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?

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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<tbody>
<tr>
<td>Yes</td>
<td>27.27%</td>
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<tr>
<td>No</td>
<td>72.73%</td>
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Total 11
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.
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)

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

[Bar graph showing
- Complex #1: 90 units, 36 calls
- Complex #2: 41 units, 174 calls]
SIMILARITIES

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

- Complex #1: 31 units, 4 calls for service
- Complex #2: 36 units, 137 calls for service

Legend:
- Green: # of units
- Red: Call for service
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
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

- Complex 1: £5000
- Complex 2: £35000
TYPES OF CALLS

- Assaults
- Weapon calls
- Burglaries
- 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
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
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
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.