



## EDMONTON POLICE SERVICE

### REPORT TO THE EDMONTON POLICE COMMISSION

DATE: 2020 January 03

SUBJECT: Residential Review and Compliance Unit (July - December 2019)

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#### 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 Community Crime Management Teams (CCMT) 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, 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 a year and a half. 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 2019:**

This model has allowed the team to be able to conduct inspections and subsequent follow-up inspections at a greatly increased rate. Within the past six months the RISC team has accomplished the following:

- Assessed the risk of 47 new properties
- Conducted 160 RISC team inspections, including follow-up inspections
  - Agency Visit Count: 500 (total number of agencies involved in the 160 inspections)
- Successfully concluded and classified 44 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 July – December 2019:**

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 Apartments Complex

- This location was put forward to R2CU from Downtown Beats as a multi-suite complex with multiple incidents and problematic address within their Beat
- High volume police presence, criminal behavior, broken windows, unsightly exterior lot, known offenders residing in suites, and both internal and external vandalism were creating external demand for calls for service
- The building consists of 12 suites and several of them did not have working appliances; e.g. fridges, smoke alarms.
- The address was submitted to the RISC Team and the first inspection occurred on October 8, 2019
- RISC team members from AHS, EFRS, Community Standards, OH&S, 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 owner was issued a 30-day repair order for the most critical issues noted by AHS – no vacant suites were to be rented until all suites were in compliance
- A second RISC Team inspection occurred on Nov 5, 2019
  - Very little of the ordered work was done – appliances and smoke alarms were not operable in several suites
  - Several suites had cockroach infestation, and problem tenants still resided and caused extensive damage to suites
  - Fire alarm system still inoperable
- EFRS issued a 48-hour repair order for the fire system and to have a fire watch in place until it was fixed
- To date, work has begun on repairs, the fire alarm system has been repaired, and problem tenants have been evicted.
- The owner has hired a manager to facilitate the repairs and will continue to work with RISC to improve the building
- Monitoring is ongoing

## 2) West Division Single Family home frequented by transient individuals

### History:

- The residence in question was of concern to the divisional Community Crime Management Team (CCMT)
- Extensive history with Community Standards and AHS
- Known location of transient individuals involved in crime and disorder
- Individual observed living in one of the two garages
- Second garage used to store various unsightly items filled to the point the overhead door could no longer close

- Residence in an extreme state of disrepair, including a large hole in the roof
- Garbage and debris strewn throughout the interior and exterior of home
- Presence of mold inside the residence
- Extensive pest issues, including mice, cockroaches, and bed bugs.
- Elderly tenant/owner with health issues and evidence he was being taken advantage of by his roommate and frequent visitors
- Members of the RISC Team along with West Division CCMT returned three additional times and continued to work with the tenant/owner
- AHS attached an order to the garage prohibiting it to be used as a residence.
- The owner/tenant is a complex client and presents his own set of problems
- Resources including housing options and outreach information was provided
- Upon last visit in December 2018 the owner/tenant is contemplating selling as he was unable to maintain or conduct repairs amid his failing health.

**Update:**

- Individual residing in garage has since vacated
- Second garage boarded up
- Owner agreed to give modified agent status to CCMT allowing for the removal of unwanted guests
- Continued work with West Division CCMT members and the involvement of a senior advocate
- Garbage and debris cleaned from yard
- The presence of renters and “guests” living both in the house and in the property’s out buildings has been reduced
- Monitoring is ongoing

**3) Northwest Division Apartment**

- An apartment complex with approximately 12 suites on three floors.
- The property was assessed and discussed by the RISC Team on June 10, 2019; first inspection was on June 26, 2019
- Information provided to RISC indicated a high number of EPS calls for service for various incidents including domestic disputes and other criminal activity.
- Individuals known to police resided in the building which added to the calls for service
- Several deficiencies in many suites, which included; cockroaches, broken smoke alarms, broken window locks, and general neglect
- Upon inspection the team found common areas, the parking lot and abandoned suites littered with garbage, graffiti, broken windows, and evidence of transient activity

- One suite housed a problematic tenant with obvious drug addiction issues. She was allowing drug addict friends into the building
- The RISC Team advised the owner he would not be allowed to rent out vacant suites until deficiencies were addressed

**Update:**

- The most problematic tenants were removed
- Many of the deficiencies were addressed, or in the process of being addressed
- Graffiti and garbage had been cleaned up; issues in the common area were rectified
- A reduction in EPS calls for service at the location with the implementation of Agent Status
- RISC file closed on Nov 26, 2019

**UPCOMING:**

R2CU hosted a member from the Calgary Police Service who is currently in charge of an initiative to launch a program similar to the RISC Team. The CPS member reached out to EPS and was invited to partake in the RLGC weekly meeting and shadow the RISC team at three inspections. The one-day visit was a very positive introduction to the structure and nuances of the team. It also afforded valued networking with the different provincial and municipal agencies, who offered to assist to initiate the partnerships with their Calgary colleagues.

The CPS member reached out a few days after his visit stating he received positive feedback from his management team regarding his visit. CPS appeared to be a step closer to having their own RISC team, which shows the value and impact the RISC Team has on the vulnerable housing issue.

R2CU will be 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, CCMT, 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, Residention Review and Compliance Unit (R2CU)

**REVIEWED BY:**

Acting Staff Sergeant Lee BIERAUGLE, Collaborative Police Section

**REVIEWED BY:**

Acting Inspector Brenda DALZIEL, Integrated Community Safety Branch

**REVIEWED BY:**

Acting Superintendent Derek McINTYRE, Coordinated Policing Division

**REVIEWED BY:**

Acting Community Safety and Well-being Bureau Officer ED Jodie GRAHAM, CSWB

Acting Chief of Police, Greg PRESTON:



Date:

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