

Diane Silva-Martinez
Code Enforcement Unit
San Diego
City Attorney's Office


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CODE ENFORCEMENT

- A necessary partner
- Stabilize nuisance activity/“stop the bleeding”
- What type of program/strategy best fits your jurisdiction?

Strengths of San Diego's VP Program

- Vacant Property Coordinator
 - Effective abatement policies, procedures, and funds to clean and secure vacant properties
 - There is an overall assessment of property (scope of work needed for rehab, structural integrity, zoning or building issues)
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Strength of SD's Program

- ▶ Coordinator assists with Financial or Legal Issues – probate action? taxes paid? Does owner qualify for grants? title issues?
- ▶ Refers Owner to Appropriate Agencies or Resources, e.g., public guardian, is conservator needed?
- ▶ Coordinates efforts between Police, Fire, Development Services, code inspectors, City Attorney, other agencies
- ▶ Reports out to Community Groups

Strengths of San Diego's VP Program

There exists a coordinated interagency and interdepartmental approach to:

- Stabilize nuisance conditions
- Remove impediments to prompt rehabilitation
- Statement of Intent required
- “Carrot and stick” approach (dialogue, referrals, administrative remedies, prosecution)

Which Remedy is Appropriate?

Profile of owner is key/may think criminal when:

- ▶ Want quick result
- ▶ Owner doesn't own multiple properties; no great assets;
- ▶ Prior record, bad attitude
- ▶ Downside: only 3 years probation, \$1,000 fine per violation may be cost of doing business

Which Remedy is Appropriate?

Profile of owner key/may think civil when:

- ▶ Owner has assets, making high penalties meaningful
- ▶ Often civil stipulation (settlement) reached
- ▶ Suspend part of fine to ensure compliance; creative sentencing terms
- ▶ Advantage: permanent injunction/contempt
- ▶ Or...is receivership necessary???


FORECLOSURES



Fast track certain cases

- ▶ Properties referred by Police, Fire
- ▶ Properties located along a mass transit route, a transient corridor or a homeless shelter
- ▶ Properties near schools and public facilities
- ▶ Properties with long history of vacancy

Other Tools / Strategies

- ▶ Nuisance Letters to Financial Institutions and Property Owners
 - ▶ Checklist to Assess Vacant Property
 - ▶ Educate Community
 - ▶ Employ Volunteers
 - ▶ Establish Partnerships
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3131 National Avenue
Council District 8





3226 Franklin Avenue

Vacant property with public nuisance activity. Enforcement action resulted in the timely rehabilitation of the property. Result = the property was put to productive use and affordable housing preserved.



Questions?

Diane Silva–Martinez, Chief Deputy
Code Enforcement Unit
San Diego City Attorney's Office
(619) 533–5655
dsilvamtz@sandiego.gov