

RESOLUTION NO. 20131024-063

WHEREAS, the City is committed to ensuring that residential rental properties are safe and well-maintained in every area of our community; and

WHEREAS, properties that have multiple code violations and where illegal activity occurs have adverse effects on the health, safety, welfare of Austin residents; and

WHEREAS, Council adopted Resolution 20130606-049, which created a repeat offenders program of rental registration, and Resolution 20131003-100, supporting Code Compliance's goal of bringing violations to the Building and Standards Commission within 90 days; and

WHEREAS, these initiatives will aid the ongoing effort to ensure safer housing for Austin renters; and

WHEREAS, The Entrepreneurship and Community Development Clinic at University of Texas School of Law's recent report, "Addressing Problem Properties: Legal and Policy Tools for a Safer Rundberg and Safer Austin," identifies other strategies for taking more assertive enforcement action with regard to problem properties; and

WHEREAS, the report suggests that increased coordination of enforcement actions within the City has the potential to enhance effectiveness and efficiency of the actions; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to review and evaluate the current City of Austin process for addressing code violations related to health and safety issues

and crime at the city's multi-family rental properties. After exploring code enforcement and criminal nuisance abatement practices in the cities of Dallas, Oakland, San Diego, and others, the City Manager is directed to return to Council by April 2014 with recommendations for strengthening the City's response to such situations, including a cross-departmental approach that includes public safety, legal, and housing perspectives.

BE IT FURTHER RESOLVED:

The City Manager is further directed to consider an enhanced process with greater enforcement for properties with a demonstrated history of criminal activity and code violations through the court system. If the process would demand additional internal or external legal resources, the proposal should be accompanied by a fiscal note.

BE IT FURTHER RESOLVED:

The City Manager is further directed to propose options such as low-interest financing to assist multifamily owners in rehabilitating properties with multiple code violations to ensure safer living environments while also preserving existing affordable housing. These options should be considered within the stakeholder and staff process responding to Resolution 20130509-031 on preservation of affordable housing and provided to Council by February 28, 2014.

BE IT FURTHER RESOLVED:

The City Manager is further directed to explore creating programs that help tenants to identify dangerous or substandard conditions related to their housing and that inform landlords about safe housing issues and crime

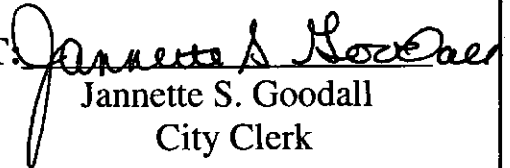
prevention strategies. The City Manager is further directed to report back by April 2014 on these programs.

BE IT FURTHER RESOLVED:

The City Manager is further directed to consider if funding from the Department of Justice "Restore Rundberg" grant may be used for any elements of the above proposals within the geographic boundaries specified in the grant application and award.

ADOPTED: October 24, 2013

ATTEST:


Jannette S. Goodall
City Clerk