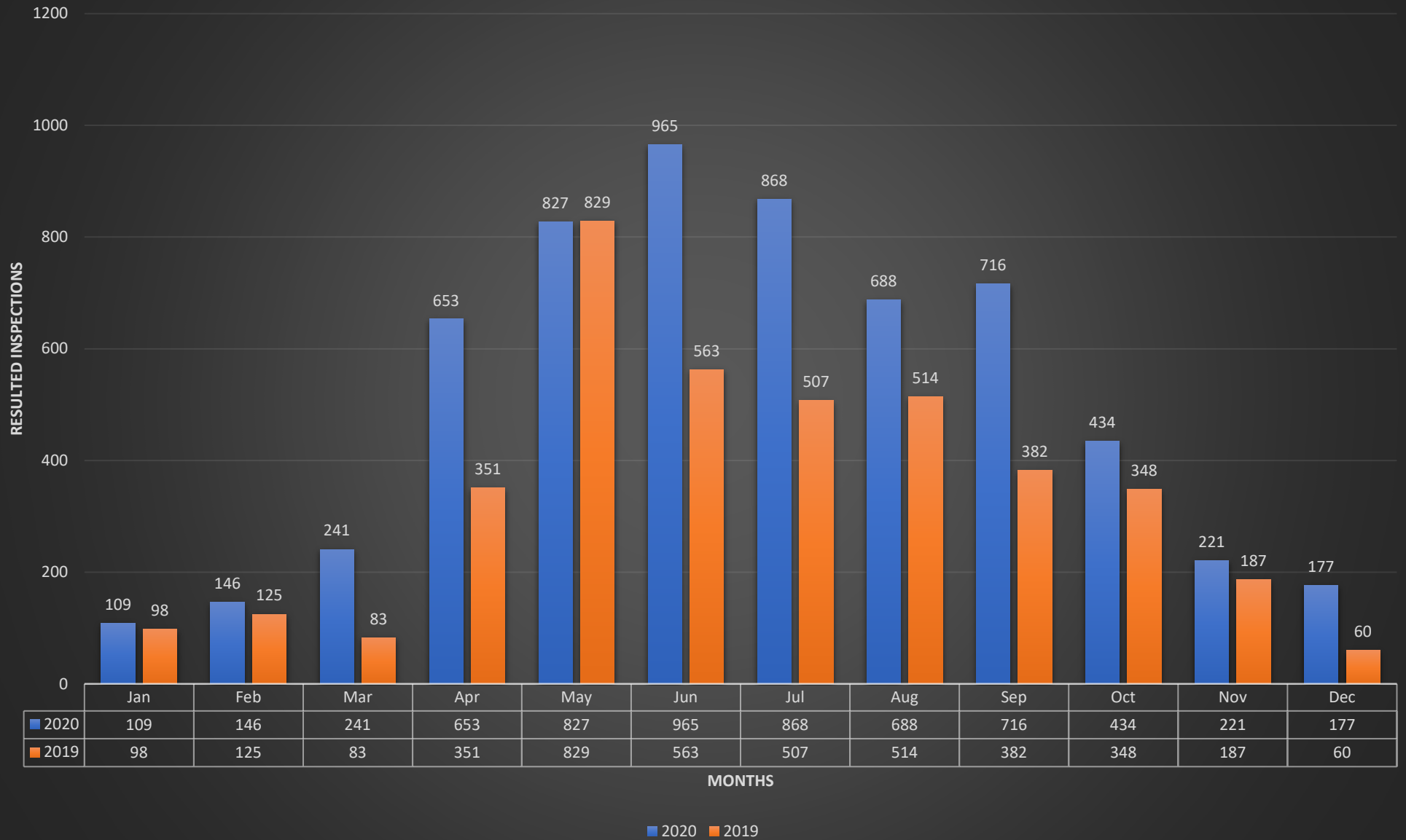
Inspections resulted on iPhone move the case to the next step

Efficient data collection

Insert map of inspector districts

Public Nuisance Inspections 2019-2020

Public Nuisance Inspections Comparison

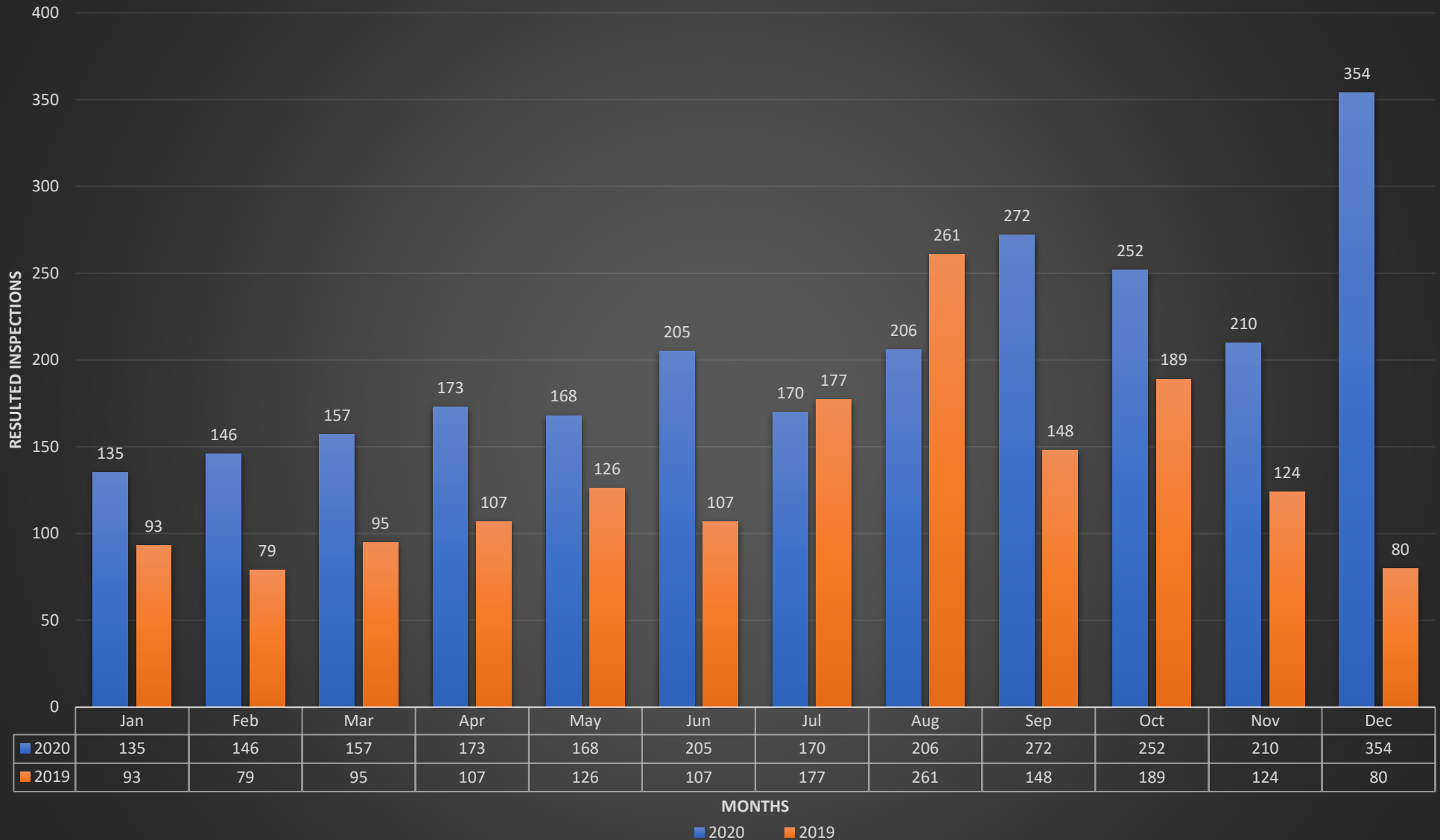


2019 - 4,047
2020 - 6,045

Increase of 1,998 inspections = 49%

Zoning Inspections 2019-2020

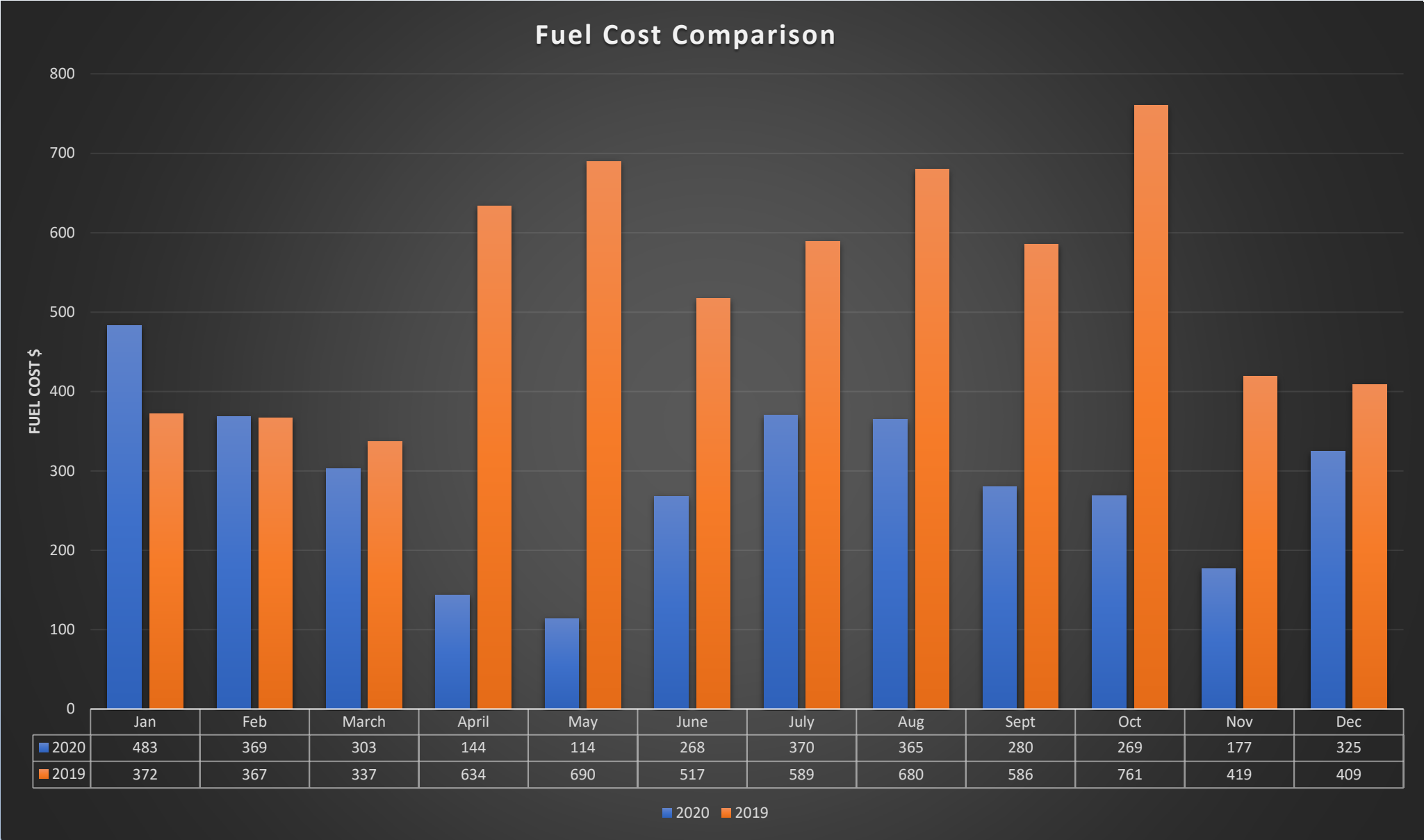
Zoning Inspections Comparison



2019 - 1,586
2020 - 2,448

Increase of 862 inspections = 54% increase

Fuel Cost Comparison 2019-2020

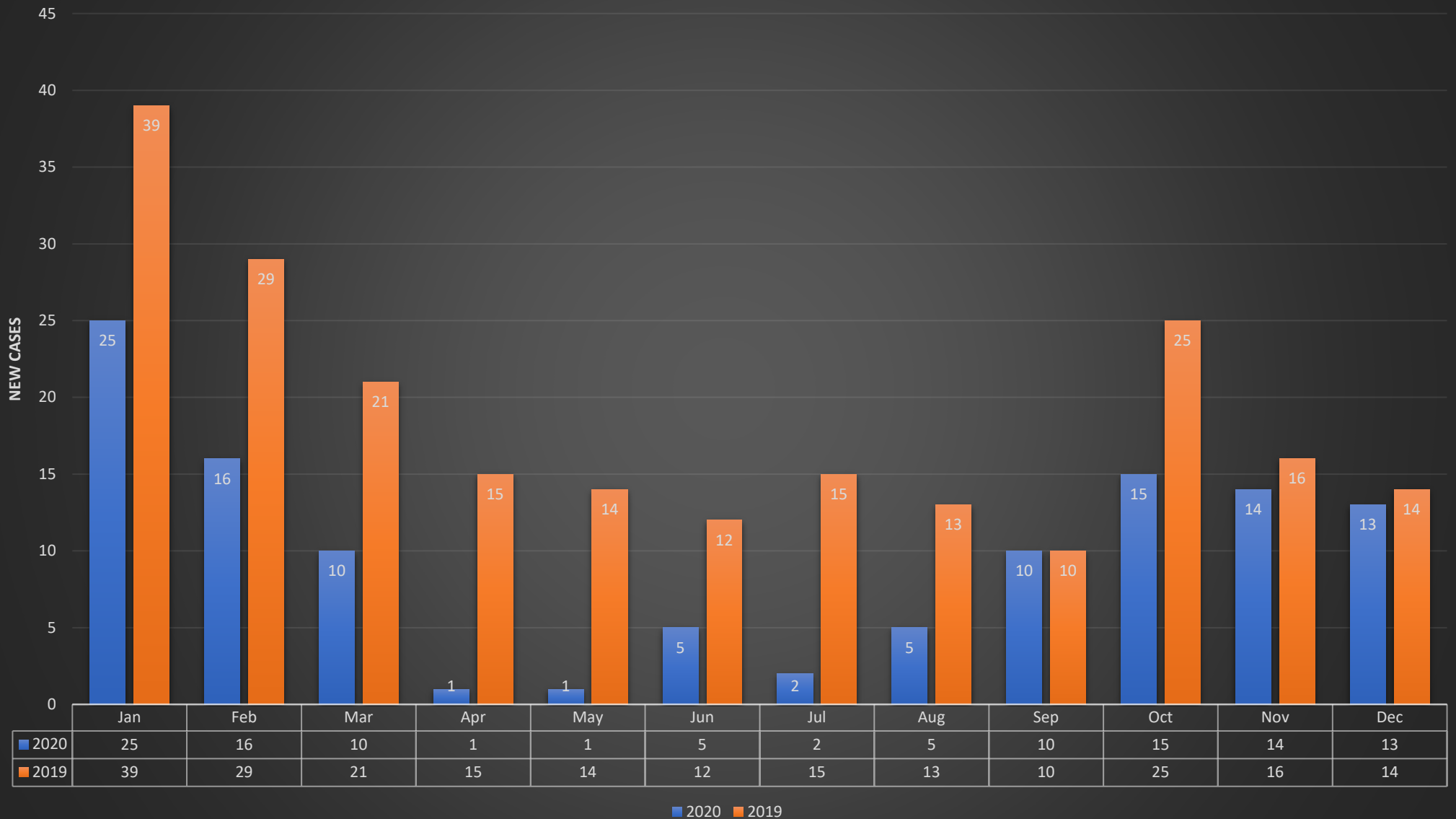


2019 - \$6,361
2020 - \$3,467

Decrease of \$2894 = 54% Reduction in cost

Housing Case Comparison 2019-2020

New HV Case Comparison



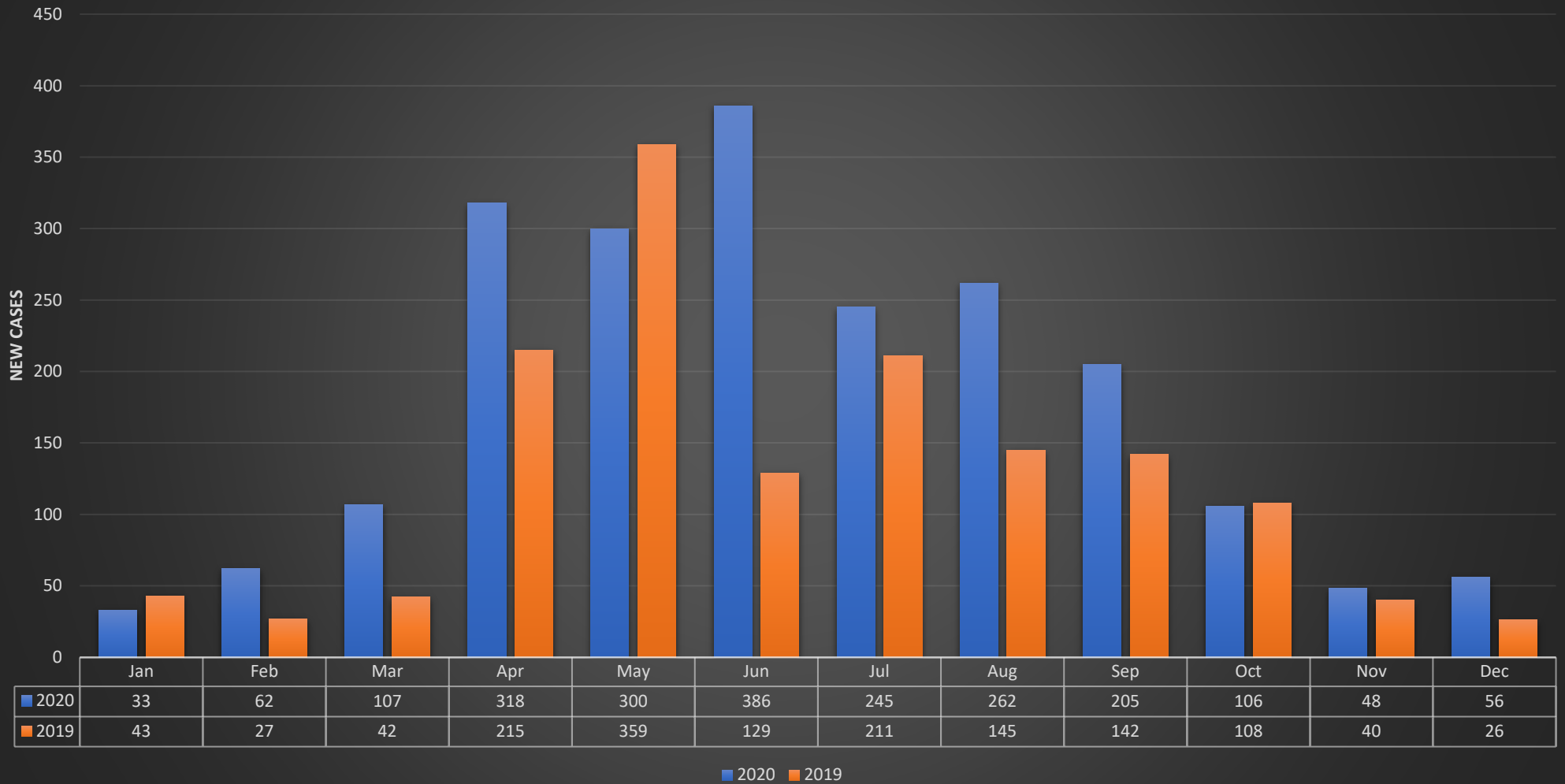
2019 Cases – 223

2020 Cases - 117

Decrease in cases due to pandemic and eviction moratorium

Public Nuisance Case Comparison 2019-2020

New PV Case Comparison



Cases found in violation:

2019 Cases – 1,487

2020 Cases – 2,128

43% Increase from 2019

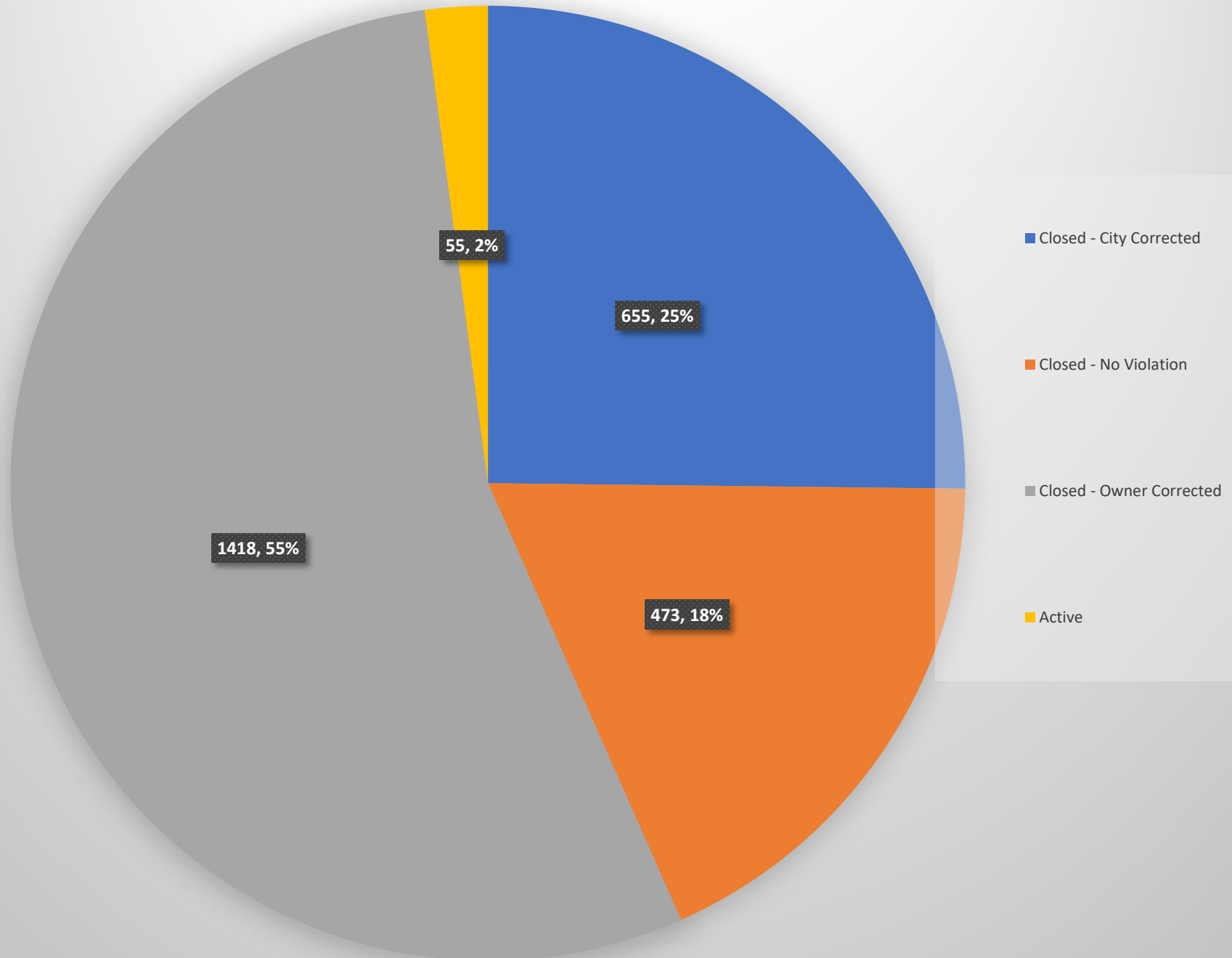
2019 % inspector initiated cases – 29% of total cases

2020 % inspector initiated cases – 62% of total cases

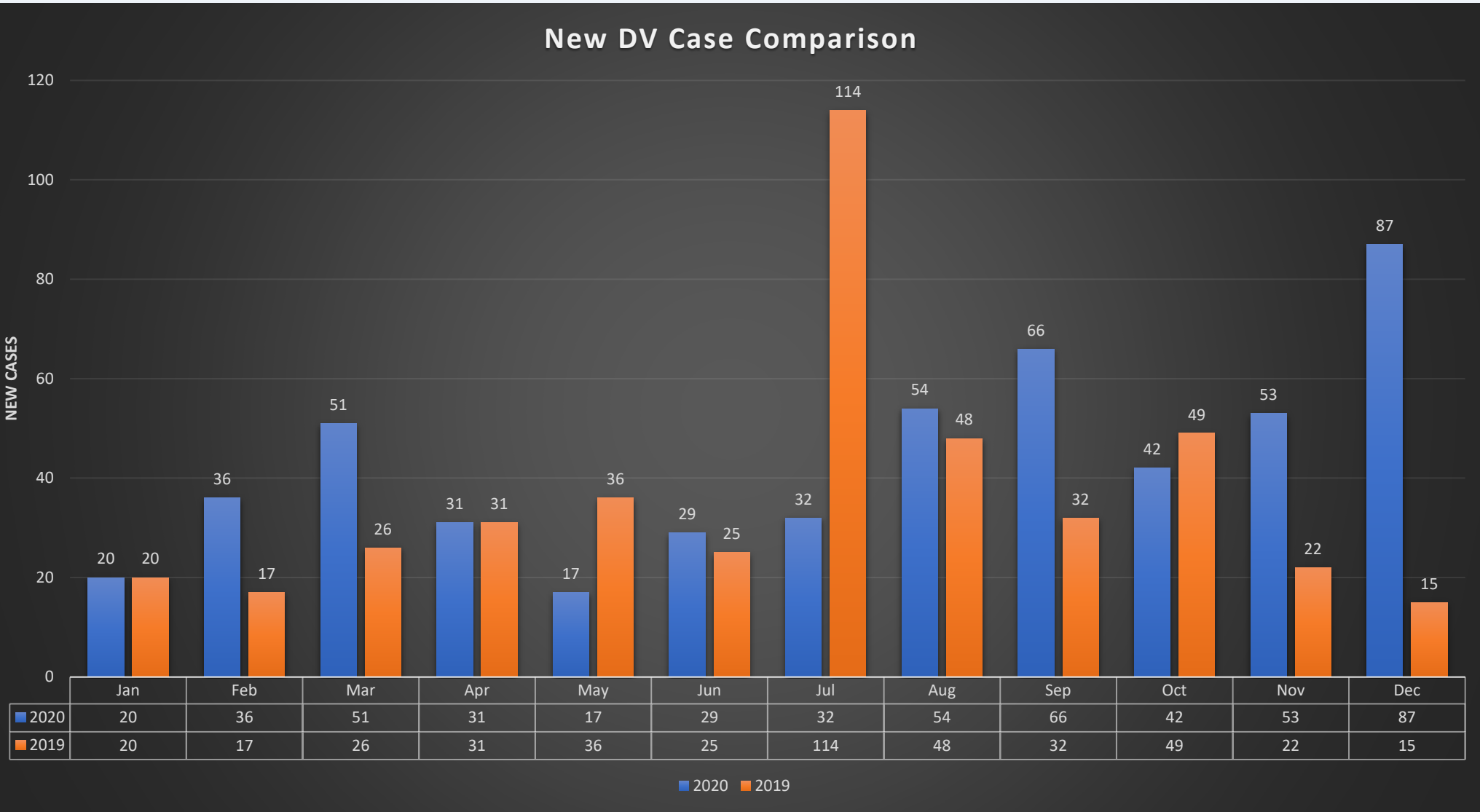
33% increase of inspector initiated cases from 2019 to 2020

2020 Corrected Public Nuisance Cases

PV Cases 2020 - Corrected Status



Zoning Case Comparison 2019-2020



Cases found in violation:

2019 – 435 cases

2020 – 518 cases

19% Increase from 2019

2019 % inspector initiated cases – 37% of total cases

2020 % inspector initiated cases – 58% of total cases

21% increase of inspector initiated cases from 2019 to 2020

2020 Public Nuisance Chronic Violators

- 1. Same owner of property**
- 2. Notified at least 3 times in the previous calendar year of a public nuisance violation.**

Send a Notice of Chronic Violator beginning of the next year advising of the violation. If in violation in the new calendar year the City may immediately abate the violation and bill the owner for the cost.

2019 – 27 chronic violators were notified

2020 – 100 chronic violators are being notified