

CHRONIC NUISANCE PROPERTIES



The Civil Enforcement Unit goes after sustainable crime reduction through community oriented policing.



“a property on which three or more
nuisance activities occur or exist during any
sixty-day period”

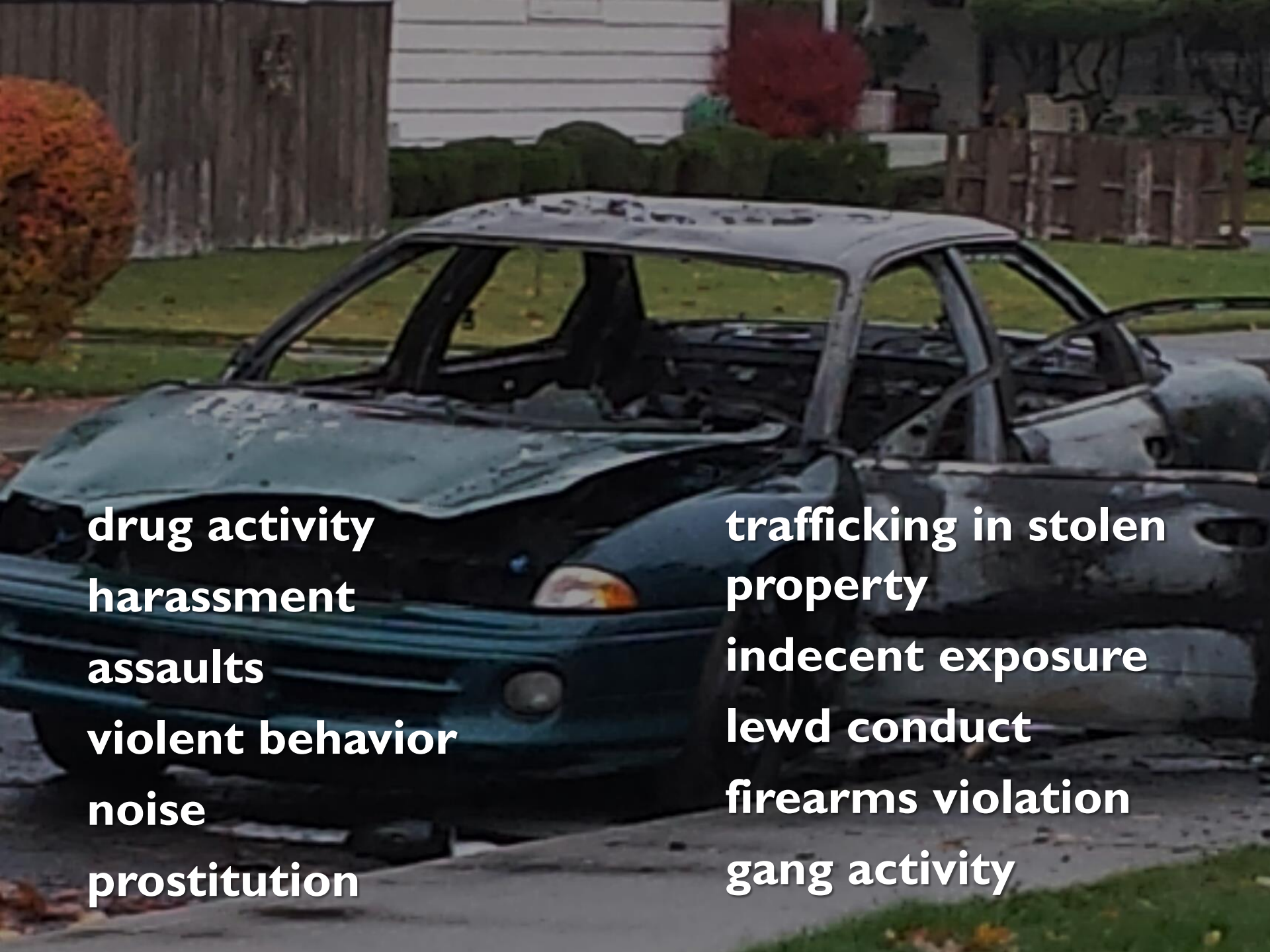


CHRONIC NUISANCE – SMC 10.08A

“Every building...used for the purpose of unlawfully manufacturing, delivering, selling, storing, or giving away any controlled substance...”

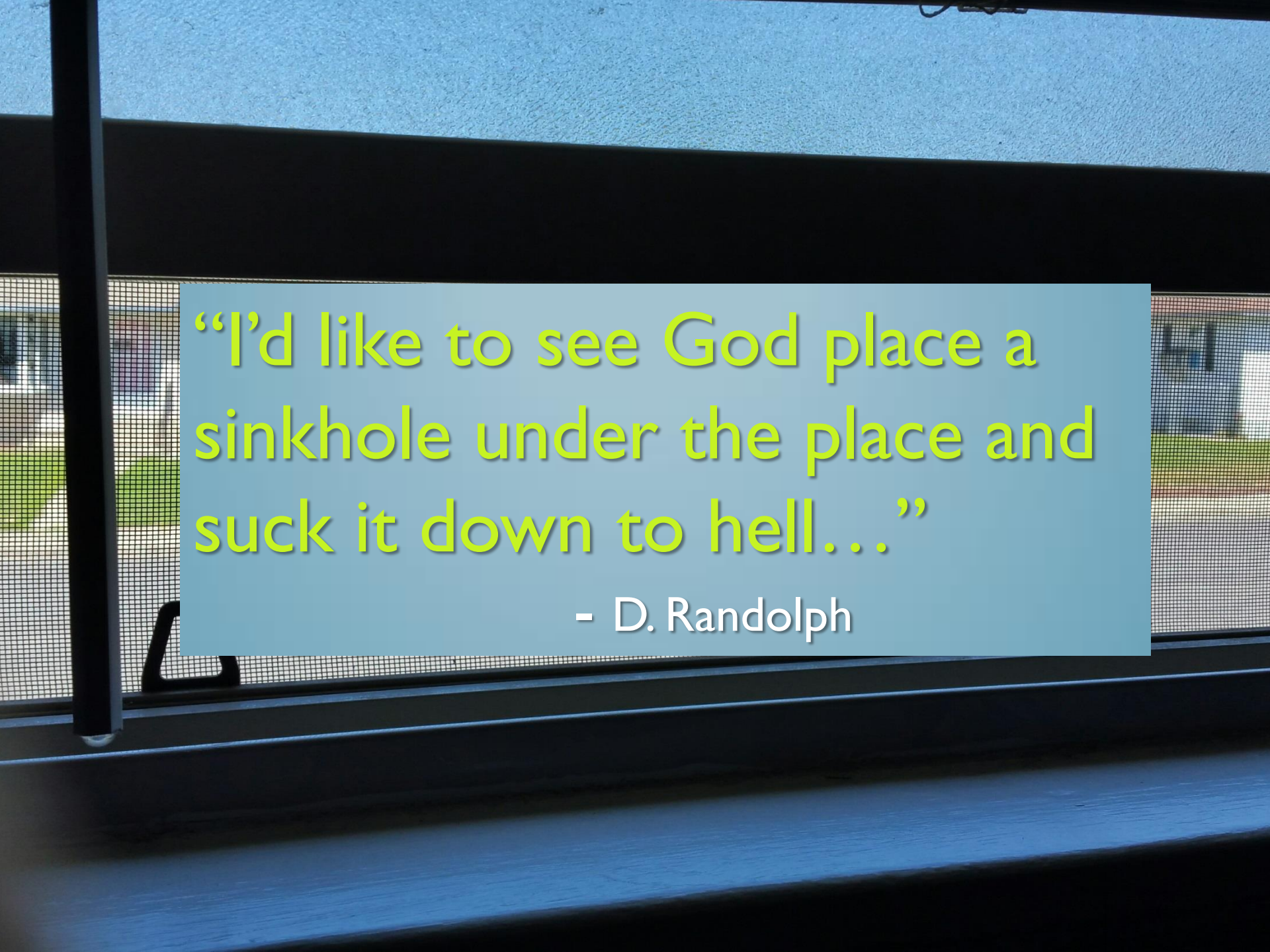


DRUG NUISANCE – RCW 7.43



drug activity
harassment
assaults
violent behavior
noise
prostitution

trafficking in stolen property
indecent exposure
lewd conduct
firearms violation
gang activity

A blue textured wall with a window showing a view of a field and buildings. The window has a black frame and a mesh screen. The text is overlaid on a light blue rectangular background.

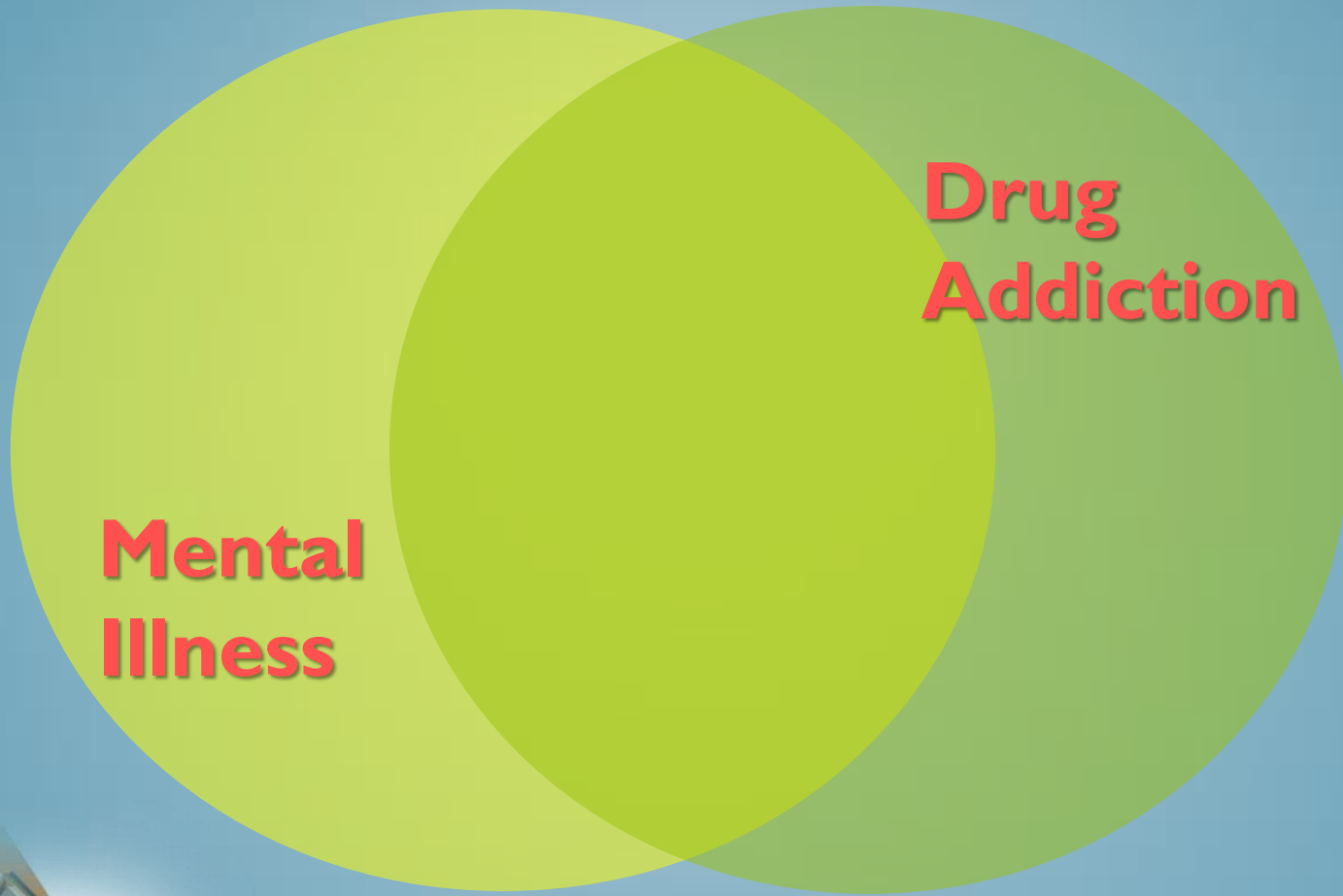
“I’d like to see God place a sinkhole under the place and suck it down to hell...”

- D. Randolph

.2% result in lawsuits



CHRONIC NUISANCE / DRUG NUISANCE



**Mental
Illness**

**Drug
Addiction**



BIGGEST CHALLENGES

99.8% resolve with
community engagement



920 NOA's mailed since January, 2015

notification to landlords of violent arrests and drug seizures occurring on their rental premises



NOTICE OF ARREST



OFFICE OF THE CITY ATTORNEY
808 W. SPOKANE FALLS DR.
SPOKANE, WASHINGTON 99201-6526
509.625.6225
509.625.9277 FAX

NANCY L. ISSERLIS
CITY ATTORNEY

PAT J. DAERIN
SENIOR ASSISTANT CITY ATTORNEY

ASSISTANT CITY ATTORNEYS

SARAH J. BARRISH	MICHAEL J. P. GIBBS
MARILYN M. FOLSON	JAMES A. RICHMAN
BRIAN A. JACOBSON	EDWARD L. SCHMIDT
ASHLEY C. MARSHALL	THOMAS P. STAMBLIS
MARY E. MORGANSON	HORT M. WILSON
KATHLEEN J. CHILK	

September 29, 2015

VIA U.S. FIRST CLASS AND CERTIFIED MAIL

Ms. Birdsell
1824 W. Montgomery Ave.
Spokane, WA 99205

1824 W. Property at 1824 W. Montgomery Ave., Spokane, WA 99205

NOTIFICATION TO PROPERTY OWNER OF DRUG ACTIVITY

BE ADVISED that the real property at 1824 W. Montgomery Ave., Spokane, WA 99205, is being used for illegal drug purposes for the manufacturing, compounding, processing, delivery, importing, or exporting of controlled substances in violation of Washington's Uniform Controlled Substances Act, 69.50 RCW and the federal Controlled Substances Act, 21 U.S.C. § 812. This property will be subject to seizure and forfeiture by the City of Spokane if the illegal drug activity continues beyond the date of this notification. To avoid legal action by the City of Spokane to forfeit this property, you as the property owner have an obligation to take immediate action to ensure that illegal drug activity at this address ceases.

1824 W. Property at 1824 W. Montgomery Ave., Spokane, WA 99205, is being used for illegal drug purposes for the manufacturing, compounding, processing, delivery, importing, or exporting of controlled substances in violation of Washington's Uniform Controlled Substances Act, 69.50 RCW and the federal Controlled Substances Act, 21 U.S.C. § 812. This property will be subject to seizure and forfeiture by the City of Spokane if the illegal drug activity continues beyond the date of this notification. To avoid legal action by the City of Spokane to forfeit this property, you as the property owner have an obligation to take immediate action to ensure that illegal drug activity at this address ceases.

Dear Ms. Birdsell:

THIS LETTER IS NOTIFICATION TO THE LANDLORD of the seizure and the location of the seizure of the illegal drugs or substances as required by RCW 69.18.075. As listed in property tax records, you are the legal owner of the property at 1824 W. Montgomery Ave., Spokane, WA 99205.

YOU ARE BEING PUT ON NOTICE that your property at 1824 W. Montgomery Ave., Spokane, WA 99205, is being used for illegal drug purposes for the manufacturing, compounding, processing, delivery, importing, or exporting of controlled substances in violation of Washington's Uniform Controlled Substances Act, 69.50 RCW. Based on recent enforcement actions taken by the Spokane Police Department at this address, the real property at 1824 W. Montgomery Ave., Spokane, WA 99205, has been identified as having a substantial nexus to the commercial production or sale of controlled substances. On September 21, 2015, the Spokane Police Department arrested Edward Comer, Frank Birdsell, and Mitchell Jones at 1824 W. Montgomery Ave., Spokane, WA 99205 and seized eight separate bags of methamphetamine, a drug scales with residue, two small baggies of heroin, needles, dangerous weapons and

“property will be subject to seizure and forfeiture by the City of Spokane if the illegal drug activity continues beyond the date of this notification”



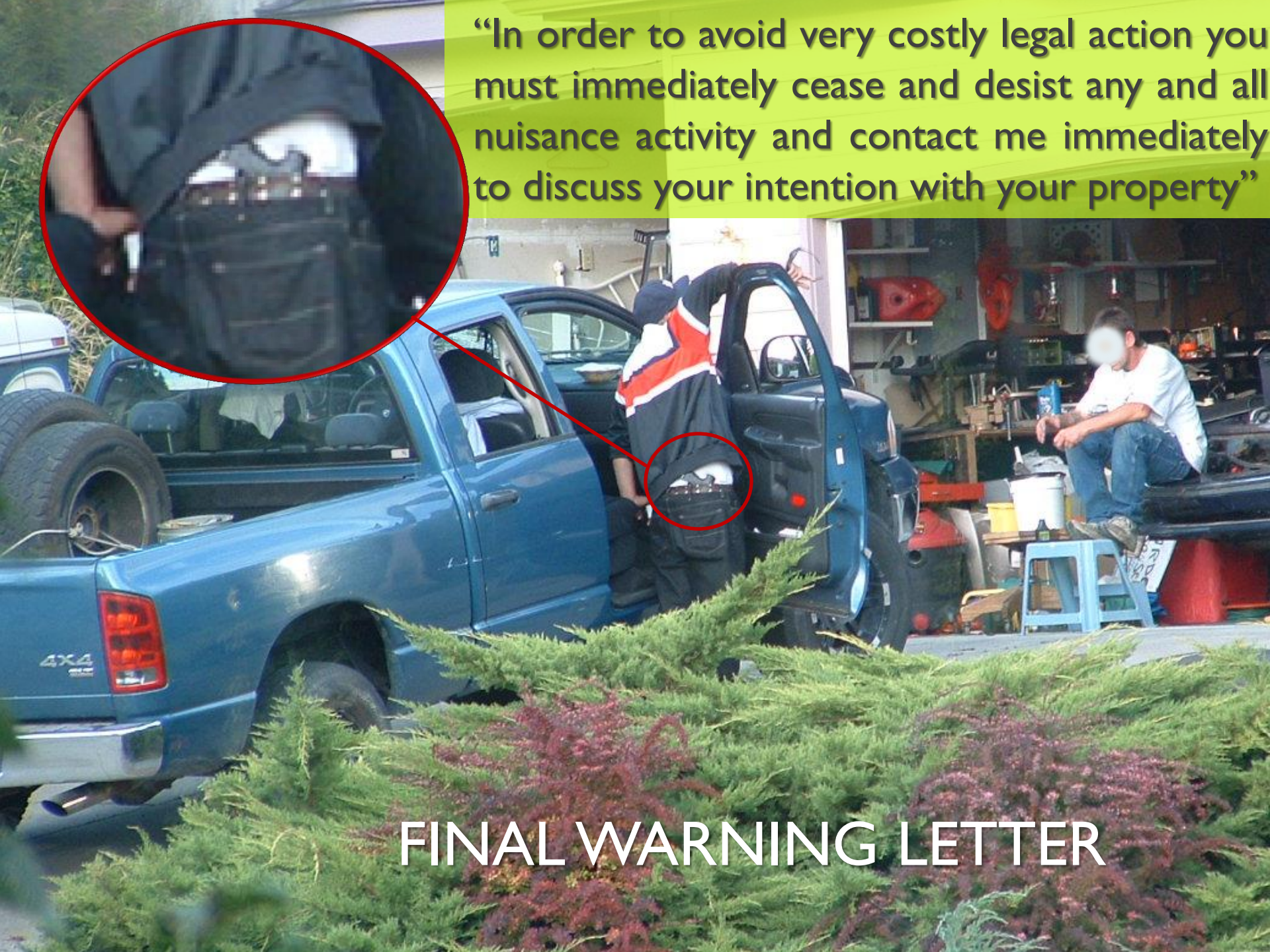
NOTIFICATION TO PROPERTY OWNER OF DRUG ACTIVITY



“The following property is in danger of being declared a chronic nuisance property”

CHRONIC NUISANCE NOTICE

“In order to avoid very costly legal action you must immediately cease and desist any and all nuisance activity and contact me immediately to discuss your intention with your property”



FINAL WARNING LETTER

Drug Activity
Assaults
Fear



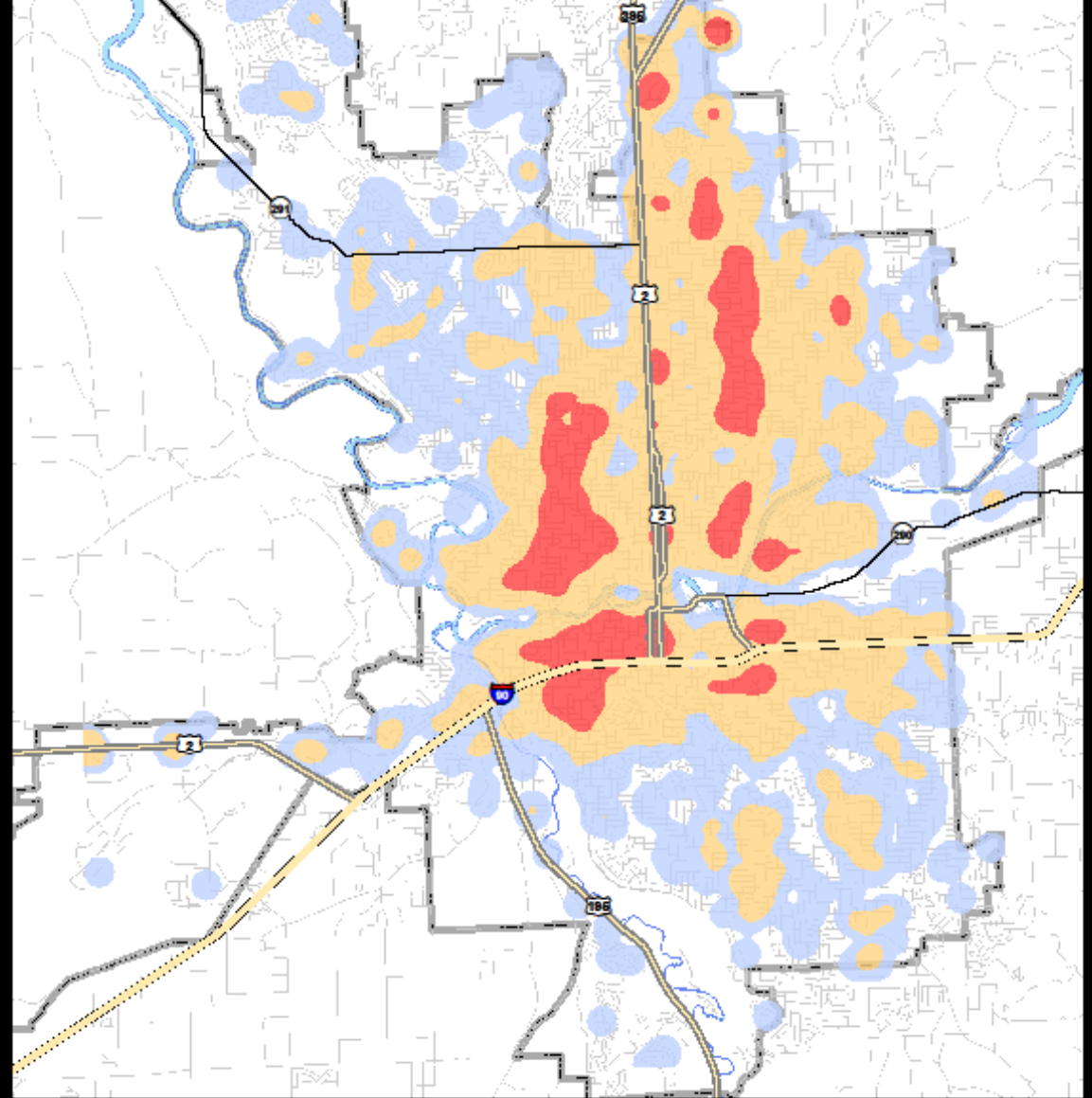
Legal Warning Letter
New Management
Extra Security
Problem Tenants Evicted



November	20 CFS
December	10 CFS
January	6 CFS

- 2014 – present
- 3,802 properties
- 23,100 CFS

\$1 million cost



City of Spokane
**Chronic Nuisance Density-
 3 or more CFS**


Prepared By:
Crime Analysis Unit
Spokane Police Department
 Contact Information Analysts

Legend

CFS Density

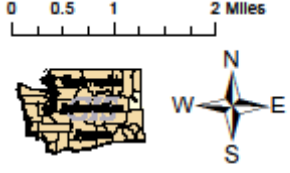
- Low
- Medium
- High

City of Spokane



For Additional Information on Incidents pertaining to an Area, Trend, or Pattern Contact Information Analysts

0 0.5 1 2 Miles



THIS IS NOT A LEGAL DOCUMENT!
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities or relationships to property lines, service lines, streets, etc.

Estimated Cost of Abandoned Properties

\$5 million per year

-
- direct costs \$2.2 million
 - property values \$94.5 million
 - property tax \$2 million



A single block with an **abandoned property** can expect

- **3.2** times the **drug** calls
- **1.8** times the **theft** calls
- **2** times the **violent** calls



280
Abandoned
Properties
sample

Gov't
Owned
7

Bank
Owned
61

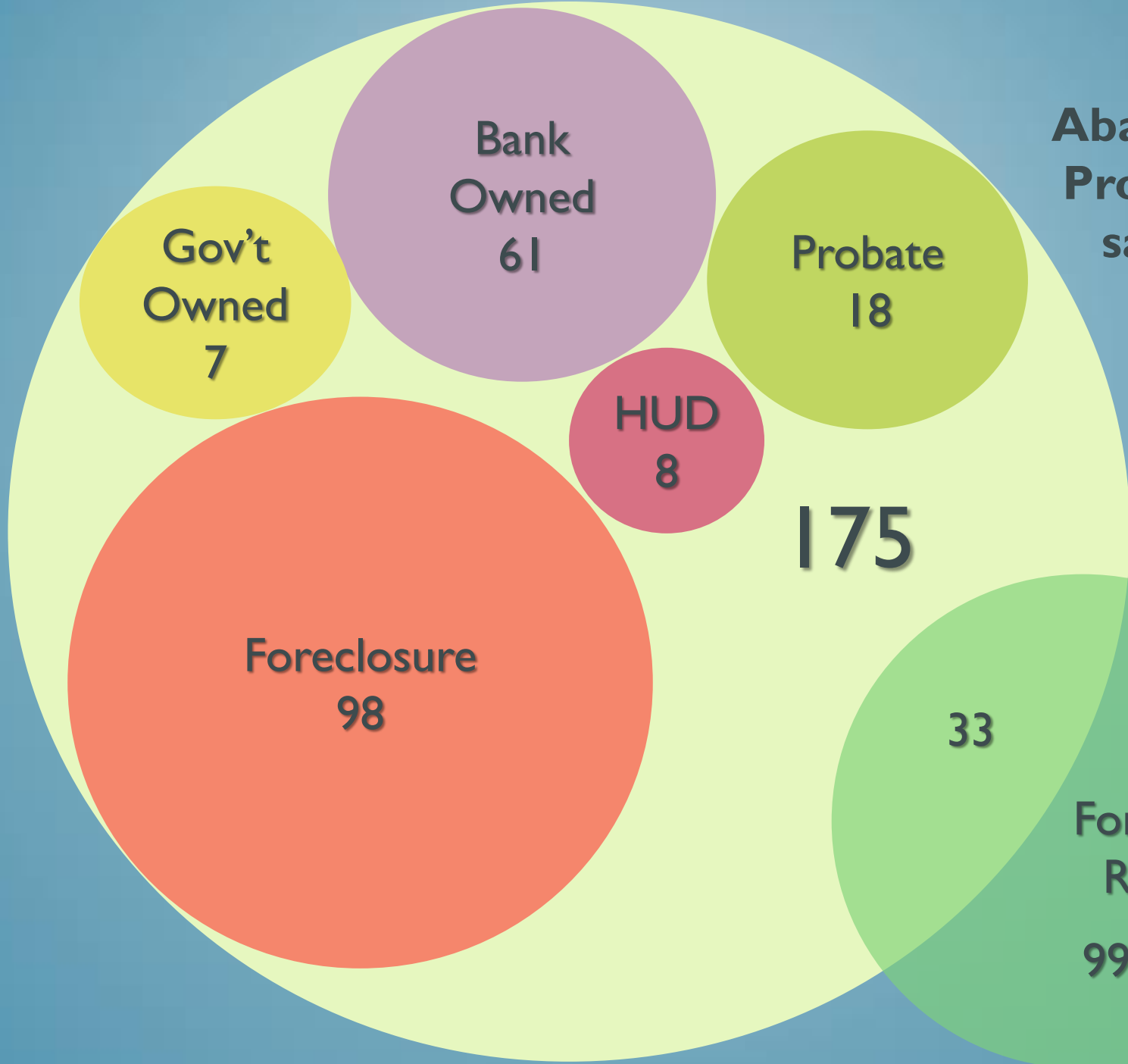
Probate
18

HUD
8

Foreclosure
98

175

33
Foreclosure
Registry
99



“chronic nuisance property” includes
“any abandoned property where nuisance activity exists.”



PROPOSED AMENDMENT

Chronic Nuisance



Nuisance Abated



kxly^{abc}**4**

11:02 52°

#KXLY

Return to Productive Use





**Blighted
Community**

**Thriving
Neighborhood**

