Blight Definition Proposal

Any structure or lot which is:

1. Uninhabitable, or
2. Unsafe or negatively affects health, or
3. Abandoned, or
4. Presents an imminent danger to people or property; or
5. A location where repeated illegal activities occur;

**and** violates state or local property codes.
Data Collection Tools

Primary Reporting Method
• Online Geo Form
• http://maps.cityoftulsa.org/blight/

Secondary Reporting Methods
• Paper copies of the Geo Form will be available for individuals that do not have access to the online form.
• An excel spreadsheet will be available for a group that plans to survey an entire block or neighborhood.
# Data Collection Tools

<table>
<thead>
<tr>
<th>Address</th>
<th>Property Type</th>
<th>Lot</th>
<th>Occ. Structure</th>
<th>Vacant Structure</th>
<th>Broken windows/doors</th>
<th>Boarded up</th>
<th>Roof in poor condition</th>
<th>Exposed wiring</th>
<th>Fire damage</th>
<th>Tails grass over 12 inches</th>
<th>Vermin/Rodent infest</th>
<th>Excessive debris</th>
<th>Junk vehicles</th>
</tr>
</thead>
<tbody>
<tr>
<td>123 N Main St</td>
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Timeline

• 3 months – Urban Data Pioneers will assist with the evaluation of the data throughout the collection process. The general evaluation will include
  ➢ Confirmation of no programming errors
  ➢ Amount of data collected
  ➢ Geographical location of data collected
  ➢ Mapping of data
# Strategic Direction: Inventory

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Action Plan / Next Steps</th>
<th>By When</th>
<th>Hurdles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collect existing inventory using crowdsourcing with City personnel</td>
<td>Meet with respective departments heads and have them champion the availability of the form and data collection by internal personnel</td>
<td>Nov. 1, 2017</td>
<td>Time to participate/cooperation</td>
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<td>Data collection by Police, Fire, Water &amp; Sewer, Streets &amp; Stormwater, and any other City staff that would like to assist</td>
<td>February 1, 2018</td>
<td>Time to participate/cooperation</td>
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<tr>
<td>Evaluate data collected</td>
<td>UDP to (1) check for programming errors, (2) evaluate amount of data collected, (3) confirm geographic location of data, and (4) map of data</td>
<td>February 15, 2018</td>
<td>Sorting large amounts of data Cataloging data</td>
</tr>
<tr>
<td>Improve KANA functionality for reporting new instances of blighted property</td>
<td>Define processes needed &amp; measures of success for a blight complaint tool</td>
<td>January 2018</td>
<td>Resource limitations</td>
</tr>
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<td>Develop processes of final data collection tool &amp; migrate to productions</td>
<td>March 2018</td>
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Strategies for Addressing Blight

Current agencies addressing blight

- City of Tulsa
  - Working In Neighborhoods
    - Code Enforcement
    - Housing Repair Programs
    - Neighborhood Outreach
  - Tulsa Fire Department
  - Tulsa Police Department
  - Tulsa Health Department
  - Tulsa Housing Authority
Nuisances

• Tall Grass/Weeds
• Trash, junk and debris
• Inoperable motor vehicles
• Parking in yards
• Storage of outdoor items
• Vacant, unsecured structures
• Illegal businesses
• Commercial equipment/recreational vehicles
• Illegal fencing/screening/walls
• Dead trees
Nuisances – Process

Normal Abatement:
• Initial inspection (to verify violations)
• Legal Research (to verify ownership)
• Posting of legal notice
• Waiting 10 business days (required by ordinance)
• Re-inspect and issue work order to abate

Summary process:
Once WIN has made an initial posting of a property for a violation. We can summarily abate the same violation for the next 24 months. The only stipulation is the ownership must be the same as it was for the initial notice posting. If ownership has changed WIN must process a new notice.
Property Maintenance

- Unsafe Structures
- Unsafe conditions
  - Gas, Elec, Sewer
- Roofs with tarps
- Broken windows
- Exterior walls in disrepair
- Accessory Structures dilapidated
- Stairs/Porches in disrepair
Property Maintenance - Process

Normal Abatement:
- Initial inspection (to verify violations)
- Legal Research (to verify ownership)
- Posting of legal notice
- Re-inspect
- Next Step
  - Citations, Caveat Notice filed,

Emergency Process:
WIN has the authority to process a notice within 48 hours if the violations are placing the occupants or general public in danger due to health and safety issues
Demolition – Process

The structure must meet the definition in state statue and Title 24, chapter 4.

- Inspection process
- Schedule the property for a public hearing
- File a Notice of Lien against the property
- Hearing Officer signs an Order of Abatement which orders the owner to rehab or demo the property in a timely manner. If this is not done then the same Order of Abatement orders the City to demolish the property
- All costs associated with the demolition are assigned to the Notice of Lien that is already on file.
- The City of Tulsa never takes ownership of a property. If the owner fails to pay the lien for the demo, after 3 years the property will be sold for those back taxes/liens at the Tulsa County Treasure’s Sale.
Group Discovery

- WIN and THD both enforce Title 24 and Title 55
  - Different processes are being used
  - THD does not abate the violations
  - Cases which do not comply THD refers to WIN
Current Processes

- WIN’s Process
Current Processes

• THD’s Process

Complaint → Inspection → Post notice → Re-Inspect

Violations

Yes – Refer to WIN

No – Close Case
Both agencies will:

- Use the same process and the same notices

- Refers to WIN will only require one inspection then proceed to a work order
Blight Categories

Vacant Lots
- Tall grass
- Trash & Junk
- Dead trees

Demolition
- Unoccupied
- Unsafe
- Dilapidated

Occupied Structures
- Unsafe
- Windows
- Roofs

Vacant Structures
- Windows
- Roofs
- Siding
Blight Categories

Vacant Lots
  ↓
  TRO Title 24 Nuisances

Occupied Structures
  ↓
  TRO Title 55 Property Maintenance

Demolition
  ↓
  TRO Title 24 Demolition

Vacant Structures
  ↓
  TRO Title 24A Vacant Properties
Vacant Properties

• July 2010 – Title 24A
  • Neglected Vacant Properties
  • 1200 registered properties/cases
• May 2014 - HB 2620 passes
• Updating ordinances
• Addressing issues at the legislative level
History

• WIN has worked 14 cases in 3 yrs
• Occupied on/off without water and power
• Unsafe structure to habitat due to electrical, structural, and plumbing issues
• 25 criminal arrests since 2005
• Mostly drug charges, stolen vehicles and possession of stolen property type offenses
• 74 TPD calls for service
History

- WIN has worked 10 cases in 2 yrs
- Occupied on/off without water and power
- 36 TPD calls for service
- 2 arrests by TPD, 2 arrests by Oklahoma Bureau of Narcotics, 1 arrests of a murder suspect out of Norman, OK
- The main occupant usually has a warrant for arrest when approached by WIN
# Strategic Direction: Addressing/Prevention

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| Education to agencies and public on current ordinances                   | WIN will continue the Code 101 presentations                                              | • Started in 2016  
• Continued for all agencies that would like to participate | None                                                                         |
| Identify any duplications or gaps using the current ordinances.          | Matching agencies processes and eliminating duplications                                 | • November 2017 (test phase)  
• May 2018 (implement)                                                 | • Education about changes  
• Agency cooperation                                                      |
| Updating ordinances to strengthen agency collaboration and fill gaps     | Work with legal to update Title 24 and Title 55                                          | • Process is started  
• Presented to administration by February 2018                         | • Legal process  
• Public awareness  
• Administrative process                                                 |
| Blight prevention                                                        | Continued small group meetings to create concepts and goals                              | • Meetings begin in November 2017                                      | Unknown                                      |
Serve Tulsans

• Grant funded program aimed at coordinating volunteers to solve local problems.

• Umbrella program that has 3 initiatives
  – Home Resilience
  – Servetulsans.org
  – Love Your Block