

City of Topeka

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PROPERTY MAINTENANCE
HOUSING

Complaint and Survey driven

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- Reactionary - Respond to telephone, SeeClickFix or e-mail complaints with a goal of 48 hours by inspecting properties, determining if there are violations which we are able to address. 34% of cases
- Pro-active – Survey and monitor properties for compliance. 66% of cases
- Strategically address neighborhoods
- Team Up 2 Clean Up
- Results - When violations are found, we notify the property owners through a legal written process

INSPECTION EXTERIOR

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- ▶ PERFORMED FROM PUBLIC ACCESS
 - ▶ STREET
 - ▶ SIDEWALK
 - ▶ ALLEY
 - ▶ VACANT LOT
 - ▶ VEHICLE
 - OR
 - ▶ NEIGHBORS PROPERTY WITH CONSENT
 - ▶ ON PROPERTY WITH TENANTS CONSENT (SIGNED CONSENT)

Housing Violations

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► Exterior

- Weather tight against elements
 - Doors, windows, roofs, walls)
 - Housing numbers
- Structurally sound
 - Foundations, roofs, stairs, porches
 - ❖ Fire damaged properties often lead to unsafe structure proceedings and demolition orders

INSPECTIONS *INTERIOR*

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- ▶ GENERATED FROM TENANTS
 - ▶ SIGNED CONSENT REQUESTED
 - ▶ WILLING TO DO COMPLETE INSPECTON WHEN PERMITTED

Housing Interior

Common Condition Issues

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- ▶ Weather tight
- ▶ Insufficient plumbing, electricity (hot/cold water)
- ▶ Leaking ceilings, windows, doors
- ▶ Insufficient exits, handrails, door & window locks, ventilation
- ▶ No water or electricity

NOTIFICATION

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- **STATE LAW AND CITY CODE REQUIRED NOTIFICATION BE MADE**
 - **CERTIFIED MAIL: NOTIFICATION IS SENT VIA CERTIFIED MAIL BY LAW AND FIRST CLASS BY POLICY.**
 - **PERSONAL SERVICE: USED FROM TIME TO TIME TO EXPIDITE SERVICE OR IF WE KNOW EXACTLY WHERE THE OWNER IS**
 - **EXTERIOR ARE GIVEN FROM 30 TO 60 DAYS WITH THE USUAL DEFAULT OF 60 BEING STANDARD**
 - **INTERIOR CAN BE FROM 24 HOURS TO WHAT THE INSPECTOR FEELS IS A REASONABLE TIME. HEALTH AND SAFETY TAKE PRIORITY**

COMPLIANCE

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- IF THE OWNER COMPLIES THE CASE IS CLOSED AS COMPLIED
- IF THE OWNER FAILS TO COMPLY THE CASE IS SENT TO THE CITY PROSECUTOR FOR CONSIDERATION.
- INSPECTORS CAN GRANT 1 EXTENSION IF THE OWNER REQUESTS IT AND PROVIDES PLAN OF ACTION
- ADDITIONAL EXTENSIONS NEED TO BE APPROVED BY A SUPERVISOR.



Over time,
houses that are
not maintained
deteriorate

9



BEFORE AND AFTER

10



BEFORE AND AFTER

11



BEFORE AND AFTER

12



UNSAFE STRUCTURES

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- ▶ Look for major repairs needed on exterior to include windows, paint/vinyl siding and roofs.
- ▶ A structure must meet 30% of the Replacement Cost Value reported by Shawnee County in order to qualify for an unsafe structure hearing.
- ▶ Administrative Hearing is set – property owner has an opportunity to repair or demolish the structure
- ▶ Hearing Officer issues a demolition order
- ▶ Owner may appeal the demolition order within 30 days of the date of the order
- ▶ If no appeal PMC will move forward with the necessary steps to hire the lowest bidding contractor to demolish the structure(s).

CONSIDERED FOR DEMOLITION

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CONSIDERED FOR DEMONLITION

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CONDEMNATION ORDERS

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City of Topeka, Kansas
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13
Topeka KS 66607-1118

Tel(785) 368-3161
Fax (785) 368-3175
www.topeka.org

CONDEMNED

DANGER – KEEP OUT

**THIS STRUCTURE IS UNSAFE AND ITS
USE OR OCCUPANCY HAS BEEN
PROHIBITED BY THE CODE OFFICIAL.**

**IT IS UNLAWFUL FOR ANY PERSON
TO USE OR OCCUPY THIS BUILDING
AFTER _____.**

Pursuant to TMC section 8.60.150, it is a misdemeanor offense to remove or deface this notice and is punishable by a fine not to exceed \$499 or a term of confinement not to exceed 179 days, or both.

**Any Unauthorized tampering or removal of this Notice
WILL BE PROSECUTED.**

Building Address _____

Code Official _____

HOUSING RESULTS 2019

- Properties Cited – 1569
- Voluntary Compliance – 1031
- Sent to Court - 720

Dangerous/Unsafe Structures

Immediate Public Safety Issue

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- ▶ Unfit for human habitation
- ▶ Structurally unsound
- ▶ Dilapidated, deteriorating, decaying, in disrepair
- ▶ Major defects or life-threatening conditions

DEMOLITION

Demolition Results 2019

19



- ▶ Demo by City: 27
- ▶ Demo by Owner: 22
- ▶ Rehabilitation by owner: 37

INOPERABLE VEHICLES

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Standards of measurement

- Flat tires
- Missing or broken windshields
- Up on jacks or blocks
- Missing front end/engine
- Severe body damage
- Unlicensed vehicles

Just because it has not been seen driven,
does not mean it is inoperable

NOTIFICATION FOR INOPERABLE VEHICLES

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- Same standard of notification as others cases
- IPMC places responsibility of property owner
- City code places admin fees on the vehicle owner
- Currently we do not charge the administrative fees to vehicle owner
- Owner of the vehicle pays for towing and storage
- 90% or more of the cars we tow do not get claimed and go to auction.

Vehicle registration

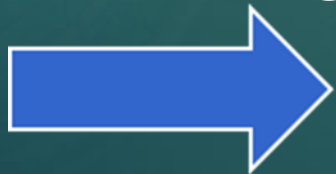
22

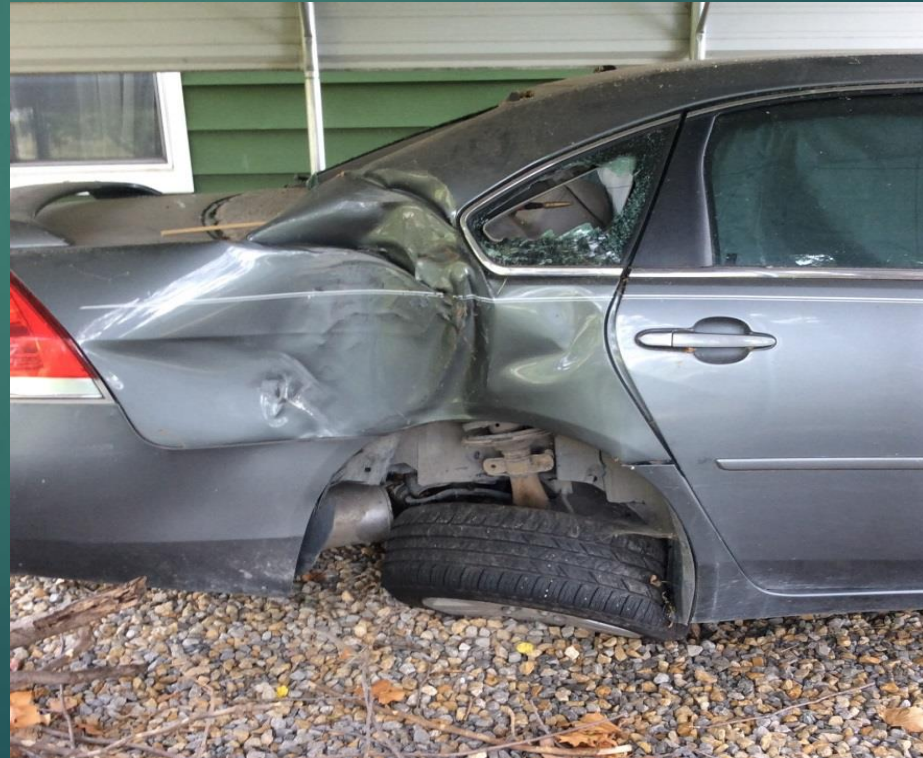


No tag



Expired tag





VEHICLES RESULTS 2019

24



- Properties Cited – 1125
- Voluntary Compliance – 944
- Forced Compliance - 147

Graffiti

25



- Most often in a matter of hours, maximum of 24 hours with consent
- Free to property owner with consent
- Residences, schools, business owners, public property



NOTIFICATION FOR GRAFFITI

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- NOTIFICATION MIRRORS ALL OTHER TYPES OF CASES
- OWNER IS GIVEN 10 DAYS TO COMPLY BY REMOVING THE GRAFFITI
- CITY WILL REMOVE THE GRAFFITI AT NO CHARGE IF OWNER RETURNS CONSENT

GRAFFITI RESULTS 2019

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74 – Total # of properties that we sent notices out on

54 - Voluntary Compliance

9 – Forced Compliance (number of warrants)

106 – Public Service – this would be the # of cases that we received a consent form

These numbers indicate that there were 95 properties that we opened cases on but did not send out a violation notice because we have a consent form on file.

We have approximately 531 graffiti consents on file.

Efforts to reduce abatements and assist public

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- ▶ Drafted letter with the Behavioral Insights Team in an effort to increase voluntary compliance.
- ▶ Post card to previous weed violators asking for their help in upcoming year
- ▶ Door hangers as warrant approached
- ▶ Inspectors name and phone number on violation notice
- ▶ Inspectors willing to meet with property owners at property to walk through issue
- ▶ SOPs online as well as IPMC
- ▶ On Line Action Center
- ▶ Over 100 public meetings
- ▶ Educational videos through channel 4 and Facebook live
- ▶ Team Up 2 clean Up: 4 events with 2 scheduled in 2020
- ▶ Walk and Talks in Neighborhoods

Simplified-best case scenario

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- ▶ Sanitation – 21 days
- ▶ Weeds – 14 days
- ▶ Graffiti – 24 hours with signed consent
- ▶ Inoperable/unlicensed vehicles – 21 days
- ▶ Housing – 180 days
- ▶ Demolitions – 6-12 months

Housing Violations

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► Exterior

- House Numbers
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