BlightStat

Meeting II

October 20, 2017



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;





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

Name of a	association	າ:										
Neighbor	hood Surv	eyed:										
Submitte	d by:											
Property Type			pe				Viola	Violations				
Address	Lot	Occ. Structure	Vacant Structure	Broken windows/doors	Boarded up	Roof in poor condition	Exposed wiring	Fire damage	Talls grass over 12 inches	Vermin/Rodent infest	Excessive debris	Junk vehicles
123 N Mai	n St											
124 N Main St												
1125 N Main St												



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

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



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



Code 101

TRO Title 24
Nuisances

TRO Title 55
Property Maintenance

TRO Title 24
Demolition

TRO Title 24A Vacant Properties



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



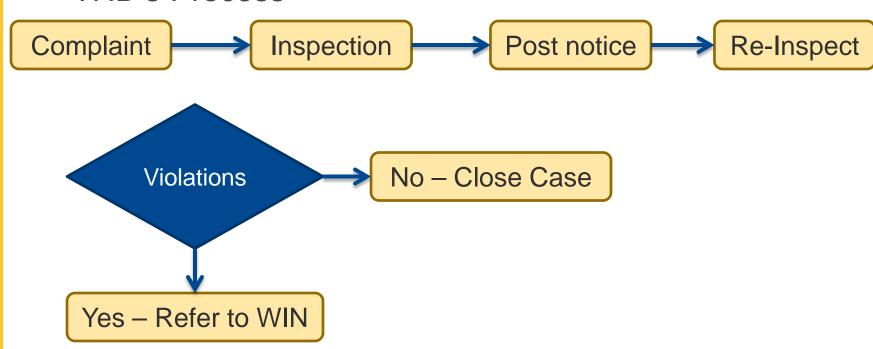
Current Processes

WIN's Process Tulsa Vie Map View Hi Affinity Crity Land Records Procedures *prioritizing Notice Assign Land Automated Analysis and Certified *Priority 1 complaint to Mail log Inspector research ost notice or create & print Update To field to Verify inspector *Addresses lawful notice complaint/ opens Crystal *chronic property & Update field awnership 3 fields: inspect *ordinance schedule *Duplicates photos report of daily violator check for inspection photograph "inspector property *notice appaction for changes Check AP1 *Chronic 4800 min assignment *claimant 10 days requiremente "details 10 min 240 min. 10 min. affenders *pwner 2 minutes 3 minutes 10 min. *status 5 minutes 5 minutes 1 minute Assignment Log Word order packet Update field Work "update reinspection/ Imaice Packet contractor Jologá photos download To field to rework order coordinator Run crystal Picture of *assign to updates Approve photos/ picked up by updates Generate contracter inspect Е-дай E-mail Мар contractor coordinator of varify owner/ invoice contractor/ Hansen of oversight returns packet Photos property Work order to *schedule daily activities generate work recheck report 10 days to completed to coordinator reinspection 480 min 4800 min of completed contracts inspection order complete work 10 minutes 5 minutes Work order *treate coordinator 10 minutes approved by ssignment log inspector 5 minutes ta clase Word order packet Invoice Admin Asst. generates owner invoice Phone cell update Close File in 1 minute Hansen, Hansen complaintant payment rijd. 10 minutes



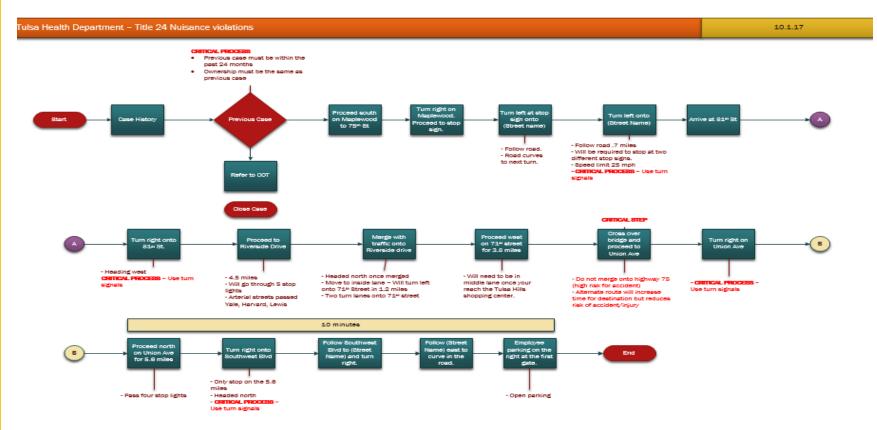
Current Processes

THD's Process





New Process



- 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

Occupied Structures

- Unsafe
- Windows
- Roofs

Demolition

- Unoccupied
- Unsafe
- Dilapidated

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



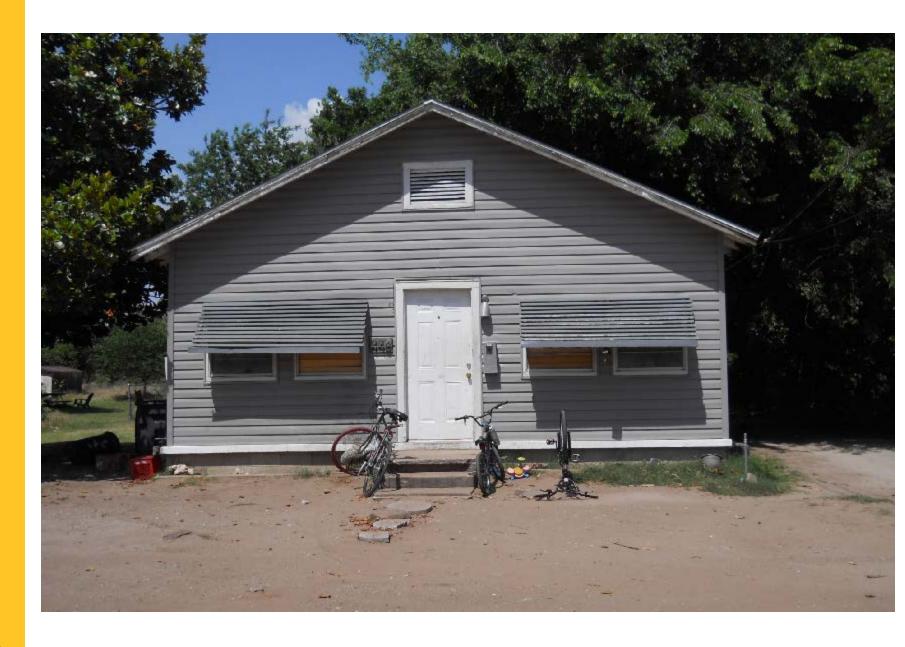
TRO Title 24A Vacant Properties



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

Strategy	Action Plan / Next Steps	By When	Hurdles		
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 changesAgency 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

