



# City of Austin Code Compliance Department

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## Development of Staff Response to Council Resolutions 20130606-049 & 20130606-050

July 2013



# Background



- City Council proposed two approaches for stronger code enforcement on residential rental properties.
- June 6, 2013, Council passed resolutions (20130606-049 & 20130606-050) directing staff to develop ordinances
- Staff to bring proposed ordinances back to Council within 90 days
- Ordinances review by Building and Standards Commission (BSC) and Community Development Commission (CDC) prior to Council



# Resolution 20130606-049

## CM Spelman/MPT Cole



- Repeat Offender Program with Registration Program
  - Requires registration after second citation or notice of violation (NOV) within one year
  - Fees assessed to cover cost of program and inspections
  - Requires consideration of prior convictions when considering penalties
  - Stiffer penalties for repeat violators
- Develop comprehensive plan to use existing tools
  - Utility cutoffs
  - Referral to Justice of the Peace
  - Checklist of dangerous conditions
- Develop Performance Measures
- Encourage City prosecutors to weigh heavily on the number and severity of prior citations, NOVs and restrict negotiations with repeat offenders to seek maximum penalties allowed
- Review of proposed ordinance by BSC and CDC prior to Council consideration



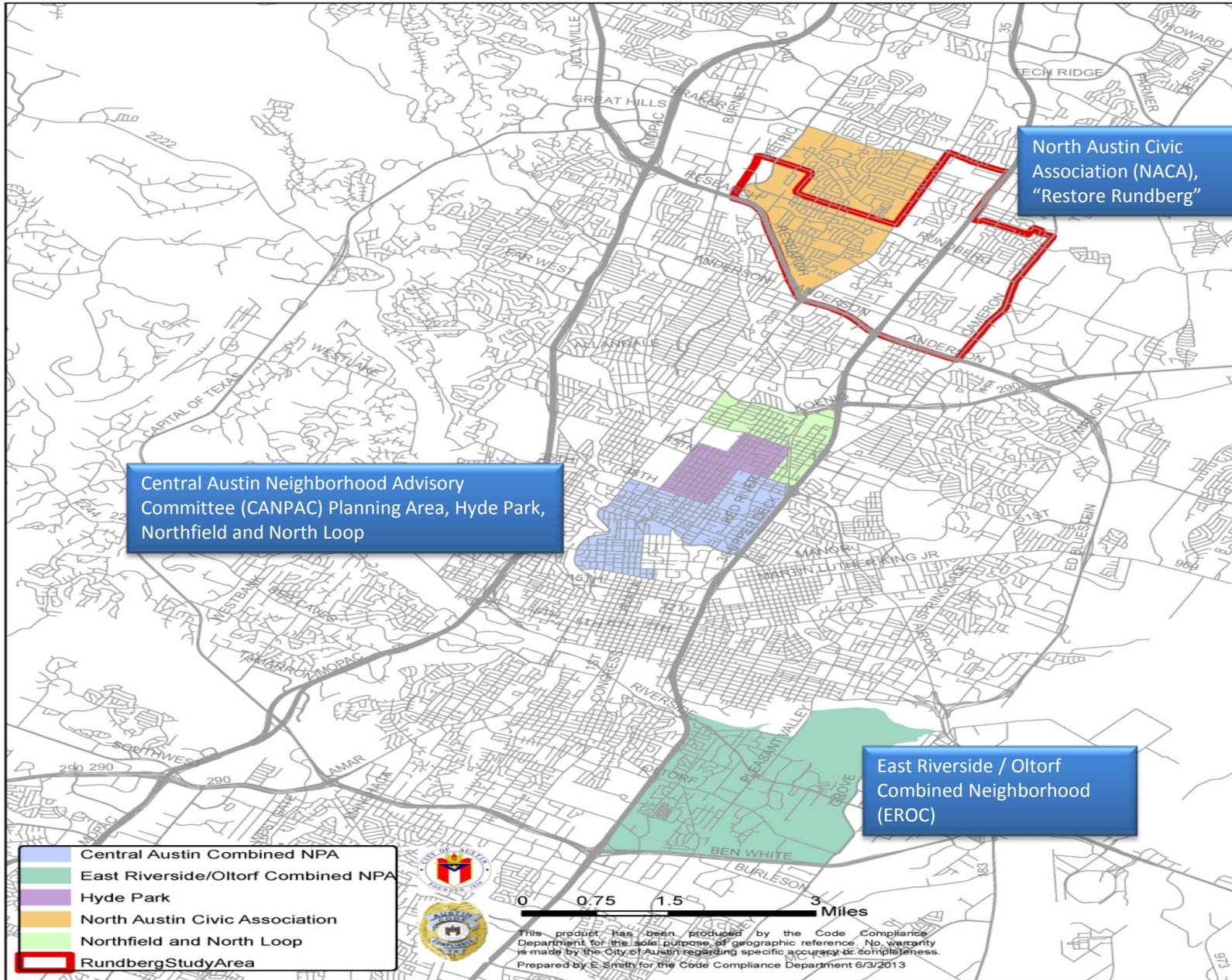
# Resolution 20130606-050

## CM Tovo/CM Martinez



- One year Pilot Registration Program for any multi-family residential rental property within three areas:
  - North Austin Civic Association (NACA), “Restore Rundberg”
  - Central Austin Neighborhood Advisory Committee (CANPAC) Planning Area, Hyde Park, Northfield and North Loop
  - East Riverside/Oltorf Combined Neighborhood (EROCC)
- Program to Include:
  - Fees assessed to cover cost of program and inspections
  - Names and contact information of property managers
  - Periodic scheduled inspections
  - Listing of tenant’s names (if feasible)
  - Conditions under which registration of single and duplex rental properties are required
  - Registration program to address safety , occupancy and other issues associated with stealth dorms
  - Requires consideration of prior convictions when considering penalties
  - Enhanced fines after the first conviction

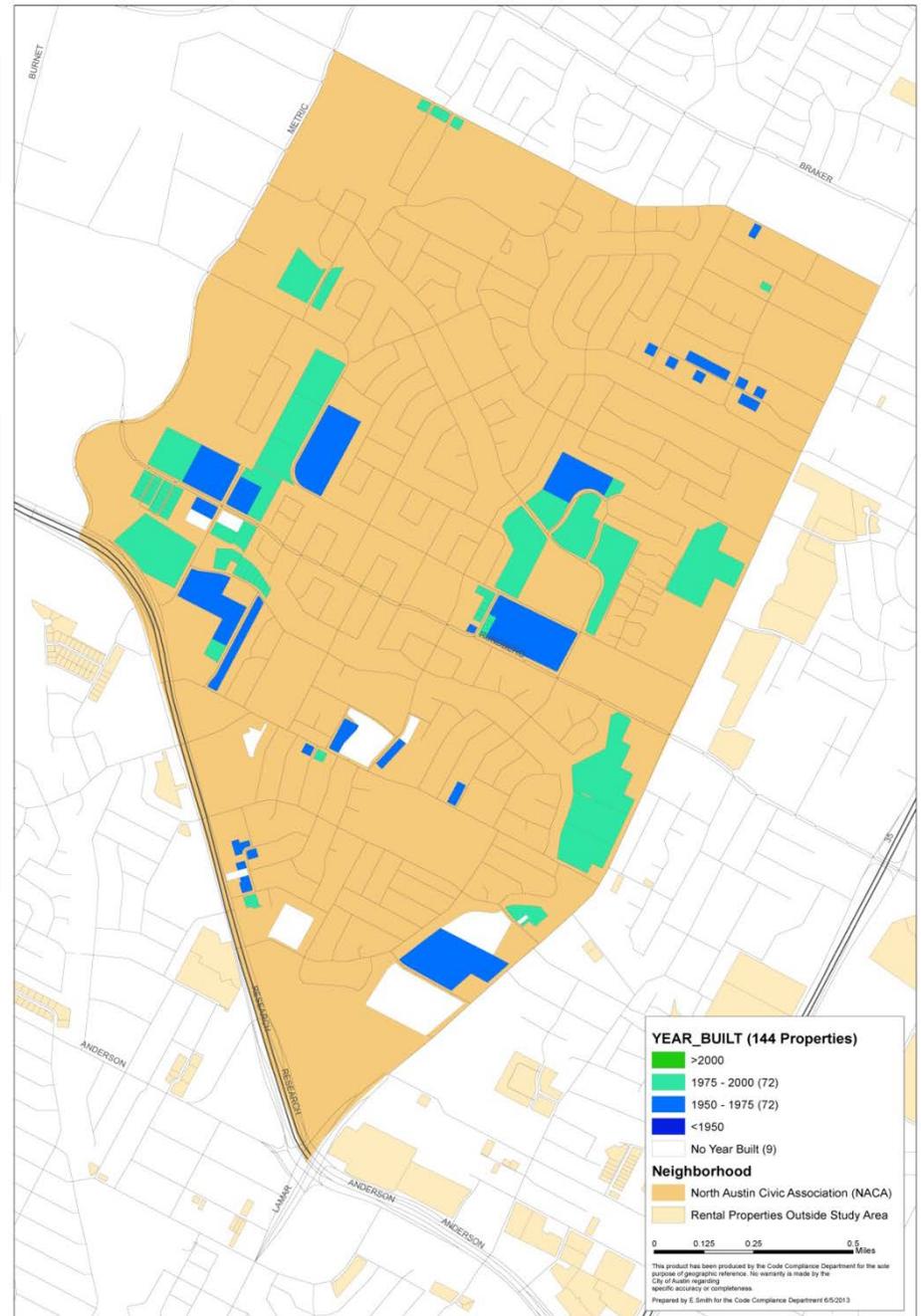
# Proposed Areas for a One-Year Pilot Rental Registration Program



## Proposed Areas for One Year Pilot Rental Registration Program

North Austin Civic  
Association (NACA)

“Restore Rundberg”



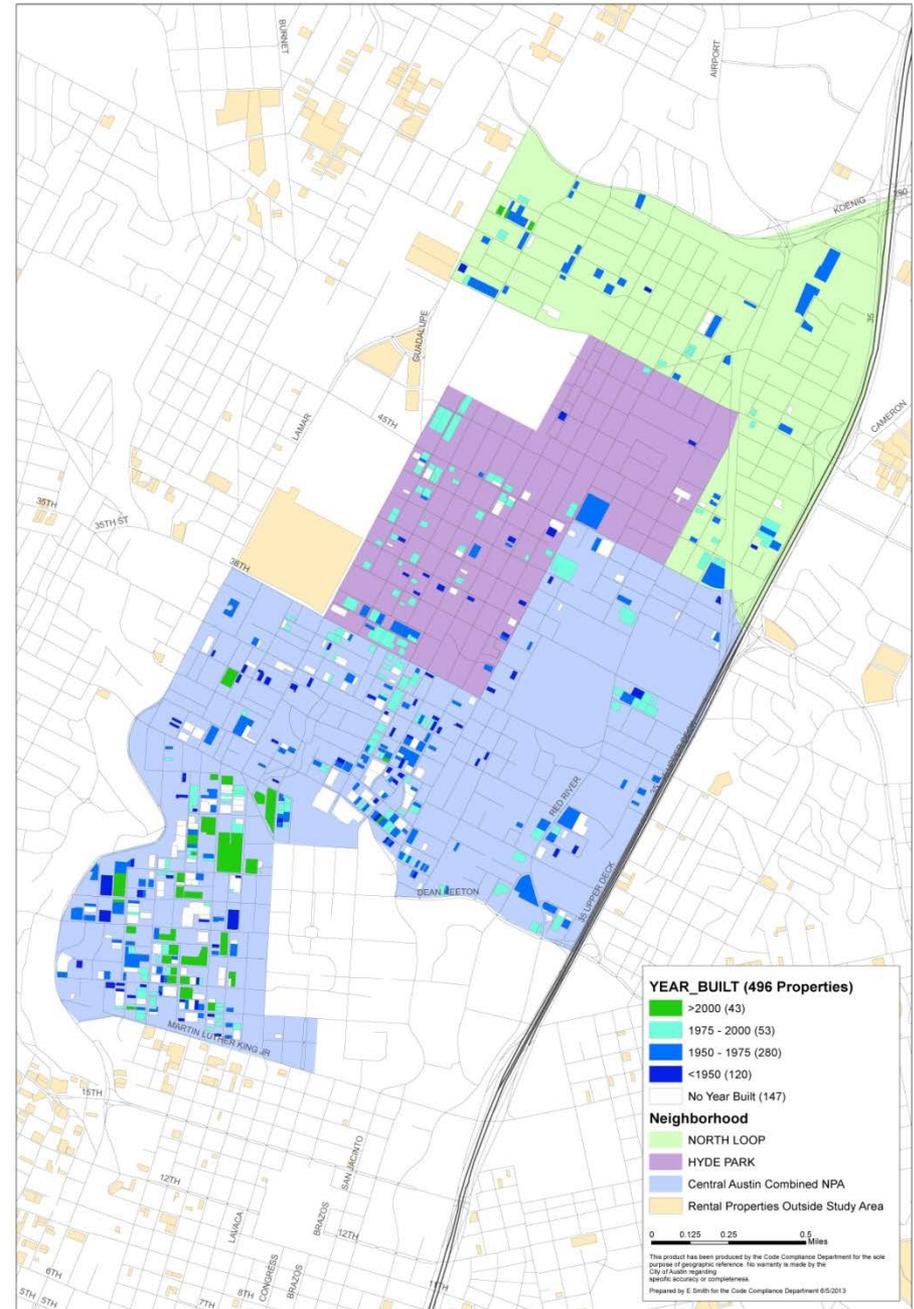
# Proposed Areas for One Year Pilot Rental Registration Program

Central Austin  
Neighborhood Advisory  
Committee (CANPAC)  
Planning Area

Hyde Park

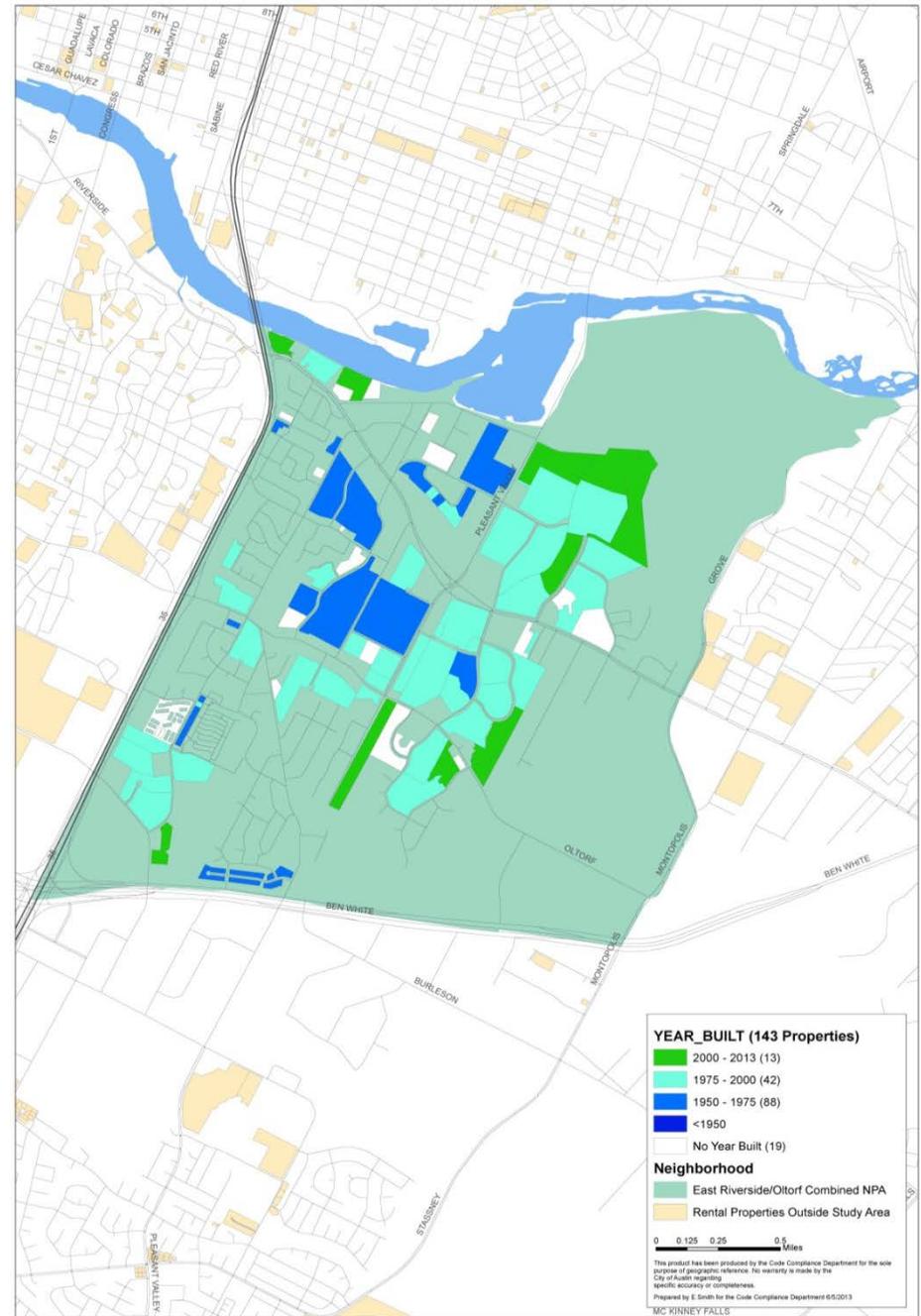
Northfield

North Loop



# Proposed Areas for One Year Pilot Rental Registration Program

## East Riverside/Oltorf Combined Neighborhood (EROCC)





# Communications With Community

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- Web Site - Speak-up Austin (available July 8 – 31, 2013)
- Staff meetings with focus groups (June 25 – July 31, 2013)
  - Community Advocates
  - Representatives of property owners, property managers and tenants
  - Neighborhood Associations
  - Austin Neighborhood Council
  - Building and Standards Commission
- BSC Special Called Meeting – Tuesday, July 30, 2013 in Council Chambers - Public Comments



# Schedule 2013



- Complete focus group phase – August 1
- Develop two draft ordinances and preliminary cost impact – August 9
- CDC review of draft ordinances - August 13
- BSC review of draft ordinances – Mid-August
- Council review of staff’s proposed ordinances - August 29 or September 5
- Receive direction from Council



# Focus Group Questions



- How should the City of Austin address apartment complexes operating with unhealthy, sub-standard or even dangerous living conditions?
- What should the City do about apartment complexes that are frequently deemed unsafe with little or no action taken by the property owner?
- What should the City do to help prevent unsafe living conditions?
- If the City of Austin begins inspecting apartment complexes are there parts of the city where inspections and enforcement should be focused?



# Focus Group Questions



- Do you have suggestions or concerns about either resolution?
- Do you have any other recommendations for a registration program for multi-family properties?
- How should the City of Austin measure the success of the program?