

THE ROLE OF CODE ENFORCEMENT IN NEIGHBORHOOD REVITALIZATION

**City Council Work Session
August 22, 2023**



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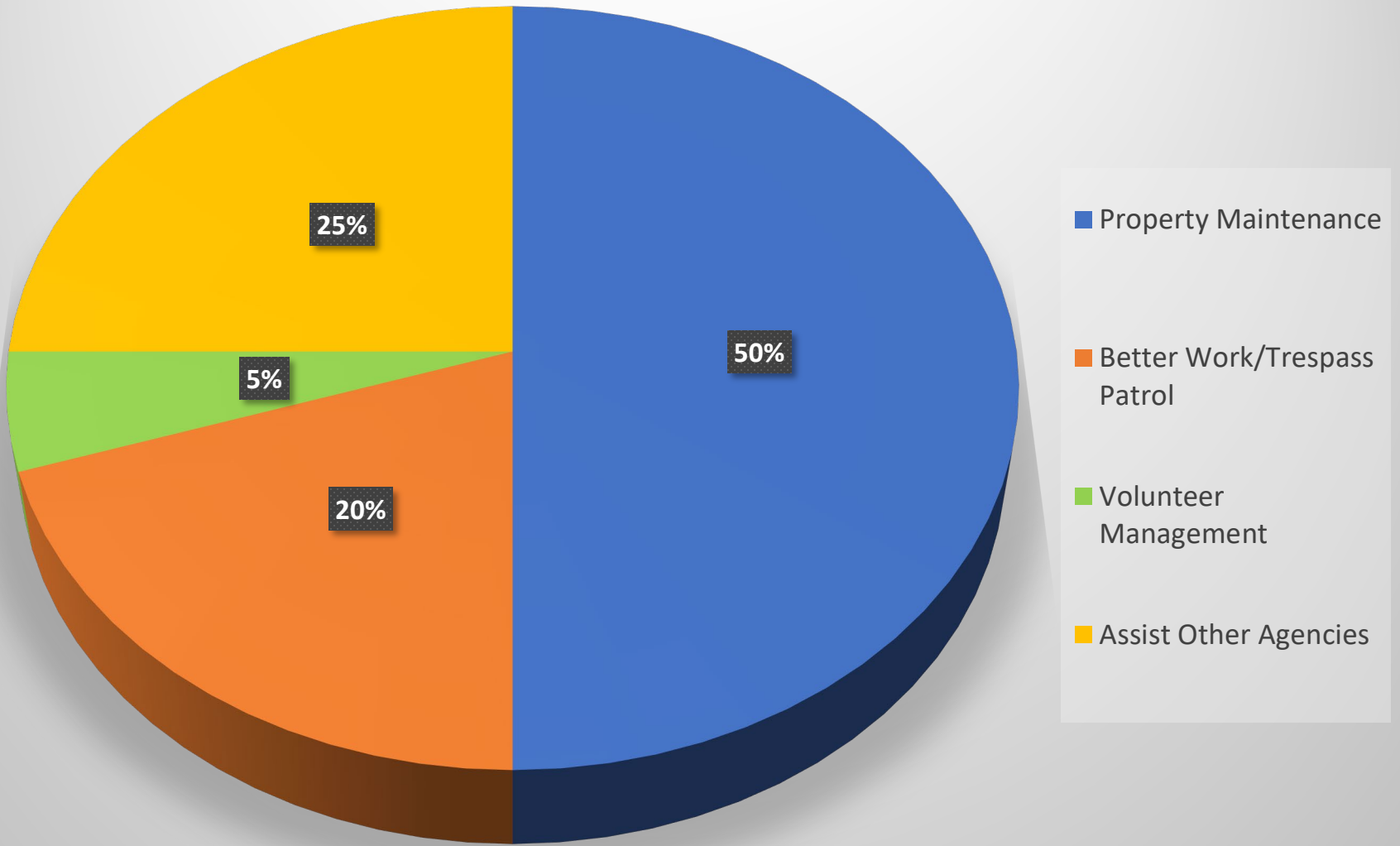
J. Vannoy

Neighborhood Enhancement

- Enforcement of Building & Property Maintenance Codes
- Adopt Programs
- Better Work and Neighborhood Cleanups
- Homeless Outreach
- Liaison between City and State Agencies
- Interdepartmental Support



Focus Allocation



Issues & Challenges

- Absentee property owners (LLC's)
- Slumlords
- Hoarders
- Foreclosures/vacant buildings
- Grandfathered uses that just won't go away
- Illegal dumping
- Weed control

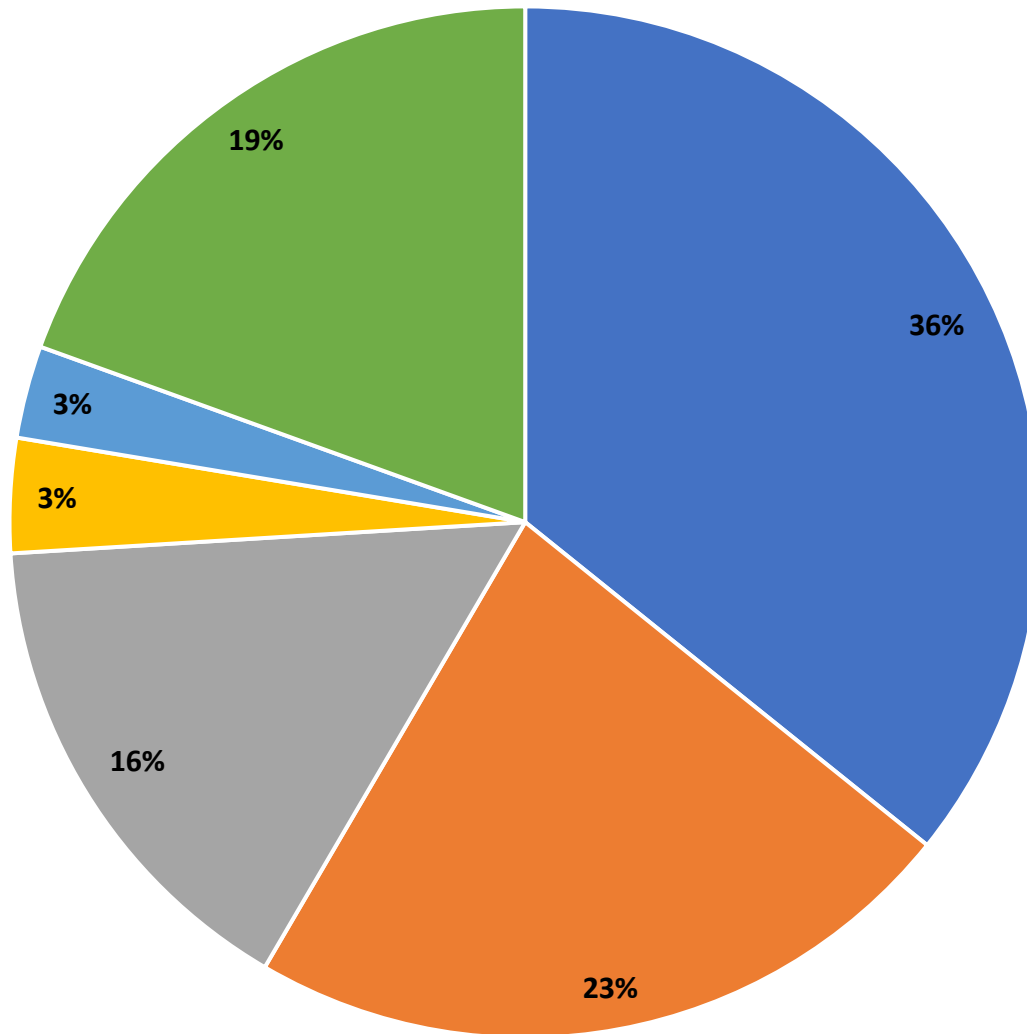


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Most Common Complaints

- Overgrowth
- Right-of Way Obstruction
- Illegal Dumping
- Junk/Debris
- Blight
- Inoperative Vehicles
- Unsafe Structure
- Basketball Hoops
- Animal Waste

724 Cases from July 22-July 23



■ Overgrowth ■ ROW Obstruction ■ Blight ■ Unsafe Bldgs ■ Inoperative Vehicles ■ Illegal Dumping

Priority Cases

1. Major health and safety violations
2. Illegal dumping in progress
3. Crime related cases from the Police Department
4. Recurring and repeat violations
5. Graffiti/broken windows/trash accumulation
6. High visibility corridors

Code Enforcement Methods

1. Informal

- a) Personal Contact
- b) Verbal Education

2. Formal

- a) Courtesy Letter/Door Hangar
- b) Official Notices and Citations (rare)
- c) Administrative Abatement (e.g. overgrowth)
- d) Adjudication of cases before the JP Magistrate (e.g. demolition/junk, debris, inoperative vehicle removal)

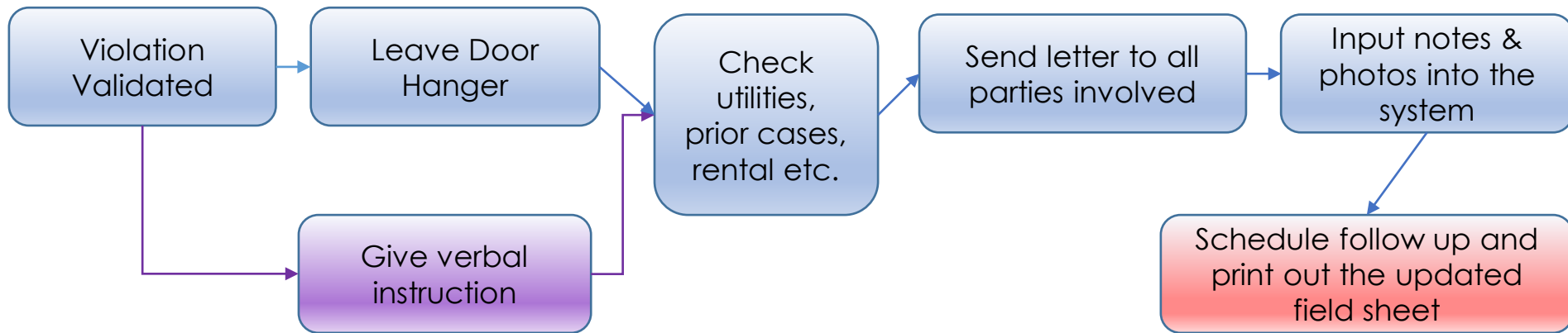
Inspections

- Inspections are limited to areas that are accessible to the general public.
- Administrative inspection warrant for inspection behind fences or interior spaces may be issued by JP Magistrate upon affidavit of a peace officer establishing grounds for issuing the warrant.

PROCESS/TIMEFRAMES BY ENFORCEMENT OPTION

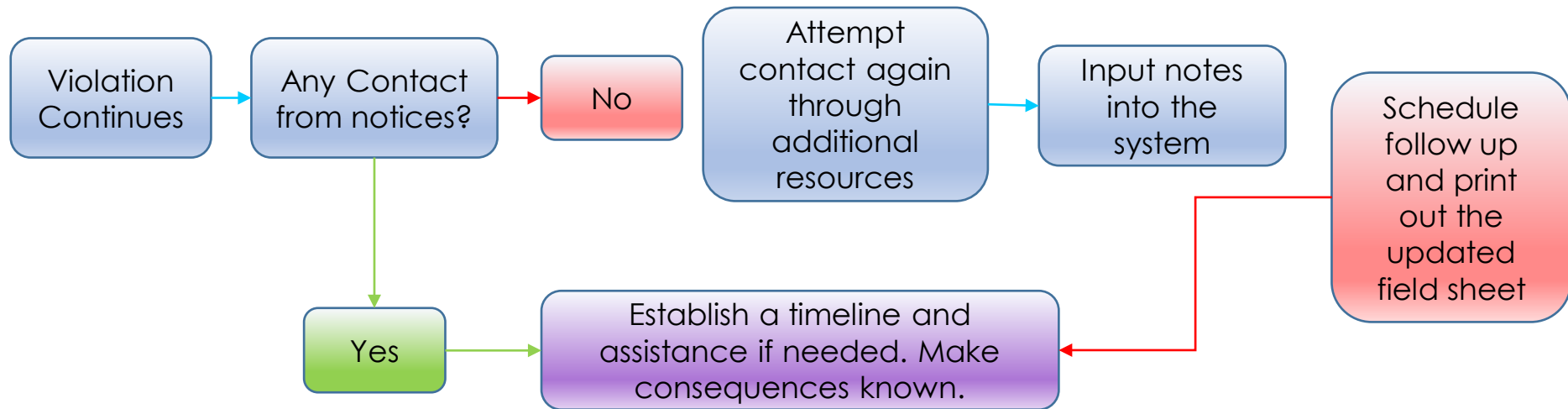
Initial Inspection

Violation called in or proactive case picked up



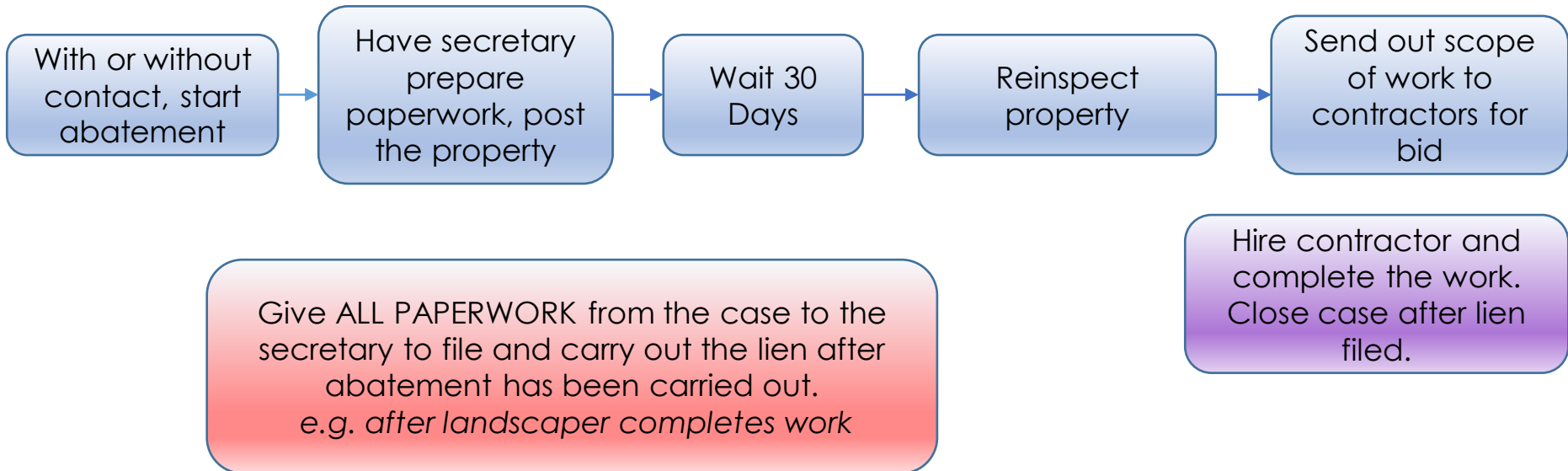
Follow Up Inspection

2 or 3 weeks after initial inspection

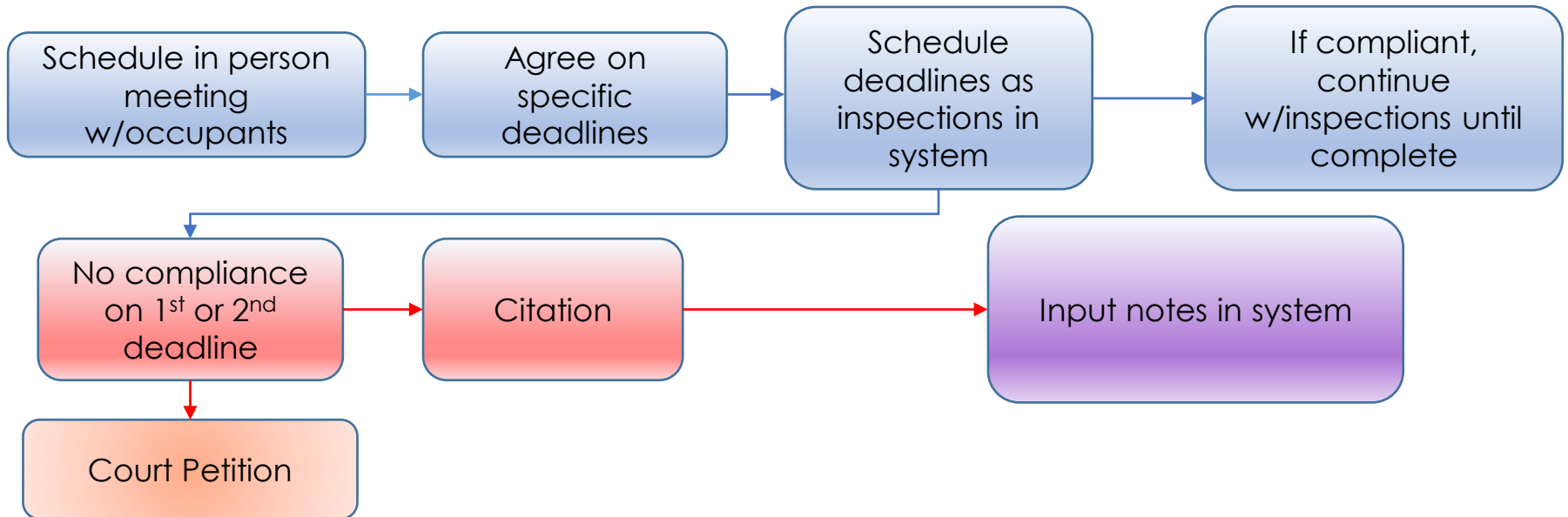


30 Day Abatement

Not for inoperative vehicles



Administrative Consent Order 3-6 Months



Court Petition - Last resort for compliance

Gather up all necessary information from case with photos

Type up petition. Make sure to only include current violations. Keep history minimal

Submit petition to City Attorney secretary for review and submission to court

Consult building inspector and fire marshal for evaluation

The judge only wants to know about the violations that are current the day that the petition is written

In the petition, ask for what you want from the judge.
e.g. have court order the cleanup of the property

Once the petition is submitted and accepted by the judge, we will have our day in court. One week prior to the hearing, schedule a meeting with the City Attorney to review case.