

MEMORANDUM

TO: Public Safety, Civil Rights and Technology Committee
Councilmember Bruce Harrell, Chair
Councilmember Mike O'Brien, Vice-Chair
Councilmember Nick Licata, Member

FROM: Deputy Chief Nick Metz, Seattle Police Department
John Schochet and Melissa Chin, Law Department

SUBJECT: Chronic Nuisance Property Ordinance – 2011 Annual Report

DATE: July 16, 2012

This report is being submitted to the City Council as required by Ordinance 123188. This report provides details of the properties that were declared to be chronic nuisances in 2011 as well as properties are currently being monitored for nuisance activity as. The report also provides an assessment of the effectiveness of the ordinance at abating nuisance properties.

Ordinance Implementation

The Chronic Nuisance Properties ordinance went into effect on January 2, 2010. During the first quarter of 2010 SPD and the Law Department developed procedures for implementing the Chronic Nuisance Property Ordinance and drafted templates for the Nuisance Declaration Letter and Correction Agreement. SPD created a checklist for information and data that would be needed to identify and track potential nuisance properties and build a chronic nuisance property case. Each Precinct Commander was assigned the task of identifying and monitoring nuisance properties within their jurisdiction.

Properties Declared to be a Chronic Nuisance in 2011

1. 8201 Aurora Avenue North
 - Description: Commercial motel with 33 units.
 - Nuisance Declaration Date: April 12, 2011.

- Nuisance Activities: The declaration was based upon 8 nuisance activities occurring within 60 days. Those activities included assault, robbery, harassment, and drug-related activity.
- Actions Taken: After the nuisance declaration was issued, SPD and the new owner negotiated and signed a correction agreement on September 8, 2011. The owner agreed to take the following steps: maintain 24 hour video surveillance, staff the front desk at all times, provide nighttime security, lock doors at 8:00 p.m., enforce zero tolerance visitor police, require valid identification from all patrons, enter into SPD Trespass program, and meet with SPD on a regular basis to ensure compliance with all terms. No business license was revoked.
- Results: Since September there have been 6 calls from the property that have resulted in General Offense reports on the property. Only one, an assault on April 3, 2012, qualifies as a chronic nuisance offense. For perspective, prior to signing the agreement there were 83 GO reports pertaining to Everspring from January 2011 – September 8 2011. CPT Officer Gordon has met with the owner several times since the correction agreement was signed and believes the owner is in compliance with the terms of the agreement.

2. 4200 South Othello Street

- Description: Commercial event venue.
- Nuisance Declaration Date: April 5, 2011
- Nuisance Activities: The declaration was based upon 3 nuisance activities occurring within 60 days. Those activities included assault, robbery, and drug-related activity.
- Actions Taken: SPD and Law began meeting with the owner in early 2011. After the nuisance declaration the City and the owners negotiated a correction agreement signed on June 17, 2011. There was no business license revocation.
- Results: The owner of the building converted the building to a special occasion event facility. The building holds special occasion community events such as farmer's markets, community gatherings. The property owner is forbidden from hosting "rave" events. The new farmer's market is enjoyed by the community. The nuisance activity appears to be permanently abated.

3. 4243 South Willow Street

- Description: Residential, single-family dwelling.
- Nuisance Declaration Date: August 24, 2011
- Nuisance Activities: The declaration was based upon 7 nuisance activities occurring within one year. Those activities included drug-related activity.
- Actions Taken: SPD and Law negotiated a correction agreement signed on September 16, 2011.

- (1) Results: Property owner evicted adult child and adult grandchild and who were dealing drugs out of the house. Property owner's second adult child was sent to prison for several years. House is now vacant. Neighbors sometimes report that adult child and adult grandson stop by once in awhile, but they are not living at the house. Property owner has followed all requests. Nuisance activities appear to be abated.

Properties Being Monitored by SPD for Nuisance Activity

South Precinct

Hundred Block	Type
1500 blk. S. Pearl St.	Residence
100 blk. S Horton St	Business
7000 blk. Rainier Ave S	Business

Southwest Precinct

Hundred Block	Type
500 blk. S. Cloverdale St	Apartment
8000 Fauntleroy Way SW	Residence

East Precinct

Hundred Block	Type
1800 blk. E. Howell	Residence
900 blk. 27 th Ave	Residence
700 blk. 23rd Ave.	Business
1200 blk. E. Jefferson	Business

North Precinct

Hundred Block	Type
12000 blk. Aurora Ave. N	Business
4300 blk. of 5th Ave. NW	Residence

Overall Effectiveness

The Chronic Nuisance Property Ordinance seems to be working well. All properties declared a Chronic Nuisance have eliminated or greatly reduced their impact on the community.