



EDMONTON POLICE SERVICE

REPORT TO THE EDMONTON POLICE COMMISSION

DATE: 2020 July 03

SUBJECT: Residential Review and Compliance Unit (Jan – June 2020)

RECOMMENDATION(S):

That this report be received for information.

INTRODUCTION:

This report will summarize and update the status of the Residential Review and Compliance Unit (R2CU).

R2CU continues to develop internal partnerships within each of the six patrol divisions; working closely with Crime Suppression Teams and divisional Beat Teams/patrol. R2CU continues to operate as an important liaison between the EPS membership and the external partners of the Residential Living Governance Committee (RLGC).

Within the past year the members of the partner agencies that conduct inspections became known as the Residential Inspection Safety Compliance Team (RISC Team). This team has been conducting joint inspections utilizing a joint notification letter which they developed. As mentioned in previous reports the scope and pace of the work being done now, under this new model, is at a significantly higher volume. The RISC Team is not a new entity, but rather a new name used to identify this improved organization of the collaborating agencies.

BACKGROUND:

Formalized inspections to insure minimum housing standards are met began in the spring of 2018. The formalized Risk Assessment Model began in May 2018 and the signed off MOU was in place by August 1, 2018 with all seven participating agencies and departments represented.

This multi-agency committee includes leadership and frontline staff from Alberta Health Services (AHS), Edmonton Police Service (EPS), the Government of Alberta (Both OH&S and the Sheriffs), and from the City of Edmonton: Edmonton Fire Rescue Services (EFRS), Safety Codes Compliance, Development Compliance, Community Standards, and Housing and Homelessness. The structure follows the Hub Model for

Community Safety with formalized roles and responsibilities at the Steering, Centre of Responsibility, and Situation Table levels.

The RISC Team has been conducting joint inspections throughout the city for over two years. In addition to inspections, the team has participated in numerous community engagement events. Members of the RISC Team have attended 'Coffee with a Cop' sessions, Safer McCauley Community Meetings, and presented at the Canadian Institute of Public Health Inspectors. As the frontline face of the RLGC, the RISC Team has continued to develop credibility within the community as an effective and co-ordinated group to assist with identified high risk properties. The team's effectiveness is not in the process or tools developed, but in an integrated approach to solving issues.

YEAR TO DATE INSPECTIONS:

This model has allowed the team to be able to conduct inspections and subsequent follow-up inspections at a greatly increased rate. Despite the COVID-19 pandemic affecting workload, in the past six months the RISC team has accomplished the following:

- Assessed the risk of 70 new properties
- Conducted 90 RISC team inspections, including follow-up inspections
 - Agency Visit Count: 315 (total number of agencies involved in the 90 inspections)
- Successfully concluded and classified 54 properties, meeting minimum standards
- Participated in and presented their work at community stakeholder events

Outside this model the R2CU Sergeant continues to be responsible for coordinating with all the divisions by collecting potential problematic addresses and arranging any additional resources needed to facilitate the inspections. Through continued work alongside divisional resources, and the development of unofficial liaison members within most divisions, the RISC Team has been an effective resource in problem solving and crime reduction.

Inspection examples January to June 2020:

As in past reports, consideration must be given to the volume of inspections currently being conducted. Providing a breakdown of each division and or a summary of all inspections, would be extremely cumbersome to contain within one document. There is the potential for future reports to include some of the developing data captured by the GIS Mapping system. Below are three examples from the last period that are representative to the RISC Team's continued focus of problematic rental, multi-family, and commercial accommodations.

1) Downtown Division Rooming House

- This location was brought forward to R2CU via community complaints and Downtown Beats.
- High volume police presence, drug activity, broken windows, unsightly exterior lot, animal bylaw complaints, known offenders residing in suites, and transient traffic.
- The building consisted of 4 separate suites with varying degrees of deficiencies below minimum living standards.
- The address was submitted to the RISC Team and the first inspection occurred on Feb 12, 2020.
- RISC team members from AHS, EFRS, Community Standards, Development Compliance, Safety Codes, OH&S, SCAN, and both R2CU and EPS Downtown Beat members conducted the inspection
 - The Team noted many issues, including but not limited to, pest infestation (cockroaches), broken windows, graffiti, damaged and broken doors and walls, inoperable fire alarm system, and several violent and unpredictable tenants.
 - The basement had a vacant suite in complete disarray with evidence of usage by transient individuals who gained access through an insecure door.
- The property manager was advised of all the deficiencies and complaints linked to drug activity. Instructions to address the issues were laid out.
- A second RISC Team inspection occurred on Feb 26, 2020.
 - Very little of the ordered work was done – problem tenants were still residing and refused to allow us entry to their suites
 - A discussion was had with the owner who stated he has served eviction notices to the problem tenants
 - A contractor had been employed by the owner to conduct renos once the tenants had vacated
- A third RISC Team inspection occurred on March 6, 2020.
 - Evicted tenants vacated suites and locks were changed, however one of the tenants piled his property under tarps in the front and back of the property. He was also sleeping under the tarp.
 - This tenant was given housing option with contact information, he stated he would make his own arrangements.
 - Two dogs remained roaming around in the basement
 - The owner was instructed to board up the property to prevent forced entry
- To date, all problem tenants have vacated, and tarped property has been removed. House is now boarded up and the owner stated he will be renovating and bringing deficiencies up to standard prior to any future tenant rental.
- Community complaints and EPS calls for service have been considerably reduced.
- Monitoring is ongoing

2) Southeast Division Single Family Home

- The residence in question a subject of numerous complaints from community
- Complaints led to an investigative file opened by Safer Communities And Neighborhoods (SCAN) due to suspected drug activity
- RISC Team became aware of the location from community complaints and EPS calls for service.
- 19Nov14 RISC and SCAN inspection:
 - Rooms were being rented out without a permit
 - Basement contained multiple bike parts – suspected chop shop
 - Various individuals observed in the house appeared to be on extended stays but not living there.
 - Main resident has an extensive criminal record
- 20Jan09 - RISC Team Inspection:
 - Various individuals observed in the house – none of whom were related to the main residents.
 - One individual stated she was renting a room – still no permit in place for room rental
 - More bike parts observed in the basement
 - Female resident heavily intoxicated upon our arrival
- 20Mar04 – RISC Inspection
 - Main residents the lone occupants present
 - Drug paraphernalia observed in one of the occupied rooms
 - Residents tried to clean the house in preparation for our arrival
 - Junk and landscaping equipment scattered around front and back area of house
 - Steady flow of EPS calls for service continued
- 20Jun02 – RISC Inspection
 - Main residents and a sub renter present
 - Male resident stated he removed all the drug using renters
 - Bike parts no longer in basement
 - Damage doors and walls observed throughout the house – male resident stated he was in process of repairing
 - Male resident had visible injuries to his eye and face – he stated a TV fell on him as he moved it
 - Junk and landscaping equipment still scattered around exterior of house
 - EPS call for service history showed multiple recent incidents related to criminal and nuisance complaints
- 20Jun15 – SCAN executed a Community Seizure Order (CSO) with the assistance of EPS. All residents were removed, and the house was secured to be in possession of the Province of Alberta for 90 days.
- RISC file successfully closed.

3) West Division Rental House

- Brought to the RISC Team's attention by West Beats on 20Mar20
- Multiple complaints from the community leading to several calls for service.
- Main renter is very well known to police for criminal activity – he appeared to be subletting rooms in the house to individuals who were also known to police.
- Nuisance, disorder, and drug activity were the prevalent complaints.
- 20Apr14 – RISC Team initial inspection
 - Landlord did not attend, and information was the owners were currently out of the country
 - Main renter was reluctant to allow us inside but eventually relented.
 - Four other individuals in the house, one of which displayed obvious displeasure with police presence.
 - AHS observed several deficiencies within the house well below minimum standards
 - Evidence of drug use observed
 - Individuals admitted renting rooms paid to the main renter
 - Exterior of house was in disrepair and piles of garbage and junk observed in the backyard and garage area
 - Main renter remained disgruntled at our presence throughout the inspection
 - Several orders and warnings were sent to the landlord
- West Beats kept the RISC Team updated with the on-going issues that continued after our initial inspection, which included:
 - Heavy traffic of individuals frequenting the house at various hours of the day and night on bicycles and foot
 - Arrests of identified offenders committing property and drug offences. Several warrant executions
 - Individuals observed living in the garage
 - Community discontent
- 20Jun04 – RISC Re-Inspection
 - Property manager attended the inspection
 - Main renter again was very reluctant to allow us entry
 - Four unknown individuals fled the house upon our entry
 - Bike parts and various tools inside the house
 - None of the deficiencies identified in the last inspection were addressed – in fact things had deteriorated almost to the point of unlivable conditions
 - Property manager served the main renter a 24hr eviction notice
 - AHS issued a closure order until deficiencies were addressed

Update:

- Eviction executed – main renter vacated
- House is vacant but not secure, so access has been gained by transient traffic
- Owner plans to demolish and rebuild
- Location to be monitored until owner secures entrances from access

UPCOMING:

With the inception of Vision 2020 and the Crime Suppression Team, R2CU initiated the development of a partnership with the new team. Several problem properties are in the Crime Suppression zones so a strong working partnership with the teams will strengthen the ability to hold problem property owners accountable.

The three Crime Suppression Zones are supervised by three sergeants with a team of constables assigned to an area in each zone. On-going communication and the sharing of information will make for a more efficient process. The RISC Team members were also introduced to the Crime Suppression Team to afford resources and strategies the different agencies can supply.

The R2CU Sergeant position has now been changed to a Constable's position within the Collaborative Policing Unit which allows the positions to receive coverage for vacations, training or other absences.

R2CU will continue utilizing different approaches to inform EPS frontline members the benefits of our unit when it comes to dealing with problem properties in the divisions. This includes presenting at recruit classes, squad parades, and possibly being a part of GDM training. We will continue to invite members from Beats, Crime Suppression, and patrol to our inspections to not only assist us with information to the property but to give divisional members a true sense of how the RISC Team can help reduce calls for service at problem properties.

ADDITIONAL INFORMATION ATTACHED:

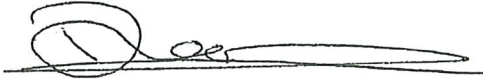
SUBMITTED BY:

Acting Sergeant Ray WILSON, Residential Review and Compliance Unit (R2CU)



REVIEWED BY:

Sergeant Paul LOOKER, Collaborative Police Unit



REVIEWED BY:

A/Director Carlos Cardoso, Youth Branch



REVIEWED BY:

Superintendent Nicole CHAPDELAINE, Integrated Community Safety Division

REVIEWED

By Nicole Chapdelaine at 9:18 am, Jul 02, 2020

REVIEWED BY:

Deputy Chief David VEITCH, Community Safety and Well-being Bureau

*David Veitch
2020 July 3rd.*

*... Followup is ongoing w/ fellow displaced as a
result of temp close of rooming house — DV.*

Chief of Police, Dale MCFEE: _____



Date: _____

July 6, 20