

Memorandum



CITY OF DALLAS

DATE May 13, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT Special City Council Meeting – Tuesday, May 17, 2016

On Tuesday, May 17, 2016, a special called meeting of the City Council will take place. There is one item on the agenda, and that is to receive public comments on proposed amendment recommendations to Dallas City Code Chapter 27, Minimum Urban Rehabilitation Standards. To provide additional information for this meeting, an executive summary on the proposed amendments is attached to this memo.

A full briefing concerning the proposed revisions to Chapter 27 will occur on Wednesday, May 18, 2016. The full briefing and other information have been made available online at the following link.

<http://dallascityhall.com/government/Pages/CouncilBriefings.aspx>

Please contact me if you have any questions.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata
Assistant City Manager

Attachment

c: A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Proposed Revisions to Chapter 27: Minimum Property Standards - Executive Summary

Special Called City Council Meeting

May 17, 2016



Chapter 27 - Minimum Urban Rehabilitation Standards

- ▶ Purpose: protect the health, safety, morals, and welfare of Dallas residents by establishing minimum standards applicable to residential and nonresidential structures
- ▶ Minimum standards are established with respect to utilities, facilities, and other physical components essential to make structures safe, sanitary, and fit for human use and habitation

Scope of Chapter 27

- ▶ Minimum Urban Housing Standards
- ▶ Regulation of Urban Nuisances
- ▶ Administrative Adjudication Procedures
- ▶ Multi-Family Registration and Inspections
- ▶ Non-Owner Occupied Rental Program (NOORP)
- ▶ Mandatory Crime Reduction Program (MCRP)

Importance of Chapter 27

- ▶ Chapter 27 is a cornerstone ordinance establishing standards for healthy, safe, and comfortable structures used for human habitation throughout the city
- ▶ Substandard structures
 - ▶ Contribute blight in neighborhoods
 - ▶ Curtail investment and tax revenue
 - ▶ Contribute to health issues such as asthma

Purpose of Proposed Changes

- ▶ Align with Neighborhood Plus goal to fight blight
- ▶ Increase compliance with housing standards by creating standards that are clear and concise
- ▶ Identify and document rental, vacant and blighted properties to enable the City to strategically address these issues
- ▶ Ensure that Dallas' most vulnerable citizens are protected
- ▶ Ensure that housing in Dallas is clean and safe
- ▶ Improve the registration procedures for Multi-family Properties, Non-Owner Occupied Rental Properties (NOORP), and Vacant Buildings

Highlights of Proposed Changes

- ▶ Update minimum housing standards
 - ▶ Clarify to increase enforcement efficiency and compliance by property owners
- ▶ Enhance enforcement of nuisance properties
 - ▶ Property owners could become personally liable
- ▶ Revise rental regulation and inspections
 - ▶ Strengthen single family rental regulation to include an inspection once every five years, supported by a fee
 - ▶ Enhanced multi-family registration and inspection using a risk-based approach
- ▶ Tighten administrative court procedures
 - ▶ Require minimum penalties, clarify rules of evidence and appeals

Next Steps

- ▶ Briefing to City Council on May 18, 2016
- ▶ Finalize proposed ordinance
- ▶ Seek adoption of ordinance at a date TBD
- ▶ City will initiate implementation and outreach
- ▶ Proposed effective date of October 1, 2016