



City of Dallas

Vacant Property Registration Program

**City Council Briefing
November 3, 2021**

Carl Simpson, Director
Code Compliance
Services Department
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Issues/ Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps



Background/History



Chapter 48 “Vacant Buildings”

Adopted June 2008

Vacant Buildings Only

Central Business District



Nov 5, 2019 at 10:58 AM



Background/History



Monitoring of properties

Re-occupancy or demolition

Partnership/Voluntary Compliance

Public Safety

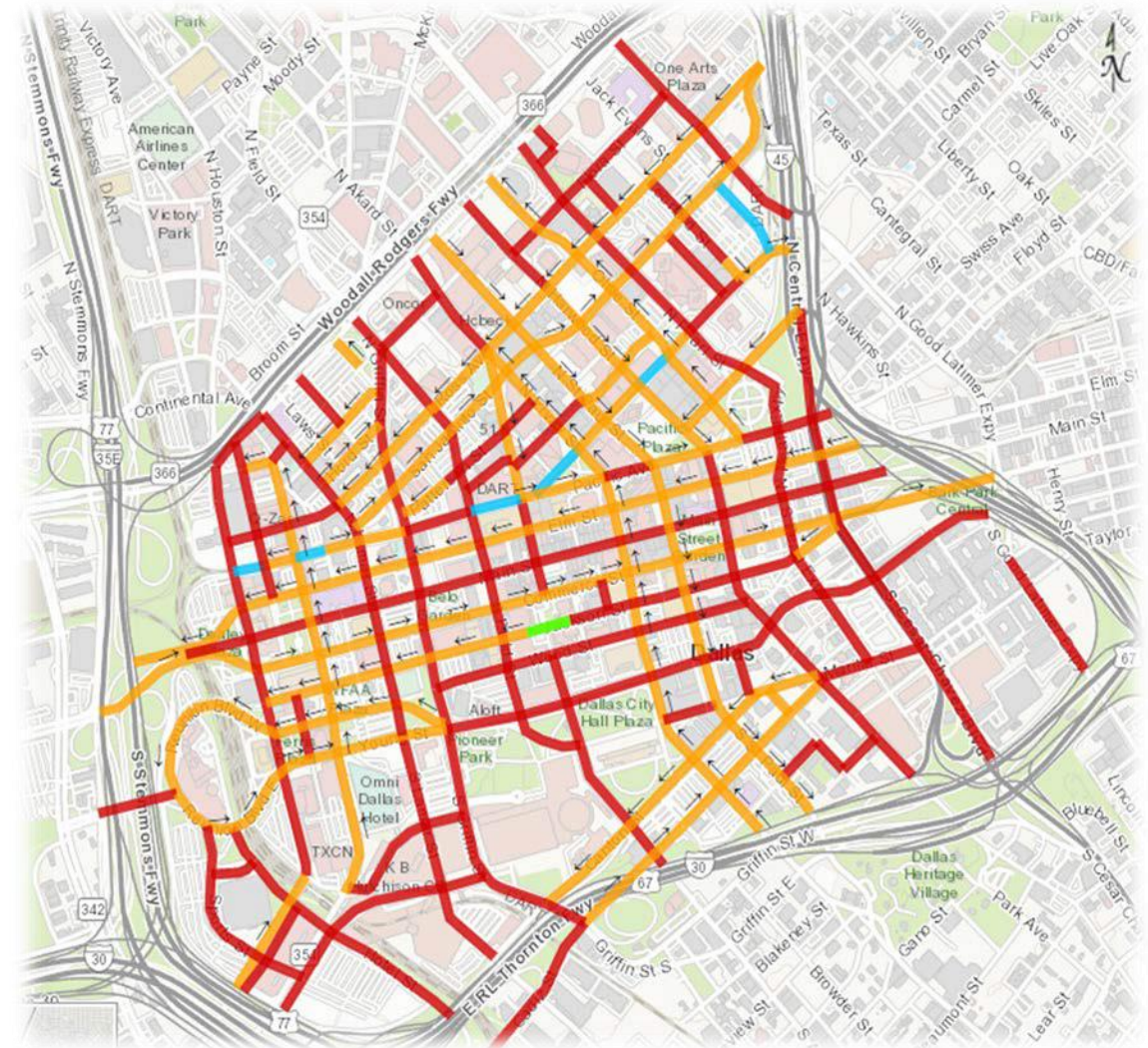


Background/History/Central District



1911 N Lamar
1802 N Market
811 S Akard St.
1823 Cadiz
601 Elm St.
911 Elm St.
608 S Harwood
508 Park Ave.

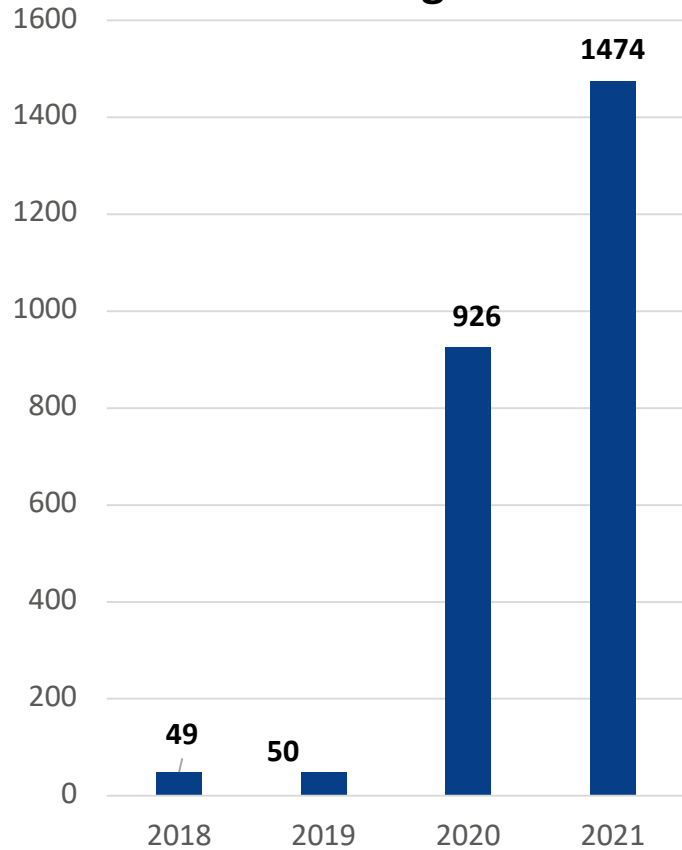
1775 Young St.
1815 Market
515 Park Ave.
418 S Ervay



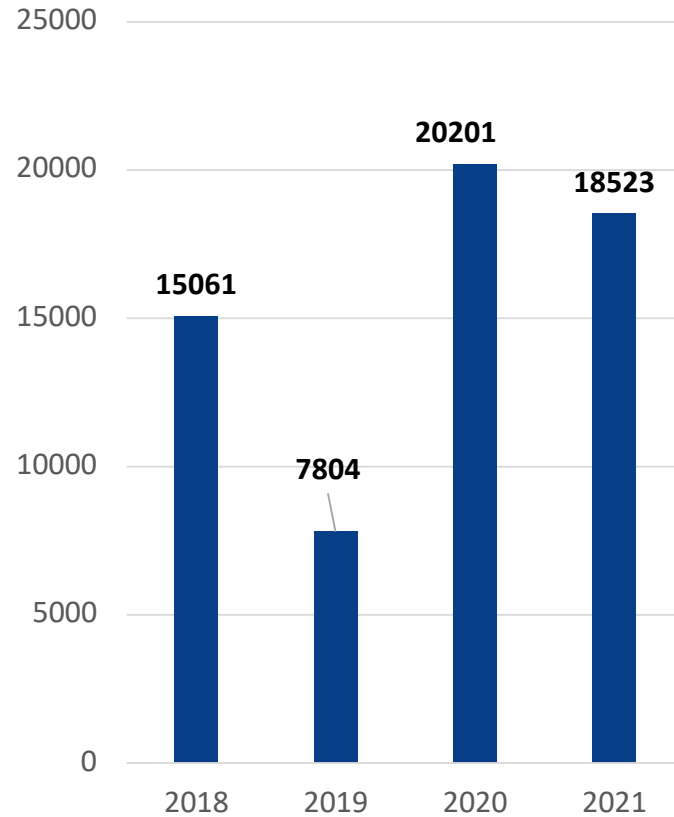
Background/History



311 Service Request Vacant Building Totals



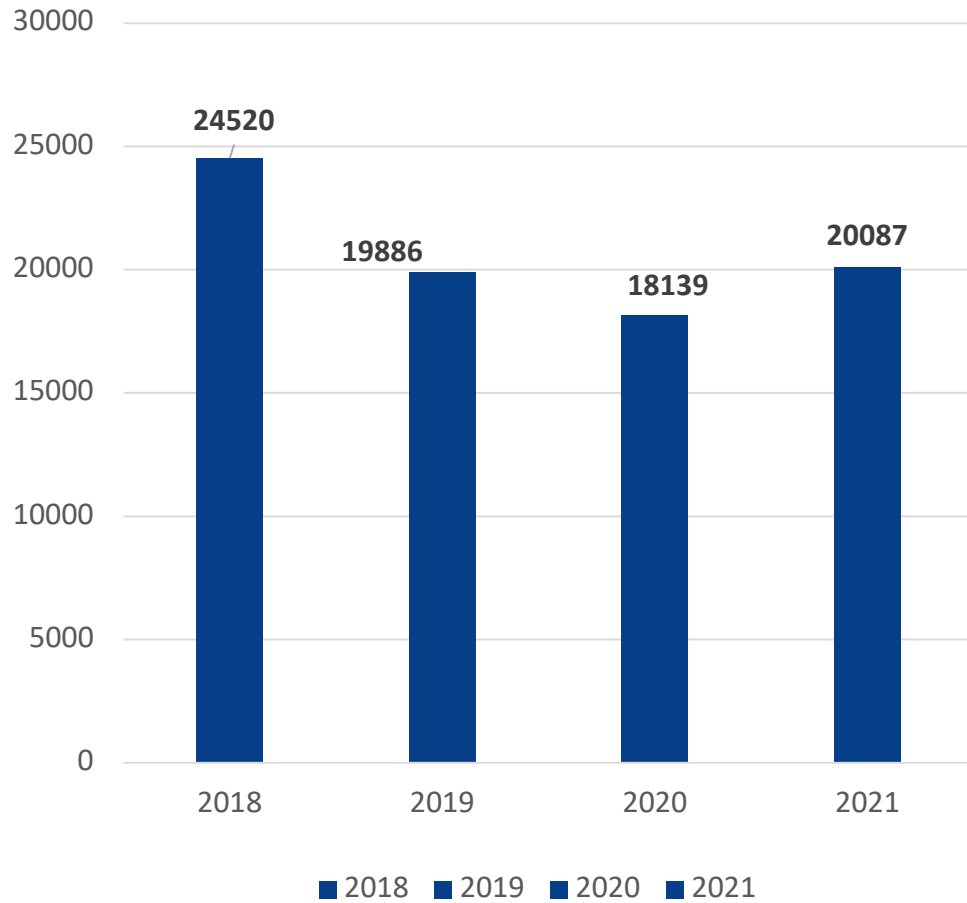
311 Service Request Vacant Lot Totals



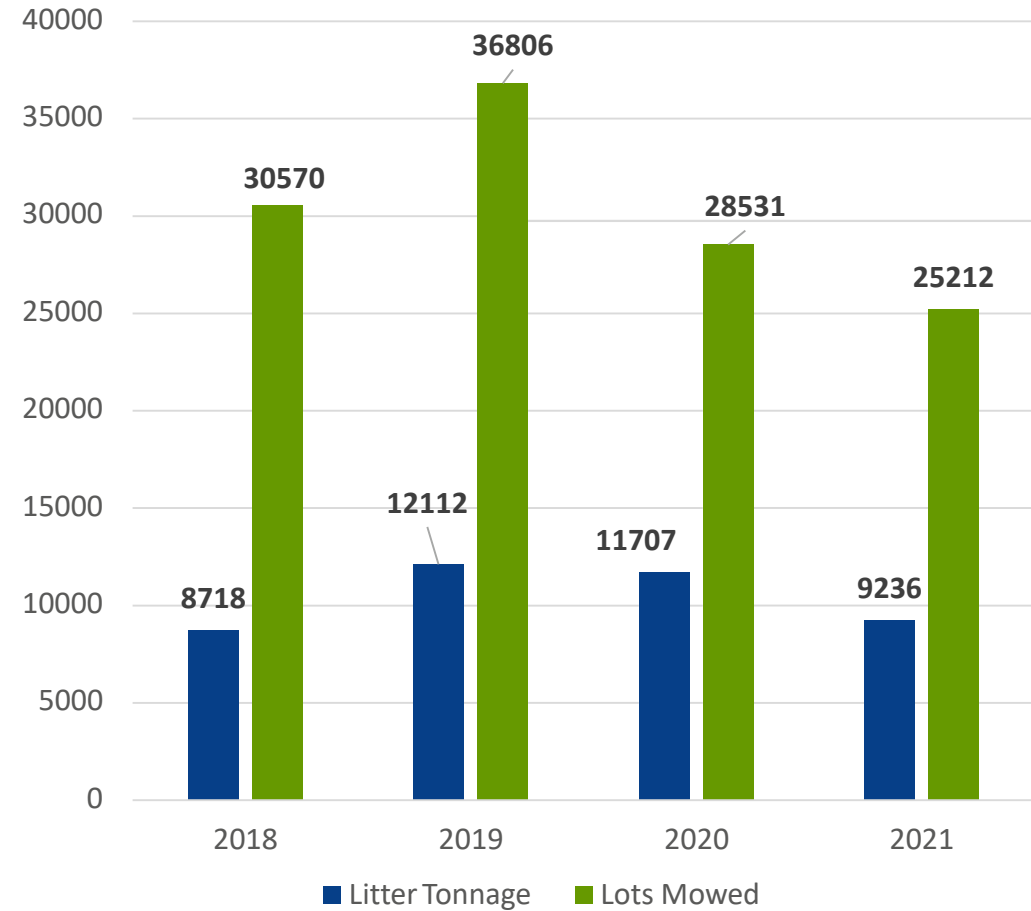
Background/History



Tires Illegally Dumped Totals



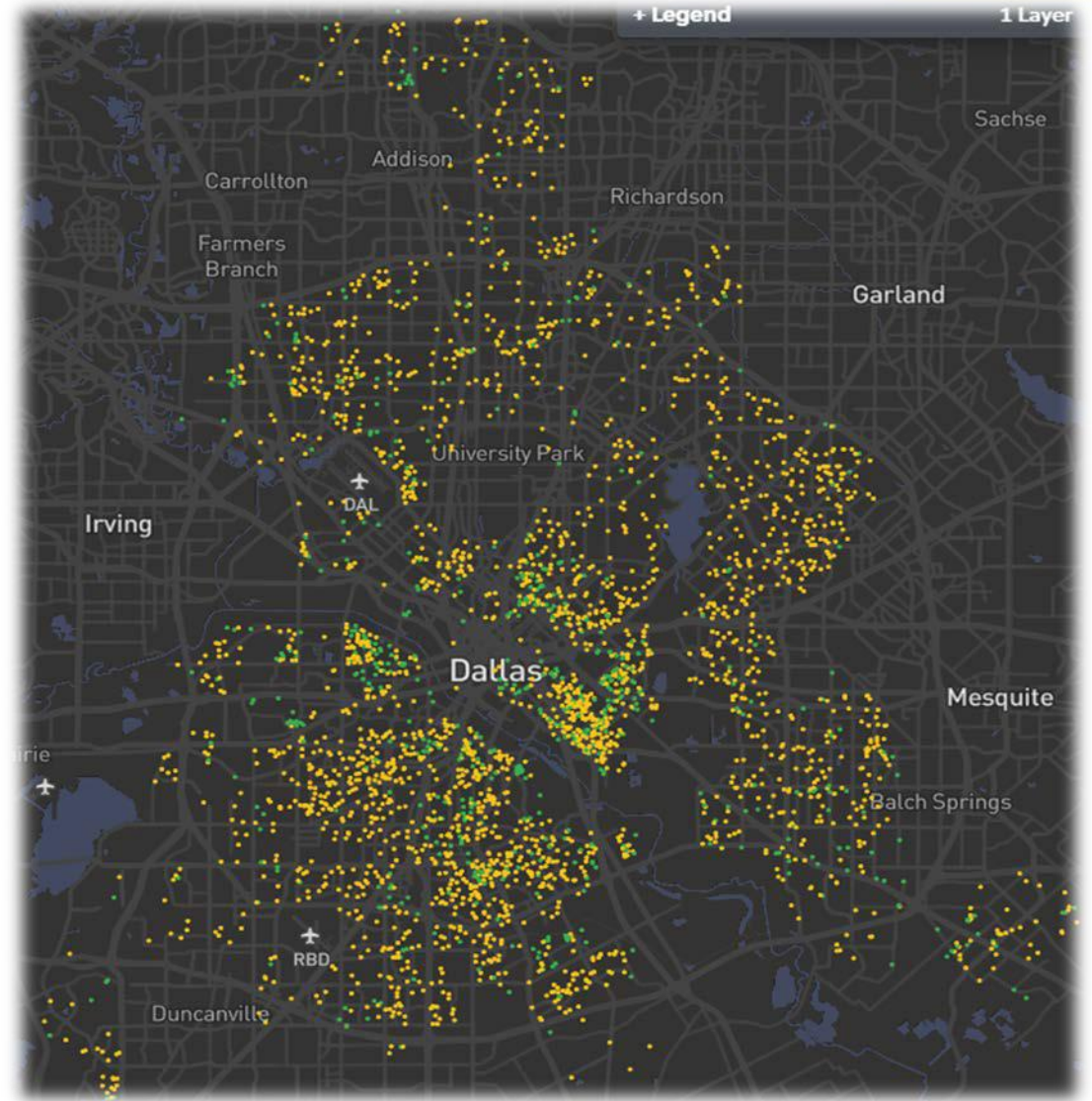
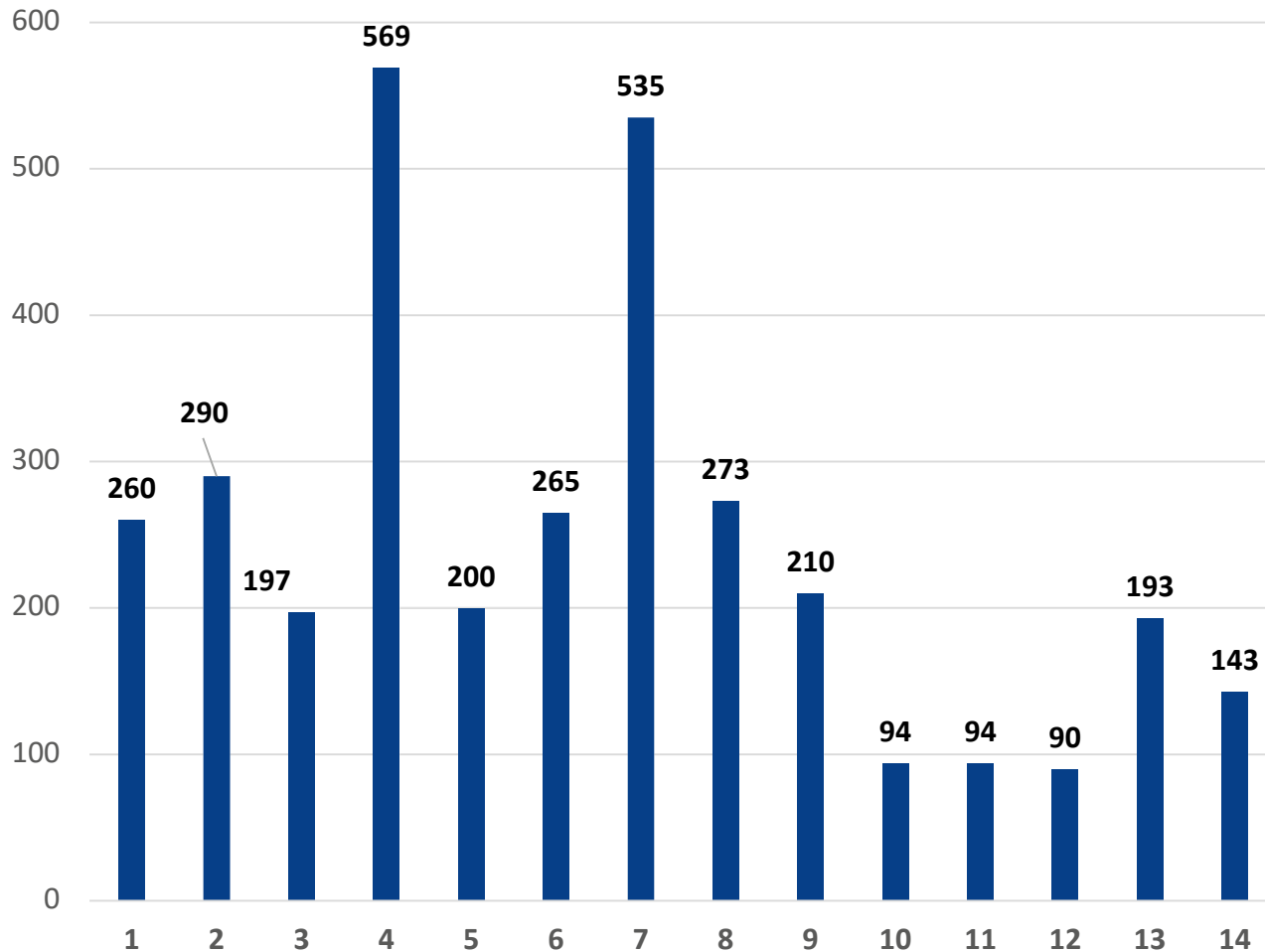
Mow Clean Totals



Background/History



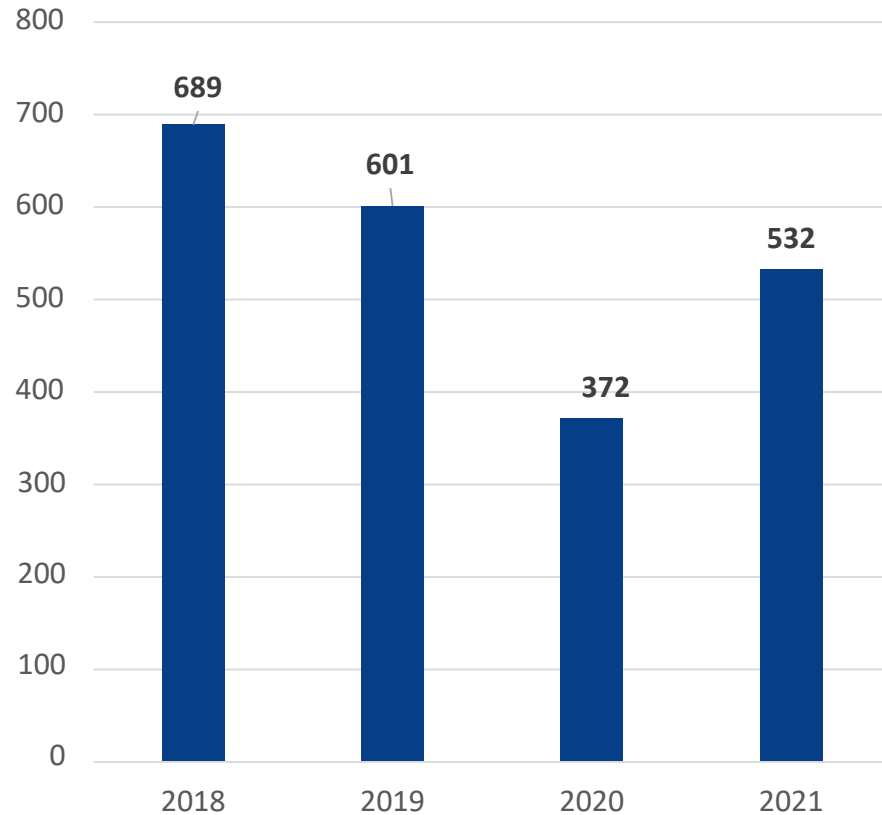
Vacant Properties Identified by Council District



Background/History



Number of Vacant Buildings Secured



City Vacant Property Programs



Austin

Corpus

El Paso

Houston

San Antonio

Sacramento

Detroit

Miami

Chicago

District of
Columbia



Purpose of the Plan



**Owner
Accountability**

**Promote
Economic
Vibrancy**

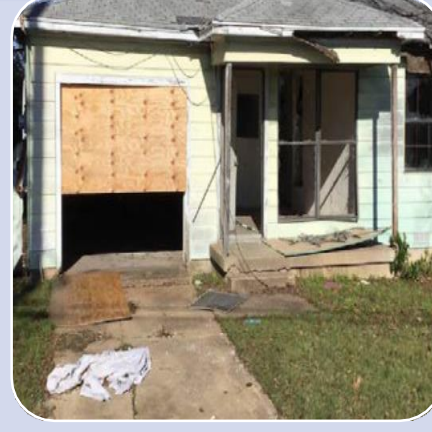
**Increase
Quality of Life**

**Faster
Voluntary
Compliance**

**Reduction of
Crime/Blight**



Issues/Operational Concerns



Dumping

**Litter &
Weeds**

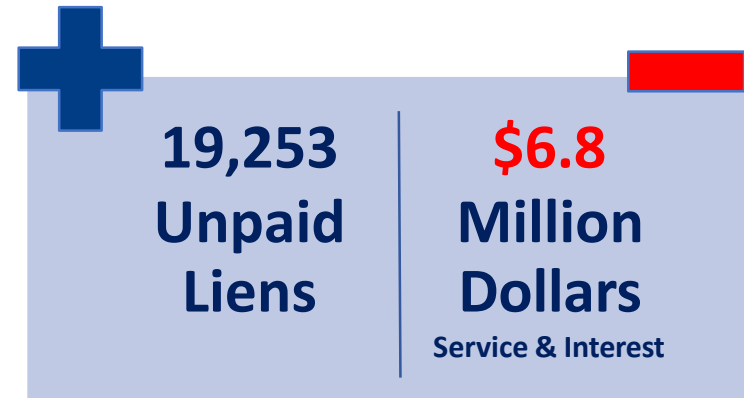
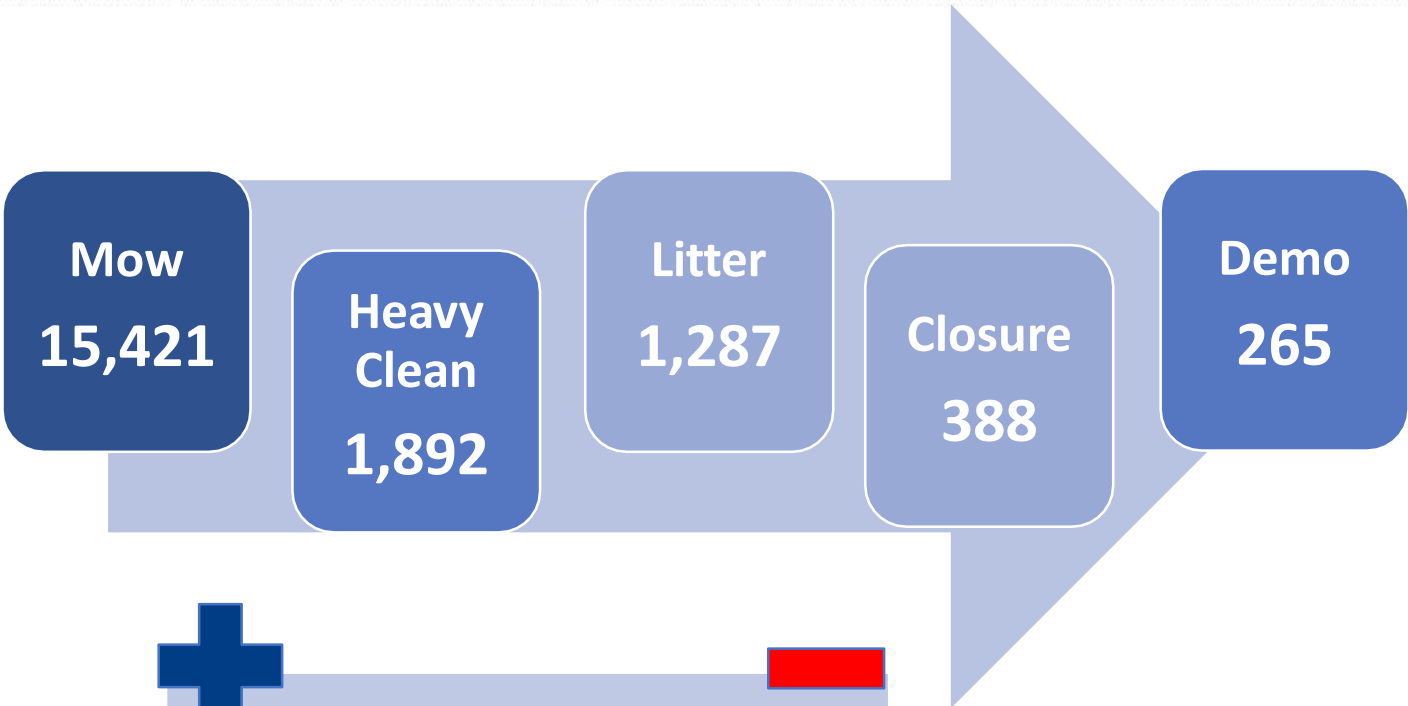
Graffiti

**Open &
Vacant**

Crime



Issues/Unpaid Liens



Note: 4 Year Data



Unpaid Liens Breakdown



19,253 Total Unpaid Liens

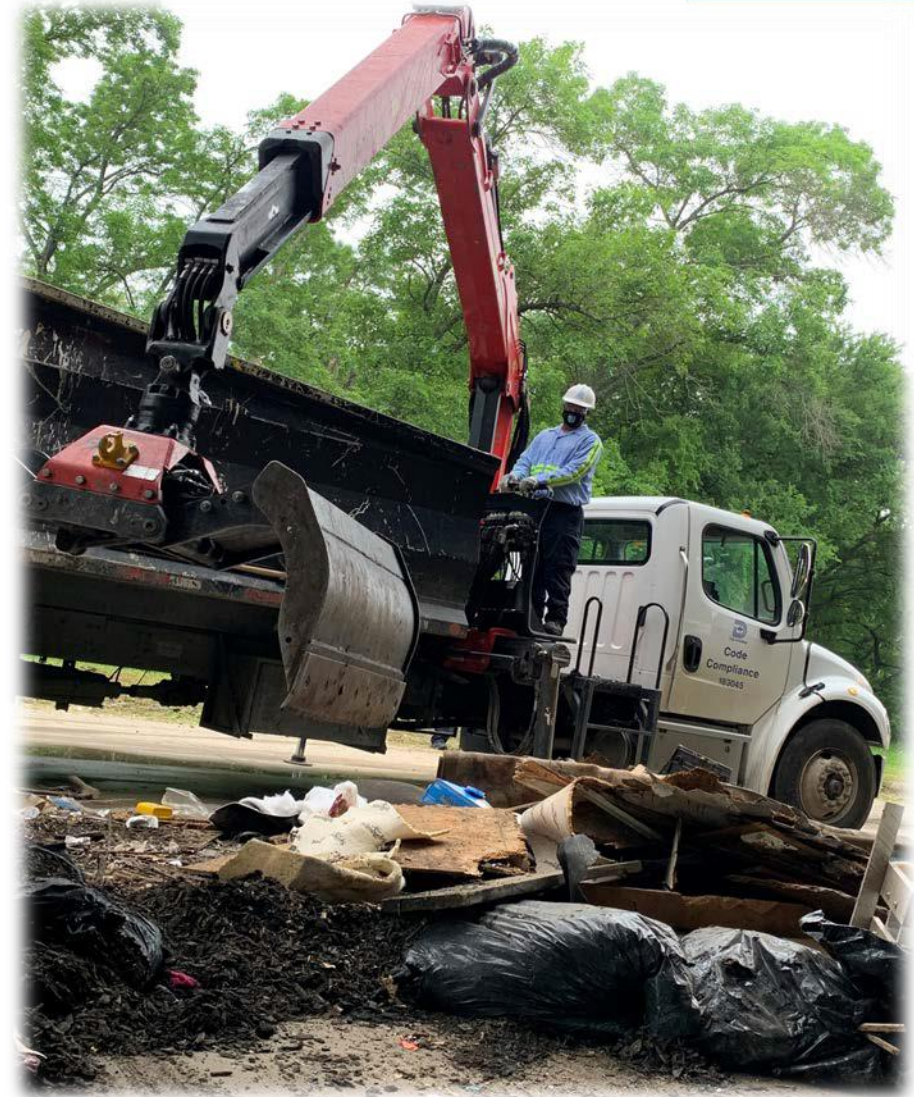
Heavy Clean = \$702k

Litter = \$363k

Mow = \$2.9 million

Demo = \$2.7 million

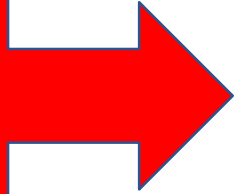
Closure = \$81k



Lien Collection Improvement Process



Lien Filed with
Dallas County if
Invoice not Paid
in 30 days



1st Notice of Invoice 31st Day



2nd Notice of Invoice 46th Day



3rd Notice of Invoice 61st Day



Proposed Action/Strategic

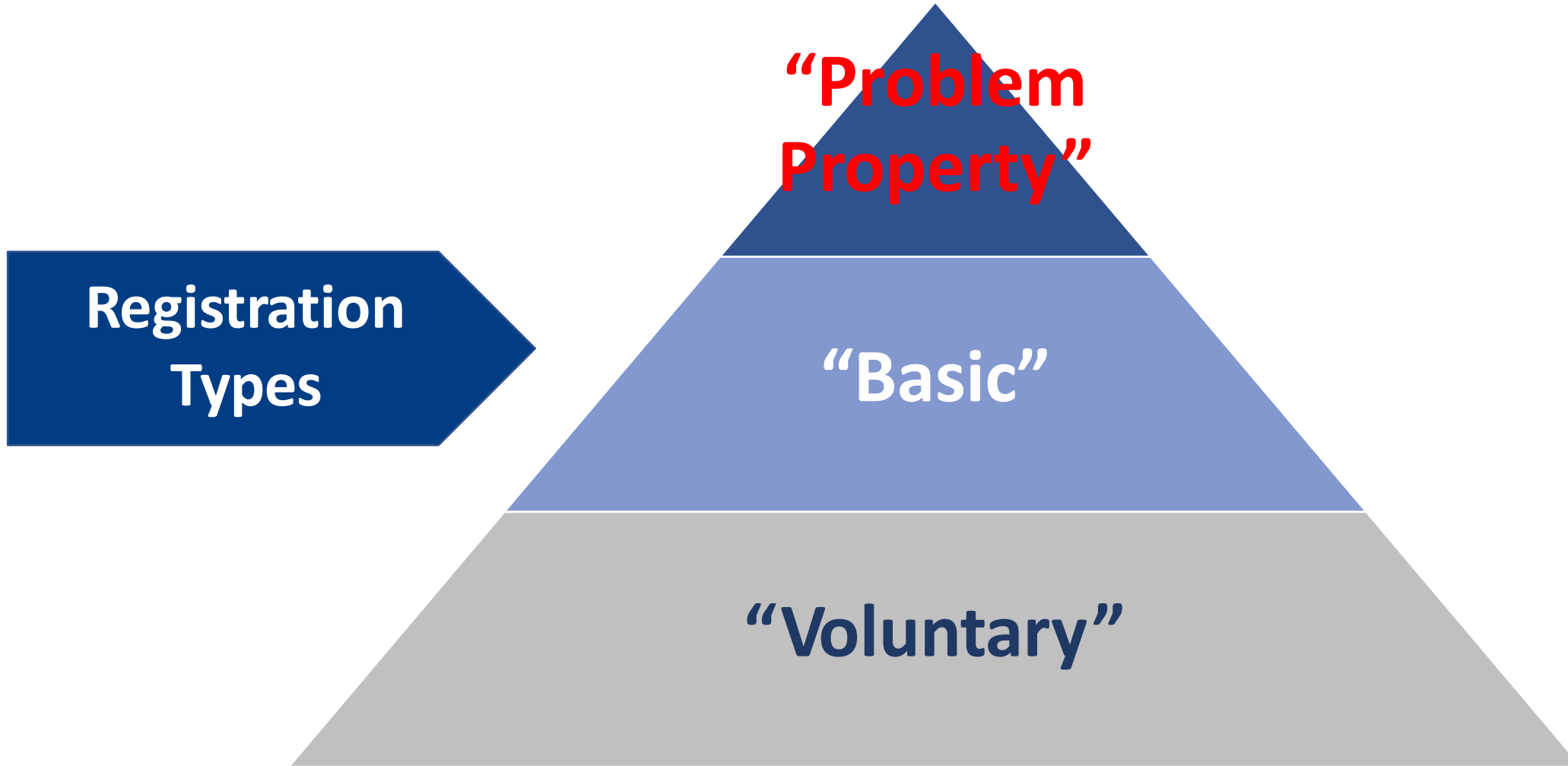


**Registration
Program**

**Repetitive Nuisance
Properties
Monitoring
Inspections
Periodic Evaluation**



Staff Recommendation



Registration Types



“Voluntary”

- Free
- Optional to Property Owners
- Partnerships
- Communication
- Faster Resolutions
- Minimize City Costs and Crime



Registration Types



“Basic”

- **Required when 2 non-complied violations occur in a 6 month period**
- **No longer required when only 1 non-complied violation in occurs in a 12 month prior after initial registration**



Registration Types



“Problem Property”

- **Required when 3 or more non-complied violations occur in a six month period**
- **No longer required when only one non-complied violation in occurs in a 12month prior after initial registration**



Registration Types



Jun 27, 2019 at 11:57:50 AM
203 Landis S
Dallas TX 7520
United States

“Monitoring Fees”

- Required only when escalated to Problem Property Status:
- Code responds to 311 Service Request and confirms violations
- Code may proactively monitor locations every 30 days



City Owned Vacant Lots



“Proactive Monitoring”

- Mowed every 30 days
 - Good Earth \$155,000 spent FY 2021
- Monitor 800 lots every 30 days
- Identification on curb
- Deployed additional surveillance cameras/signage
- Voluntary Registration



Fee Study



Registration Type	Fee Amount	Cost Recovery	Subsidy Amount	Revenue
Voluntary	\$0	0%	\$112,866	\$0
Basic	\$51.00	100%	\$0	\$395,766
Problem Property	\$149.00	100%	\$0	\$268,132
Monitoring Fee	\$171.00	100%	\$0	\$306,921

Annual Cost of Program \$1,083,685 /Annual Revenue Generated from Program \$970,819



Code Staffing



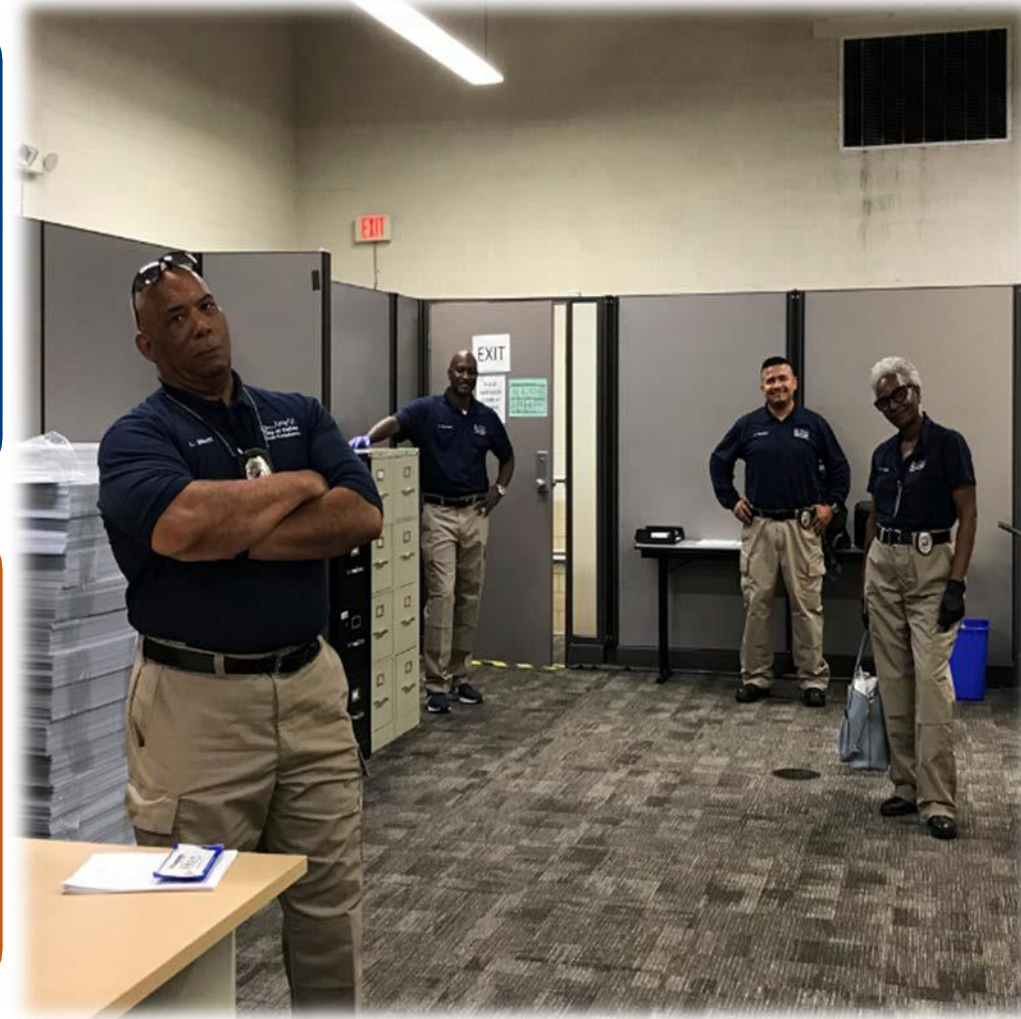
Vacant Property Registration Support Staff

31 Code
Officers

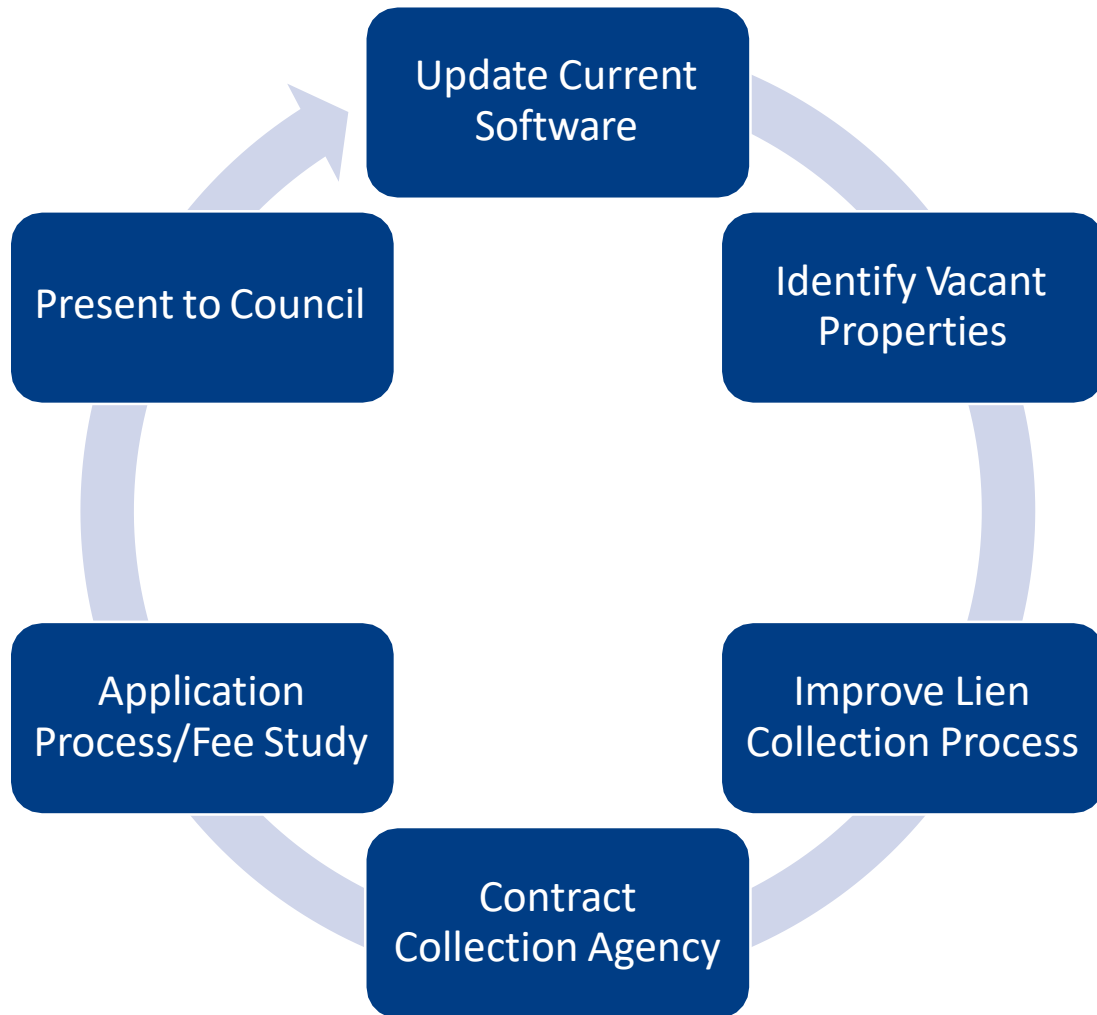
3 Field
Supervisors

1 Additional
Office
Support
Assistant*

**Revenue and Collections Customer Service Agent*



Staff Recommendations



Next Steps



Nov 2021	Implement Improved Lien Collection Process
Nov 2021	Submit Proposed Ordinance to Council
Spring 2022	Software Registration Enhancements
Spring 2022	Outreach and Awareness
Summer 2022	Implement Program





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