

RENTAL HOUSING RESEARCH STAKEHOLDER GROUP

PUBLIC SAFETY COMMITTEE

July 7th, 2015

Ground Rules for Meetings

The ground rules for the workgroup meetings are simple, and designed to help the process forward in a considerate, productive manner:

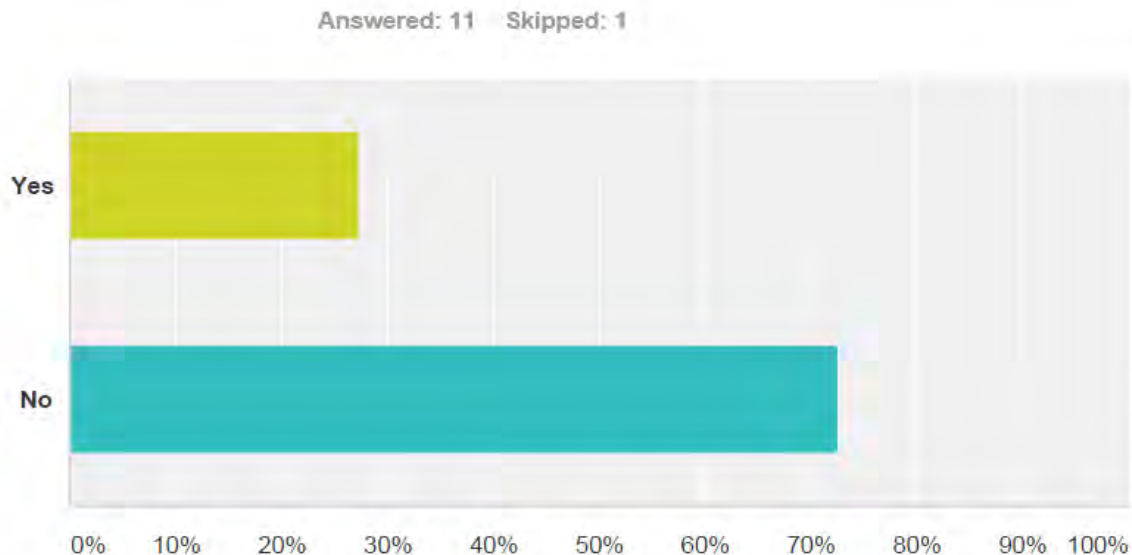
1. Treat each other, the organizations represented in the stakeholder group, and the stakeholders themselves with respect and consideration at all times – put any personal differences aside.
2. Work as team players and share all relevant information. Express fundamental interests rather than fixed positions. Be honest, and tactful. Avoid surprises. Encourage candid, frank discussions.
3. Ask if you do not understand.
4. Openly express any disagreement or concern you have with all stakeholder members.
5. Offer mutually beneficial solutions. Actively strive to see the other's point of view.
6. Share information discussed in the meetings with only the organizations/constituents that you may represent, and relay to the stakeholder group the opinions of these constituents as appropriate.

Ground Rules for Meetings Cont.

7. Speak one at a time in meetings, as recognized by the facilitator.
8. Acknowledge that everyone will participate, and no one will dominate.
9. Agree that it is okay to disagree and disagree without being disagreeable.
10. Support and actively engage in the workgroup decision process.
11. Do your homework! Read and review materials provided; be familiar with discussion topics.
12. Stick to the topics on the meeting agenda; be concise and not repetitive.
13. Make every attempt to attend all meetings. In the event that a primary workgroup member is unable to attend, that member is responsible for notifying Office of Neighborhood Services about alternative arrangements.
14. Question and Answers will be held until the end of each presentation.

Feedback Survey Results Question 1

- 11 out of 15 people answered
- Are there additional speakers that should be invited to attend?

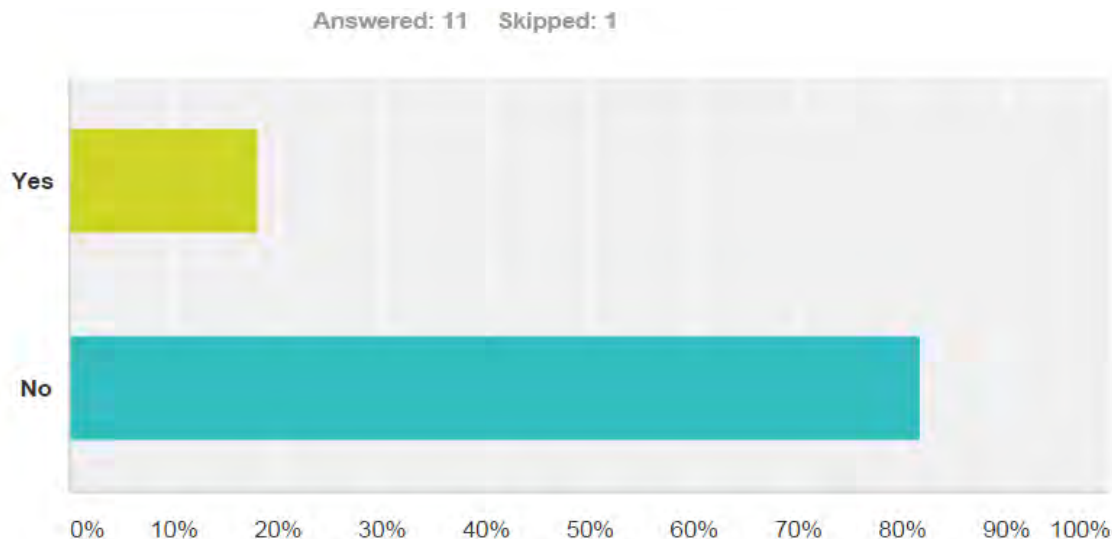


Answer Choices	Responses	
Yes	27.27%	3
No	72.73%	8
Total		11

[Comments \(5\)](#)

Feedback Survey Results- Question 2

- 11 out of 15 people answered
- Do you feel that there is voices missing from the stakeholder process? If yes, please use the suggestions box for suggestions.



Answer Choices	Responses	
Yes	18.18%	2
No	81.82%	9
Total		11

Decision Making Model Survey

- 10 of 15 people responded
 - 4 for Voting
 - 6 for Consensus

Potential New Meeting Schedule

- Move to a once a month meeting schedule
 - Every two weeks has been difficult for speakers to be fully prepared and for staff to gather further information when needed.

Rental Housing Issues Timeline (Subject to Change as Needed)

1) Research/study the issues (group has agreed to meet bi-weekly)	Timeline (tentative)	Presenter
Stakeholder Process Overview	May 12th	Office of Neighborhood Services
Base Housing Data –Institute of Real Estate Management	May 26th	Thomas Hix, Kim Sample
Lawyers RESCHEDULED TO COME BACK	June 9th	Jose Trejo-Northwest JusticeBarry Funt, Center for Justice
Spokane Police Department	July 7th	SPD-Sgt. Ervin
Base line Data, Spokane Regional Health Department	August 4th	James Caddie, City of Spokane, Spokane Regional Health District-Peggy Slider
Code Enforcement Department, Building Department	September 1st	Building, Fire- Code Enforcement-Suzanne Tresko/Melissa Wittstruck
Housing Providers, Spokane Fire Department	October 6th	
Landlord Tenant Act	November 3rd	Tim Szambelan, City of Spokane Attorney
Lawyers	January 5th	Jose Trejo-Northwest Justice, Barry Fundt, Center for Justice, Eric Stevens
Stakeholder Discussion: Landlords/Tenants/Neighborhoods	February 2nd	
Develop/Review List of Issues	March 1 st	
2) Identify the programs-policies/ordinances that might solve identified issues (group has agreed to meet once a month)	Timeline (tentative)	
ICC, applicable codes	April 5th	
Spokane Municipal Codes		
Permitting Processes		
RCW-Landlord Tenant Laws	May 3rd	
Substandard Building RCW 35.80		
CPTED (Crime Prevention Through Environmental Design)	June 7th	
Crime Free Multifamily Housing-COPS Program		
3) Explore gaps between issues and existing solutions	Timeline (tentative)	
Align issues with potential solutions/resources	July 5 th	
Identify Gaps in solutions/resources and issues	August 2nd	
Formulate recommendations based on gaps	September 6th	

Next Meeting

- Speakers:
 - James Caddey, Finance Department, City of Spokane
 - More Data on Rental Housing in Spokane
 - Breakdown of rental vs. owner occupied housing by type
 - Spokane County Housing Conditions
 - Rental Rates
 - Utility payment by renter vs. property owner
 - % of rentals in local ownership
 - Peggy Slider, Spokane Regional Health District

Presenter

- Dan Ervin, Spokane Police Department





RENTAL PROPERTIES

- SGT. DAN ERVIN
 - SPOKANE POLICE DEPARTMENT
 - CIVIL ENFORCEMENT UNIT
 - 509-835-4530
- 




SPOKANE POLICE DEPARTMENT GOALS

- Prevent and reduce crime
 - Reduce the fear of crime
 - Improve the quality of life of our residents and our visitors
- 




What tools are we using achieve these goals?

- Patrol
 - Compstat
 - Accountability at precinct level
 - Hot Spot Policing
 - Focus on high crime area
 - Neighborhood Conditions Officers
 - Work neighborhood problems and nuisances
 - Civil Enforcement Unit
 - Focuses on problem properties
- 



NOTICE OF ARREST LETTERS


- A letter generated to the landlord advising them a subject was arrested for a violent crime at their property
 - Mandated by statute to send to landlords
 - SPD has been sending these letters beginning in March of this year. There were a total of 206 incidents that qualify. Of those 155 letters were sent to landlords
 - Those statistics indicate that approximately 75% of the letters involved rental property
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ARREST LETTERS BREAK DOWN

- 38 % went to single rental units
- 19 % went to 2-5 rental units
- 43 % went to 6+ rental units
 - Note: The type of unit was determined by County Assessor data.




NOTIFICATION LETTER OF DRUG ACTIVITY

- A letter sent to the landlord when the property is being used for manufacturing or delivery of a controlled substance
 - Notice is commonly sent after police have executed a search warrant at the location
 - Letter advises landlord that the property will be subject to seizure and forfeiture if activity continues
 - In the past 12 months SPD mailed 37 letters. 9 of those letters were mailed to homeowners and the rest to landlords.
 - These statistics show that approximately 76% of these letters involved rental property
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HOW LETTERS CAN BE USED

- Either letter can be used as grounds to evict the problem tenant
 - In domestic violence situations the victim cannot be evicted
 - These letters do not mandate an eviction, however regarding the drug activity letters, if the landlord allows activity to continue there is a potential for seizure or forfeiture
 - We have found that 57% of the landlords have advised they were addressing the problem
- 



THE IMPACT OF PROPERTIES/LOCATIONS ON CRIME

- *Minneapolis, Boston, Seattle studies show that about 50% of crime occurs in 5% of the areas*
 - *The concept is to focus on the locations that attract crime, not just the offender*
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CRIME TRIANGLE




CONCEPTS OF THE CRIME TRIANGLE



- The handler manages the offender. Keeps under control. Family/friend
- The guardian watches over the victim, and/or target
- The manager watches over the place. The manager role is extremely important. How he/she manages the property can either attract crime or help discourage crime



LETS EXAMINE 4 DIFFERENT APARTMENT COMPLEXES

- Two are located on the north side
 - Two are located downtown
 - Each are right next to each other
 - Each have contrasting numbers of calls for service
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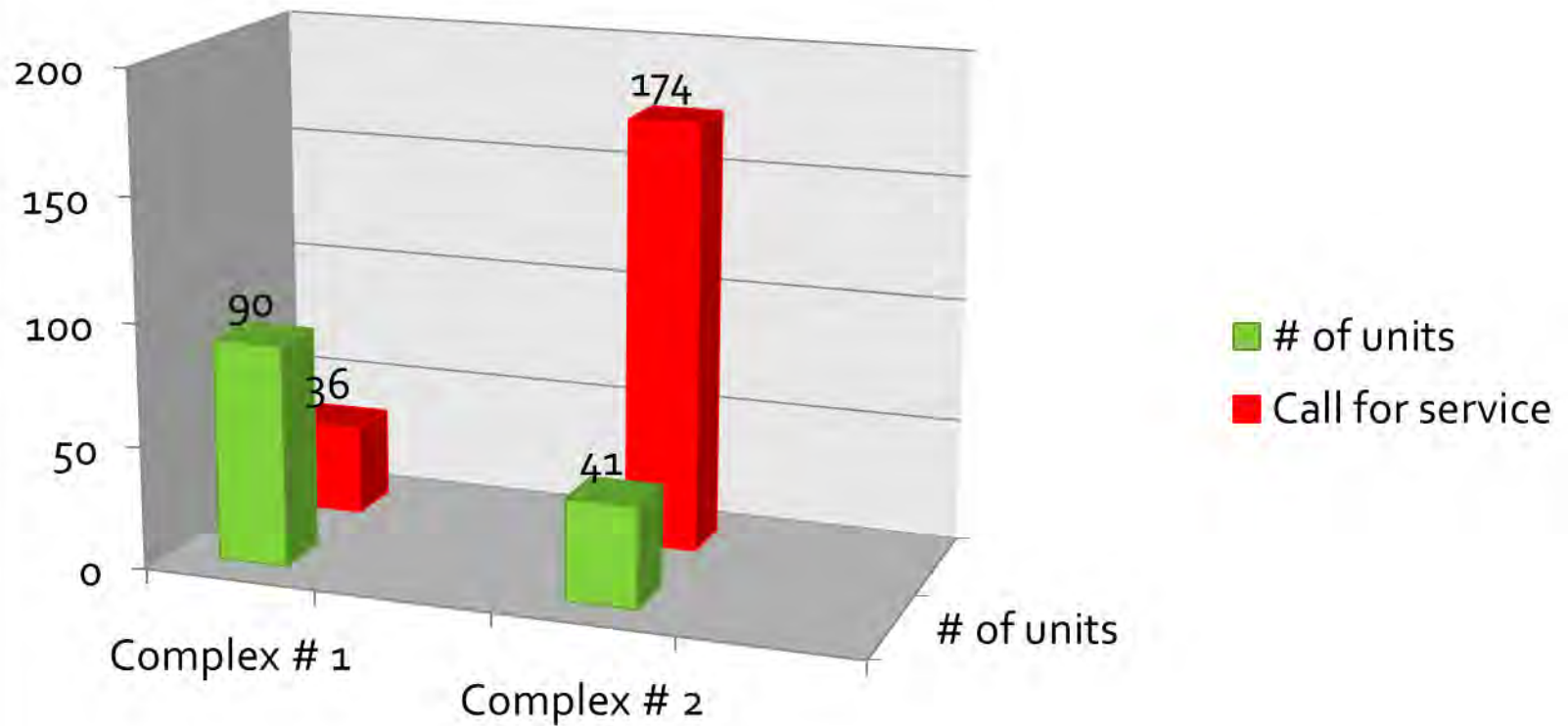
NORTH SIDE COMPLEXES

90 units
total in
three
complexes.
Same
owner.
Complexes
generated
36 calls for
service in
the last
year.




41 unit
complex.
174 Calls
for service
in the same
time period.
This address
has 4.8
times the
number of
calls.

NORTH SIDE COMPLEXES






SIMILARITIES

- Both complexes charge about the same for rent
 - Both accept housing subsidies
 - Both are located in a high crime area
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LIVING CONDITIONS

- Safety systems vs no safety systems
 - Well maintained vs poorly maintained
 - On site management vs no or minimal management
 - Owner investment vs no or minimal investment
 - Management has expectations of the tenant vs little or no expectations of tenants
- 

RUSTING DECAYING STAIRWAY



OR NO DECAYING STAIRWAY



GRAFFITI



OR NO GRAFFITI



GARBAGE AND JUNK



OR NO GARBAGE AND JUNK



MOLD CAUSED BY WATER LEAKS IN THE ABOVE APARTMENT



OR NO MOLD AND NO WATER LEAKS
FROM ANYWHERE



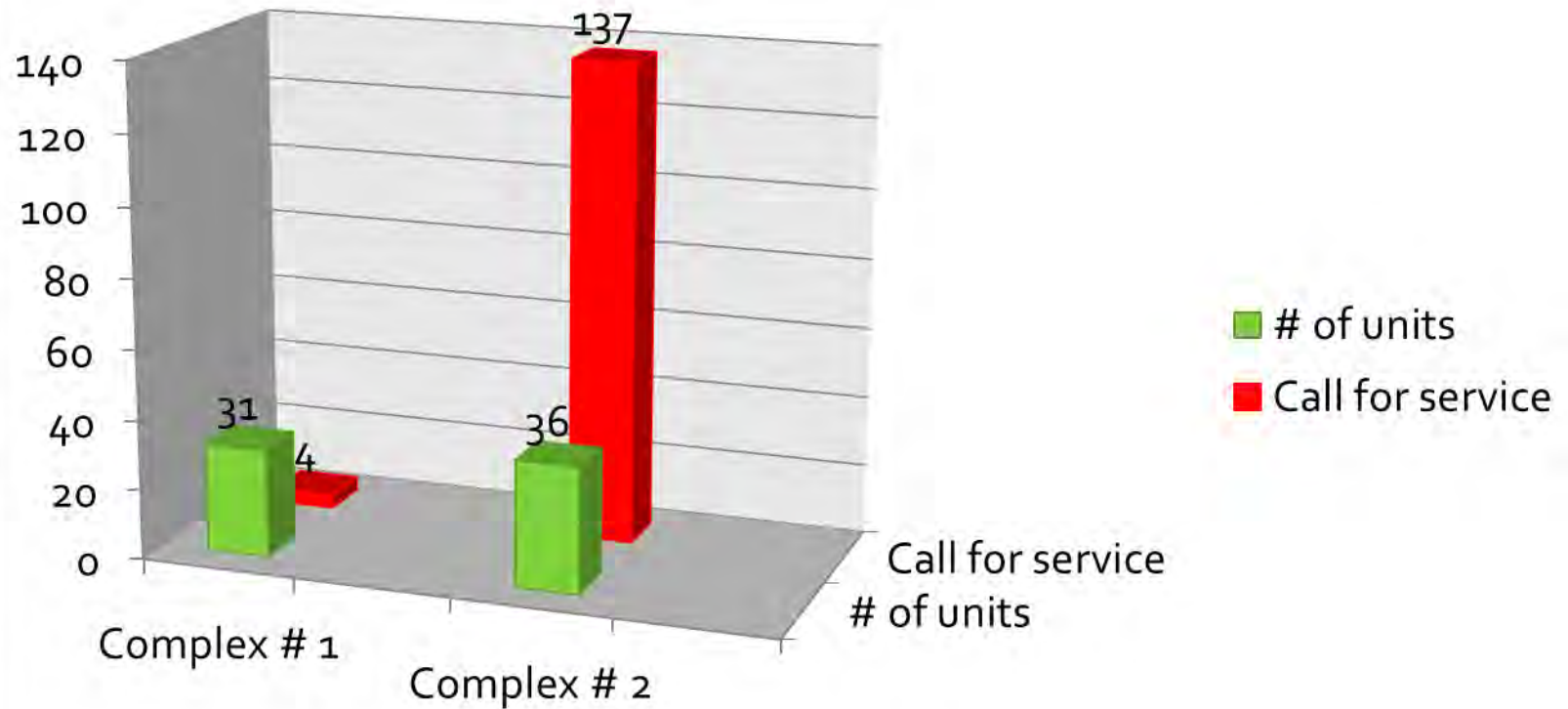
DOWNTOWN

31 unit
complex. 4
calls over the
last 12
months.
Complexes
are side by
side. Only an
alley
separates
them




36 unit
complex
137 calls
over the
last 12
months.
That is 34
times
more calls
for
service

DOWNTOWN COMPLEXES






QUALITY OF LIFE CONSIDERATIONS

- Which complex is affordable
 - Which complex has better living conditions
 - Which complex generates more crime or fear of crime
 - Which complex do you feel safe in
 - WHICH COMPLEX WOULD YOU RATHER LIVE IN
- 




POSITIVE INFLUENTIAL FACTORS

- Background checks
 - Criminal history checks
 - Income requirements
 - Rental history check
 - On site manager
 - Evictions done when necessary
 - Maintenance kept up
 - Expectations of tenants
- 



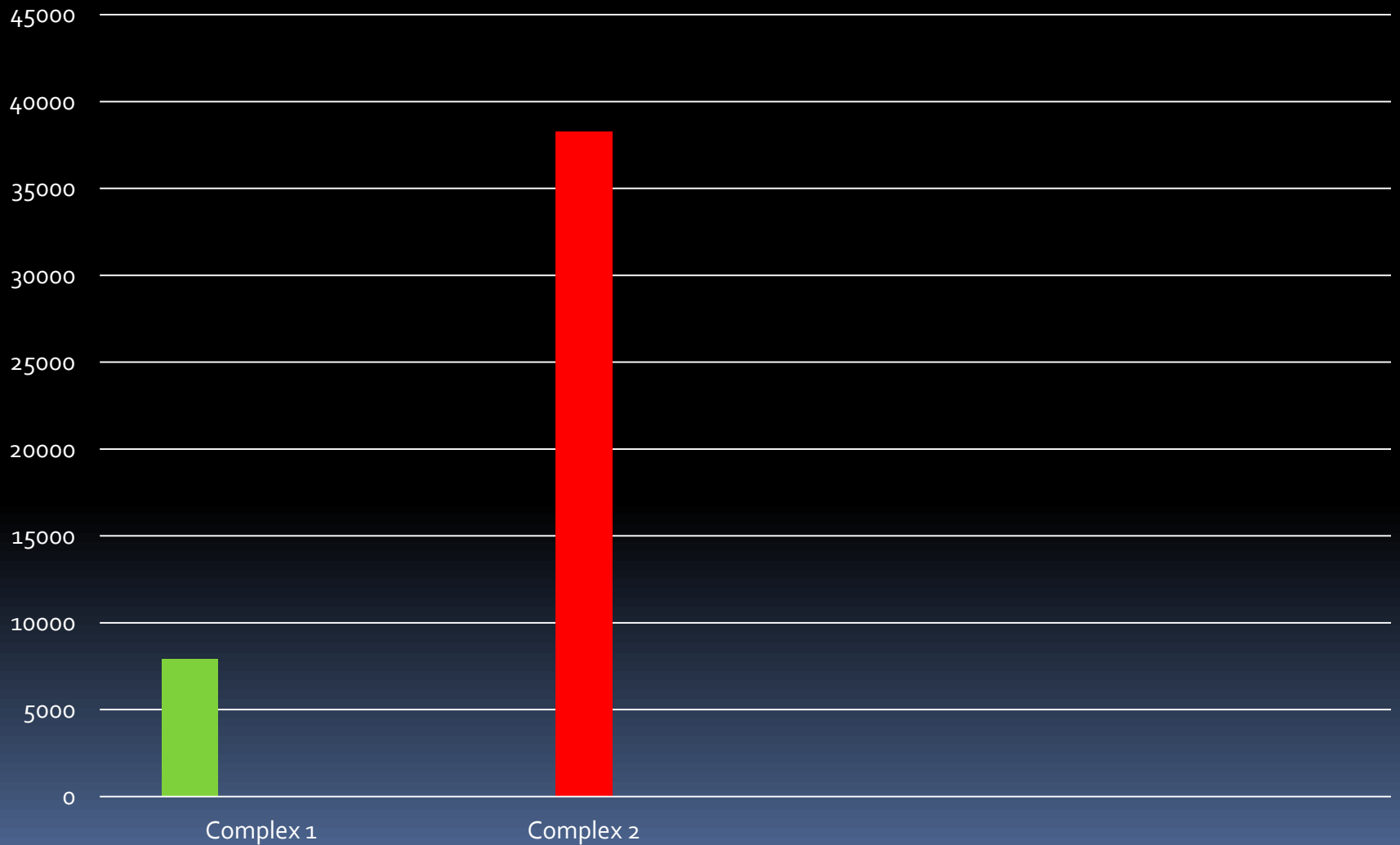
NEGATIVE INFLUENTIAL FACTORS

- Unwilling to invest in property. (No upkeep)
 - Unwilling to provide safety measures such as smoke detectors, lighting, and security locks
 - No upkeep to tenants apartments. Does not give tenants motivation to watch over property
 - No on site management or poor management
 - No enforcement of rules or code of conduct
 - Poor/no rental contracts. Not willing to evict
 - Tenants?? Can be either positive or negative
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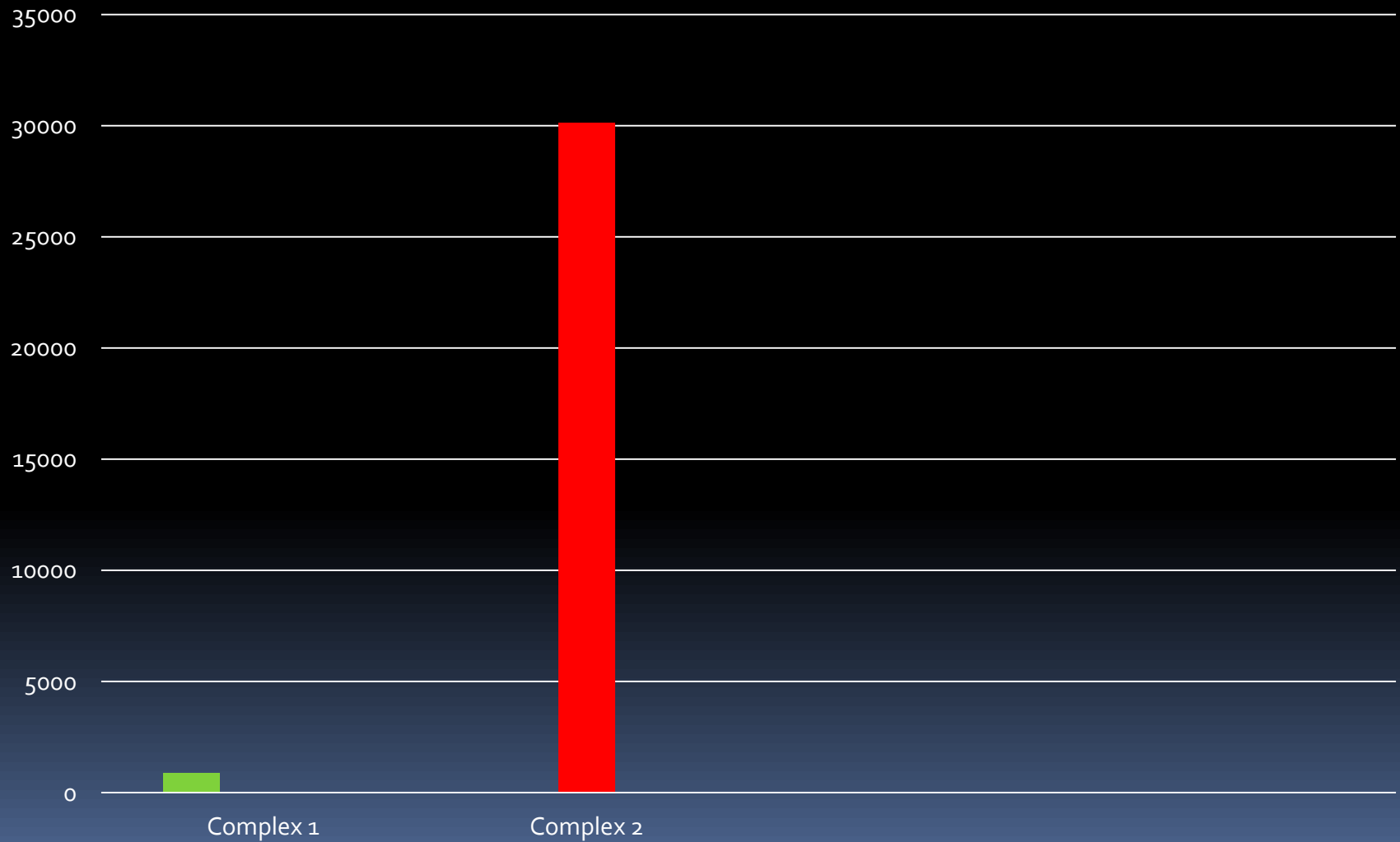
COSTS TO THE COMMUNITY

- People are victimized. This impacts the victim as well as other citizens. Insurance/medical
- Reduced property values
- Using an average of 2 officers per call at a cost of \$110.00 per officer per hour
 - Community expense for police response to each complex per year
 - North side/\$7,920 VS \$38,280 a year to provide police services
 - Downtown complex/ \$880 VS \$30,140

NORTH COMPLEXES LE EXPENSE



DOWNTOWN COMPLEXES LE EXPENSE



TYPES OF CALLS


- Assaults
- Weapon calls
- Burglaries
- Vehicle thefts
- Vehicle prowling
- Other property crimes
- Domestic violence
- Fights, arguments and disorderly people
- Drug use and sales
- Suspicious people
- Prostitution
- Threats & harassment
- Noise
- Nuisance
- Mental Health/ suicide calls

NOBODY TO SEND TO YOUR CALL

- Police dispatch and the patrol supervisors screen calls, prioritize, and determine what calls we can and can't go to due to manpower
 - The number of officers available, the type of calls they are on "priority level" determines where the police service will go.
- When officers are constantly going to a high number of calls at one address it slows or at times eliminates our abilities to get to your call



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)


- The concept is that by changing the physical environment it will impact criminal behavior in a way to reduce the incidence of and fear of crime, and improve quality of life.
 - Surveillance. Cameras, windows, people
 - Designed to keep intruders under surveillance. Increases perceived risks.
 - Natural access control
 - Designed to limit who can gain entry
 - Card readers, alarms, and guards
- 

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- Territoriality
 - Physical design
 - May give occupants a sense of ownership
 - May dissuade a criminal from committing a crime
 - Who is in charge of location, who belongs, and who doesn't belong
 - Example: Graffiti indicates a gang is in control




POLICE PERSPECTIVE

- Law enforcement is spending a disproportionate amount of time handling calls for service at poorly managed locations
 - We need tools to train, educate, and when necessary hold landlords accountable
 - We have a great city. By developing partnerships with the community we can make it even better
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TOOLS THAT COULD HELP

- Require a license to operate rental properties
 - A license that can be revoked if necessary
 - Periodic property inspections
 - Tools for landlords and tenants
 - Create an education program for landlords on how to manage their properties
 - Create an education program for tenants that includes their rights as well as expectations of them at a rental property. How can they be helpful to the landlord
 - CPTED (Crime Prevention Through Environmental Design)
Provide this service for landlords
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OBSERVATIONS

- We clearly have very good owners/landlords in our community
 - We clearly have owners/landlords that would benefit from a training program
 - We also have uninvolved/negligent owners/landlords in our community
 - We have problem tenants that contribute to the crime problem
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PARTNERSHIPS

- When addressing crime one group, organization, or agency cannot successfully do it on their own
 - It has been my experience that when partnerships are developed and crime is attacked from multiple angles we are far more successful
 - We as a community must develop partnerships and work together in order to be successful
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