

## City Working to Provide Multifamily Residents with Improved Quality of Life

Since the inception of the city's Strategic Plan more than two years ago, Irving has achieved great results through several new programs and initiatives to strengthen public safety and code enforcement efforts.

With more than half of Irving's population residing in multifamily properties, many of these initiatives, such as revised Chapter 8 regulations, have been implemented to hold non-compliant apartment owners responsible for providing residents with a safe and secure place to call home.

"We have made great strides in our effort to execute the changes identified by the City Council and our residents through input provided by surveys, and at Town Hall, budget and neighborhood meetings," said Teresa Adrian, code enforcement director. "The vision that our city leaders have for Irving is unmatched and has equipped city staff with the necessary tools to yield the desired results."

### Working Together

Last year, an apartment task force was formed—consisting of apartment owners, managers,



Sewage leak

### Key Focus Areas Addressed

- Public Safety
- Code Enforcement
- Non-Compliant Apartments
- Corridor Enhancements

### Results to Date

- ✓ 17 percent decrease in crime
- ✓ 73 abandoned signs removed
- ✓ Three Level 4 apartments demolished
- ✓ Five Level 4 apartments vacated and secured
- ✓ More than 30 dilapidated structures demolished
- ✓ One Level 4 hotel demolished (two pending demolition)

industry associations and city staff—to help address substandard apartments.

The task force was instrumental in the development of property risk ratings, which are now used to assess multifamily properties. Through routine and enhanced comprehensive inspections, all Irving apartments will be rated on a scale that ranges from Level 1-4—with 1 being excellent and 4 consisting of unsafe and poor living conditions.

### Results to Expect

Revised Chapter 8 regulations were adopted by the City Council in October to provide the following results:

- ▶ Eliminate Level 4 apartments by December 2010.
- All apartments that receive a Level 4 risk

rating, starting July 1, will be required to install heat detection systems and upgrade to Level 3 status within one year of the inspection.

- By summer 2010, all remaining Level 4 properties will be vacated and the certificate of occupancy will be revoked. The installation of sprinkler systems and upgrading of electrical systems will be required prior to reoccupying properties.
- ▶ Level 3 and 4 properties will participate in an abbreviated version of the Crime Free Multi-Housing Program that requires:
  - Criminal background checks on all tenant and employee applicants 17 years of age and older.
  - Managers to attend one-day training.
  - Use of crime free addendum and agreement.

"Once the initial process has been completed and the new standards are maintained, all multifamily Irving residents can be assured they are living in a safe environment that meets the provisions of the ordinances adopted by City Council," Adrian said.



Rotted wood