



City of Austin

Founded by Congress, Republic of Texas, 1839
Austin Code Department
P.O. Box 1088, Austin, Texas 78767



TO: Mayor and Council Members

FROM: Carl Smart, Director Austin Code Department

DATE: September 18, 2014

SUBJECT: Repeat Offender Program

This memorandum provides a response to Council Member Tovo's questions related to the Repeat Offender Program.

The chart below provides a list of the twelve properties by addresses that have been registered for the Repeat Offender Program as of this date.

Properties Registered
7200 Duval Street
2425 Cromwell Circle (aka 2401 Wickersham Lane)
1516 Burton Drive (aka 1601 Royal Crest Drive)
7201 (aka 7131 & 7303) Wood Hollow Drive
2314 Wickersham Lane
1901 Willow Creek Drive
6118 Fairway Street
1512 Wheless Lane
2347 Douglas Street
1100 E. Oltorf Street
9601 Middle Fiskville Road
9435 Middle Fiskville Road

Austin Code experienced a delay in launching the Repeat Offender Program as well as identifying properties to be registered for the program for the following reasons:

- The AMANDA software used by the Department lacks the infrastructure for the process to be automated.
- Austin Code staff manually reviews all multi-family rental properties to ensure that it meets all three criteria identified in the ordinance. See criteria below.
- Austin Code staff found the manual review of all properties to be extremely time-consuming. Please find a diagram below that represents the process staff takes to identify properties.
- The term "habitability" as defined by the ordinance significantly reduces the number of properties that meet the criteria to be registered in the program.

January 2015 marks the one year anniversary of the Repeat Offender Program implementation. Austin Code staff is evaluating the program and will present an update with staff recommendations to Council within the next 90 days.

Repeat Offender Criteria For Non-Owner Occupied Rentals:

- Received two or more separate notices of violation for conditions that are dangerous (likely to cause physical harm or injury to someone) or impair habitability (impair the quality of life for a tenant, such as problems with hot water, electrical service, heating, electrical hazard or infestation) for the same property within 12 consecutive months and failed to correct the violations within the time frame required.
- Received five or more separate notices of violation for conditions that are dangerous or impair habitability (as defined above) that are issued on separate days for the same property within a 12 month period regardless of whether the violation was corrected or not.
- Was issued two or more citations for conditions that are dangerous or impair habitability for the same property within 12 consecutive months.

Repeat Offender (RO) Designation Process:

