

# Strategic Code Enforcement

**November 5, 2018 City Council Work Session**

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# Overview:

## Introduction and Background

## Opportunities for Improvement

- Property Maintenance
- Mobile Home Parks

## Direction Needed

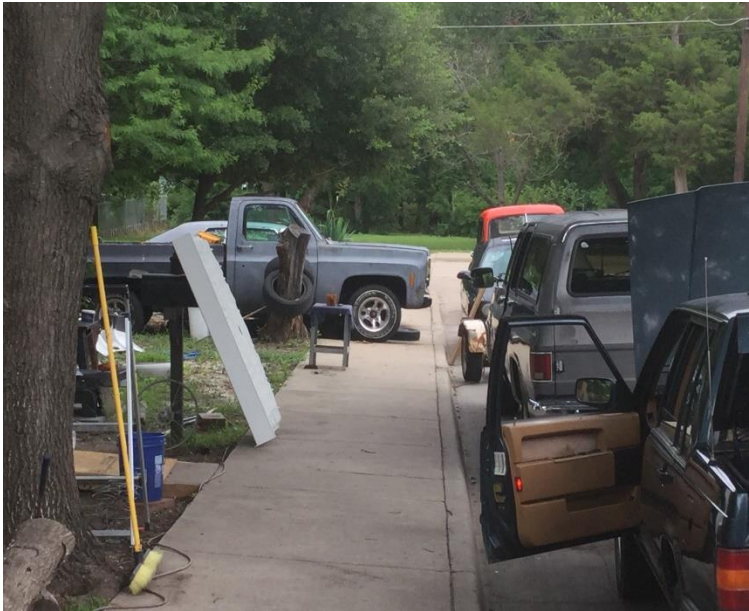
## Next Steps

# Introduction:

- The community is changing more rapidly now than it ever has.
- The recent adoption of the comprehensive plan leads us to look at the development of our City differently.
- The expectations of becoming a High Performing Organization includes looking at our work in a more strategic manner.
- Code Enforcement's focus is on what most significantly impacts the quality of life of our citizens and what can we do better to improve the quality of life.

# Background: Strategic Analysis

Historic code enforcement in McKinney included:











Now we have identified a new tool to help us do better!



# Opportunities for Improvement: Property Maintenance

- When the model codes were updated earlier this year, it included the addition of the 2015 IPMC (International Property Maintenance Code).
- The IPMC created the opportunity for staff to use a more strategic, comprehensive approach to property inspections.
- The IPMC is a code that regulates the minimum maintenance for existing buildings.

# Lack of Routine Exterior Maintenance:







**Broken Window**

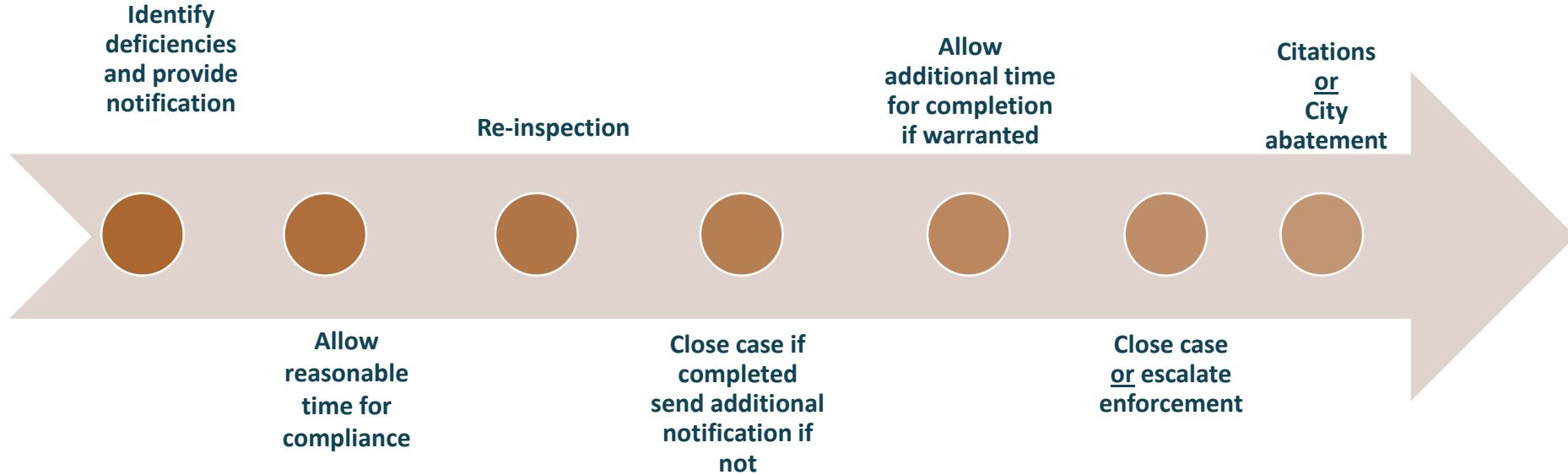


**Dilapidated Steps & Railing**



**Failing Foundation**

# Opportunities for Improvement: Property Maintenance Inspection Process



# Benefits of Routine Property Maintenance:

- Improves the quality of life of our residents
- Preserves property values
- Promotes a positive environment for the neighborhood
- Reduces crime in neighborhoods
- Keeps properties from deteriorating to the point of becoming substandard or dangerous structures

## 210 Waddill Street



Before



After



## 210 S. Bradley Street



Before



After

## 212 Oak Street



Before



After

# Opportunities for Improvement: Mobile Homes

- Recognize deteriorating Mobile Homes are an issue.
- An updated Mobile Home Park Ordinance is anticipated to be presented to the City Council in Q1 2019.

# Direction Needed: Feedback

## Council feedback on what has been proposed:

- Staff would begin property maintenance inspections in Q1 2019.
- Staff will present the Mobile Home Park Ordinance Update in Q1 2019.

## Additional areas needing more focus or attention?

## Miscellaneous feedback or suggestions?



# Next Steps: The future and beyond!

## **Develop new SOP's for staff for standardized implementation**

- Software Updates
- 2015 IPMC training for Staff

## **Promote the new expectation of property maintenance to the community**

- Press Releases
- Promotional Videos
- Website Updates
- Web Portals
- Stakeholder information

## **Develop education and training resources for residents and staff**

- Brochures
- Property self-inspection forms