



City of Dallas

Multifamily Code Inspection and Nuisance Abatement Program

**Public Safety Committee
February 14, 2022**

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Code Compliance

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Integrated Public Safety
City of Dallas

Presentation Overview



- Background on Multifamily Properties
- Code Enforcement Responsibilities and statistics
- Nuisance Abatement Unit Investigative Responsibilities
- Nuisance Abatement and Community Prosecution Statistics
- Next Steps – Recommendations for Long Term Strategic Plan



Multifamily Properties



- A Multifamily property is defined as three or more dwelling units located on a lot in Dallas City Code 51A-4.209
- There are over 2,700 apartment complexes in Dallas
- There is continuous growth in multifamily properties
 - In the most recent data, Dallas was ranked 8th in the U.S. for most apartments completed during the first six months of 2020, with 1,869 apartment units constructed



Multifamily Inspections



- Inspections and assessments of multifamily properties are done as a cooperative effort with property owners to abate crime, resolve code violations and enhance the quality of life for citizens living within Multi-Family communities
 - Inspections are done by Code Enforcement
 - Investigations are done by DPD Nuisance Abatement

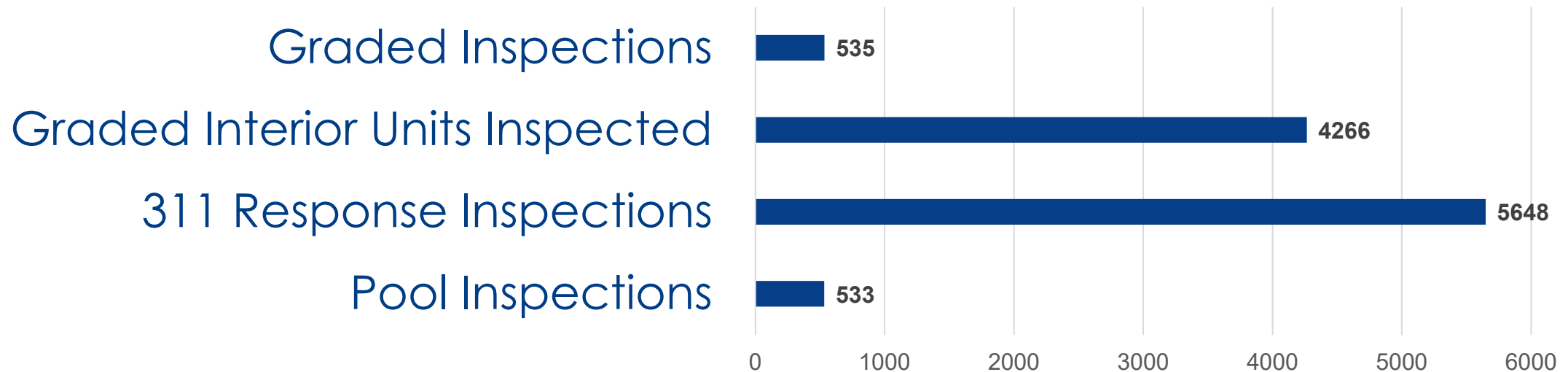


Multitenant Community Integrity Specialist



The MCIS Team ensures safe, clean, and healthy living environments for residents of multitenant properties. Each inspector conducts proactive graded license inspections (to include swimming pools) and responds to general/life hazard complaints.

MCIS Inspections July 1, 2021 – December 31, 2021



MCIS Designations



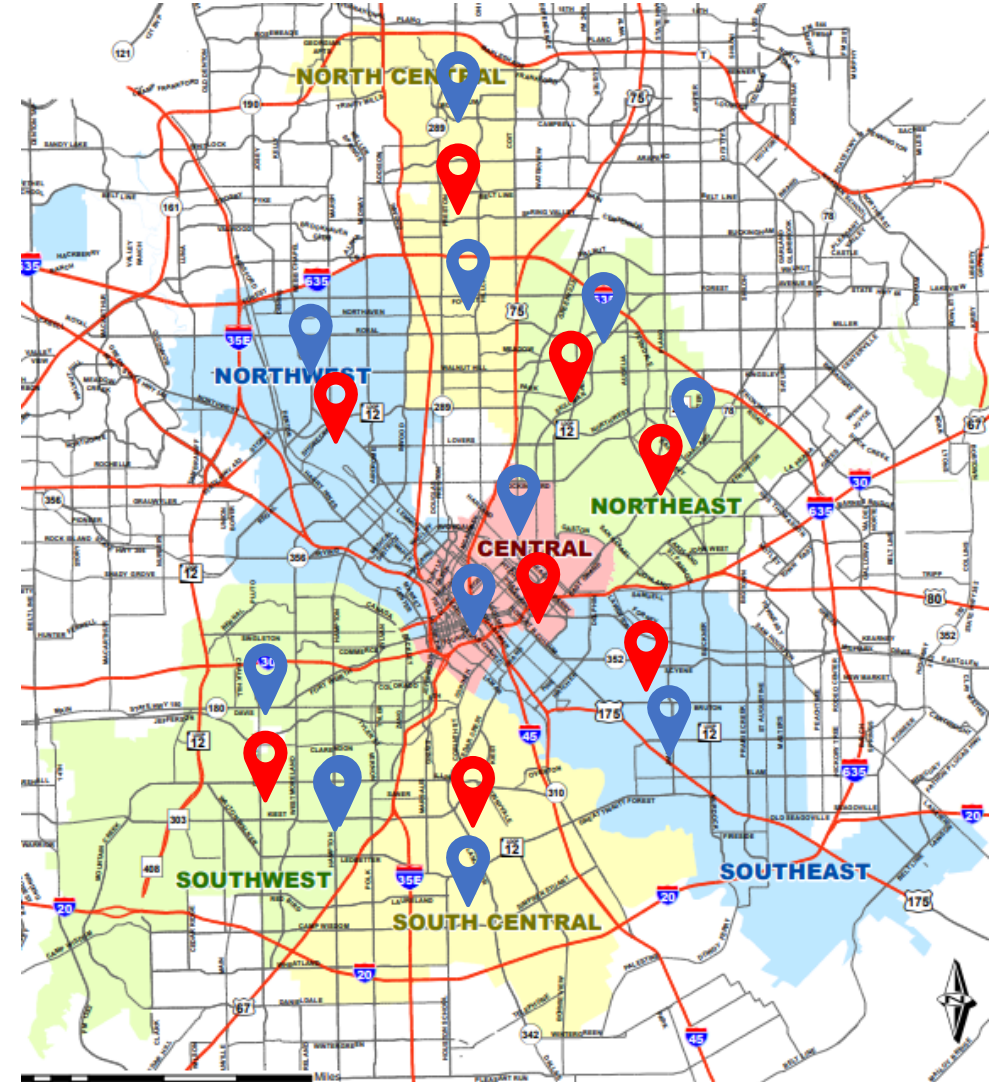
- Apartment Inspectors Across 7 Service Districts:
 - 8 Complaint Response Inspectors
 - 11 Graded License Inspectors
 - 2 Pool Inspectors (City-wide)
- In 2021, MCIS Inspectors were decentralized and are now housed in their field offices



Complaint Response Inspector



Graded License Inspector

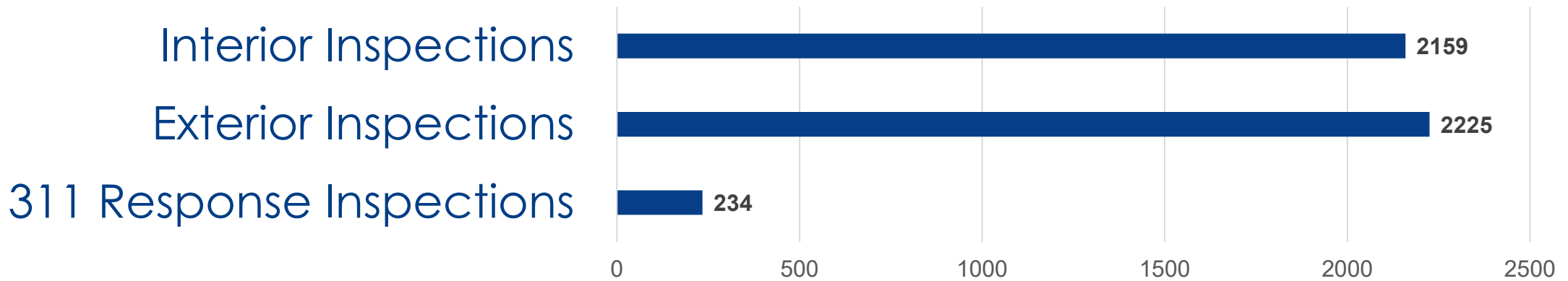


Community Prosecution (CP)



The CP team's purpose is to improve the community's quality of life using various criminal and civil legal strategies against properties with egregious Dallas City Code violations and high crime. The CP team works in partnership with law enforcement, city departments, the community, and various other entities to employ strategic code enforcement to safeguard and protect a strong and health community.

Community Prosecution July 1, 2021 – December 31, 2021



Total Current Cases at Multitenant Properties: 39



Nuisance Abatement



- The Nuisance Abatement Unit is an investigative unit working collaboratively with Community Prosecution on properties that are associated with a high level of crime
- The unit has 7 Detectives and a Sergeant
- Nuisance Abatement has preliminary investigative responsibility for referred problem properties from:
 - Dallas Police Department
 - Any other city department
 - Council members
 - Citizen complaints
- The unit employs two (2) abatement strategies:
 - Self-abatement
 - Court-ordered abatement



Nuisance Abatement



- Nuisance Abatement Detectives investigate properties based on criminal activity that occurs on or is attributed to the property
- Detectives take enforcement action under Chapter 27 of the Dallas City Code and Chapter 125 of the Texas Civil Practices and Remedies Code
- If a property meets the threshold of 5 abatable offenses in 12 months a case is opened, and the active investigation begins
- Detectives conduct on-scene investigations to determine property conditions, security measures, environmental risks and criminal activity



Cooperative Agreements



- After the initial on-scene investigation, detectives meet with property owners and management to conduct Crime Prevention Through Environmental Design (CPTED) assessments and recommend security measures
- Working with the Community Prosecution Team, meetings are held with property owners and management to encourage voluntary implementation of security measures
- Conduct joint property inspections with Code Compliance and Dallas Fire Rescue to ensure owners and management are making the necessary improvements to improve the property and reduce criminal activity
- If the property owner is not willing to take the necessary steps the Dallas City Attorney's Office, Community Prosecution Team will evaluate litigation options



Statistical Information



- DPD Nuisance Abatement Investigative Unit (NAU)
 - Opened 23 investigations against multifamily properties in the last 12 months
 - Nine of these cases have been closed due to voluntary compliance of recommendations made by the detective during the investigation
 - 14 are currently open cases that remain under active investigation with Community Prosecution and NAU
- City Attorney's Community Prosecution Team
 - In 2021, 39 cases were referred from DPD and Code Enforcement due to non-compliance from property owners and required further action by the Community Prosecution Team
 - Current Number Crime Only Cases: 10 (0 in active litigation)
 - Current Number of Code Only Cases: 19 (7 in active litigation)
 - Current Number of Both Code and Crime Cases: 10 (2 in active litigation)
 - 61 multifamily cases were closed due to owner compliance and civil litigation



Proposed Long Term Strategies



- Offer free Crime Prevention Through Environmental Design (CPTED) assistance to developers by DPD Nuisance Abatement Detectives
- Increase training opportunities for property managers
 - Apartment Association of Greater Dallas
 - Dallas Police Training Symposium
- Increase Technology for integrated data and compliance tracking
 - Create problem property identification data program
 - Criminal Offenses, Code Violations, DPD and DFR Calls for Service, 311 Complaints
 - Avoid duplication of efforts between city departments



Proposed Long Term Solutions



- Create a comprehensive nuisance abatement strategic plan that is integrated with the DPD crime reduction plan
- As part of the comprehensive plan, create a full time Nuisance Response Team to address problem properties identified by the integrated data program
- The team would consist of the following personnel:
 - City Attorney
 - Nuisance Abatement Detective
 - Neighborhood Police Officer
 - Code Inspector
 - Fire Marshal
 - Identified liaisons from other city departments
 - Building Inspector
 - Health Inspector
 - Others as necessary



Proposed Long Term Strategies



The team would proactively investigate problem properties identified by the integrated data program

- NRT would primarily focus on multifamily apartment complexes but can be utilized to investigate other properties that are considered habitual criminal properties
 - Secondary properties investigated by NRT
 - Convenience Stores
 - Night Clubs/Bars
 - Hotel/Motel
 - Boarding Homes
 - Illegal game rooms
 - Short Term Rentals





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Questions?