



New Approach to Operation Proud Partnership

**It is “The Way We Do Business” in the City of
Corpus Christi (not a short term program or
project)**

Mission: Enhancing and sustaining the quality of life for Corpus Christi neighborhoods and businesses.

Three-Pronged Approach to Fighting Crime:

1. Landlord Education and Accountability for Rental Properties
2. Code Enforcement, Enduro Motorbikes and Directed Patrol working together
3. INAT – Interdepartmental Nuisance Abatement Team

1. Landlord Education and Accountability for Rental Property – “the carrot”

Create an effective Better Landlord Program to improve the character of Corpus Christi neighborhoods, reduce crime, enhance the quality of rental properties, reduce city expenses and/or increase city revenues.

Analysis – Conduct a Disproportionate Share Analysis – a study of the disproportionate financial implications of rental properties on the City of Corpus Christi. The City would contract with Better City Company to complete a comprehensive analysis, consistent with state and local statutes, detailing current costs of city services for rental units versus owner occupied homes. Cost is \$25,000, which we would request from Crime Control District Board. This study can include City expenses such as public safety, code enforcement, building standards, nuisance complaints, zoning enforcement, and other expenses.

Voluntary “Good Landlord” Program – Provide guidelines for being a good landlord, give recognition to good landlords. Talk about the consequences bad landlords face. (Fines, arrests, liens on properties, file suit).

2. Enhanced Code Enforcement – “the stick”

Code enforcement will have more accountability for activities in their districts, and more strength behind the Property Maintenance Codes. Add Enduro bikes and DPOs. Work with City Attorney and Crime Control on shortening timelines for compliance, and funding sources. Update Property Maintenance Code to 2009 version, to coincide with the City’s adopted 2009 Building Code.

3. **Interdepartmental Nuisance Abatement Team (INAT)** – City Departments coming together to deal with problem issues: Code, Fire, DPOs, Attorney, Health and other departments as needed, depending on the case. New approach to handling poorly maintained properties. Use investigative techniques to deal with landlords and identify bad ones. Build the case, invite landlord into a meeting to get compliance. If it works, great, we get compliance. If they don’t want to cooperate, we go forward with a case through Chapter 54, 125, etc.

Go after both civil (code) and criminal side, through District Court.

Example: 3002 Antelope, apartment complex.

Expected Outcomes:

- Voluntary compliance
- Partnering with the City
- Improving quality of life
- Cleaner Neighborhoods – Residences and Businesses
- Lower Crime