

CITY OF BOSTON

In City Council

An Ordinance Establishing the Problem Properties Task Force

Be it ordained by the City Council of Boston, as follows, that the City of Boston Code be amended by adding the following ordinance:

Section 1. CBC Chapter IX is hereby amended by inserting after section 9-12 (Security for Student Housing) the following new section: -

Section 9-13.1 Establishing a Problem Properties Task Force

There is hereby established in the Mayor's Office an advisory panel to be known as the Problem Properties Task Force, the members of which shall meet and share information concerning various properties in the City of Boston as more fully outlined herein. The panel shall advise the Mayor or his designee of the actions taken by various City Departments and public agencies to address problems associated with such property and each member of the panel may use the information about such property in order to better enforce the laws, ordinances, codes or regulations that fall within such member's jurisdiction.

- a. The Task Force shall be chaired by a member of the Mayor's staff who shall have the full confidence of the Mayor, and shall be housed in a department of the Mayor's Office as the Mayor shall from time to time designate.
- b. Members of the Task Force shall be:
 - The Police Commissioner
 - The Fire Commissioner
 - The Commissioner of Inspectional Services
 - Director of the Office of Neighborhood Services
 - The Commissioner of Public Health
 - The Collector Treasurer
 - The Director of the Air Pollution Control Commission
 - The Corporation Counsel
- c. The Task Force shall have regular monthly meetings in City Hall and may meet at other locations in the City. Emergency meetings shall be held at the call of the Chair.
- d. Upon the effective date of this Ordinance, each member of the Task Force shall make a diligent search of the records of his or her department and gather all records of multiple calls from the public concerning specific addresses in the last 12 month period. Such records shall be forwarded to the Chair who shall establish master files for each address forwarded containing all records concerning that address. Such files may be kept in electronic form. Notwithstanding the forgoing, the Police Commissioner shall not forward any record that is part of a criminal investigation.

- e. A Problem Property shall be defined as any property to which the Police Department has been called not fewer than four times within the preceding 12 month period for any incident involving any criminal offense including but not limited to disturbing the peace, trespassing, underage drinking or assault; or any property concerning which the Air Pollution Control Commission has received not fewer than four complaints for noise within the preceding 12 month period; or any property that the Inspectional Services Department or the Public Health Commission has received not fewer than four complaints within the preceding 12 month period for noxious, noisome or unsanitary conditions Provided, however, that the final designation of a property as a Problem Property shall be made by the Chair taking into consideration the nature of the complaints, the number of dwelling units at the property, and the nature of the property.
- f. Upon review of each file, the members of the Task Force may determine that a particular property warrants heightened scrutiny by the agency or agencies that they head.
 - i. In the case of properties in or around which recurring criminal activity has occurred in the preceding 12 months, the Boston Police Commissioner shall consider whether to increase surveillance of said property and all other enforcement actions permitted by law.
 - ii. In the case of properties which have had multiple building and/or sanitary code violations in the preceding 12 months, the Inspectional Services Commissioner and the Executive Director of the Public Health Commission shall, as appropriate, consider whether to expedite code enforcement proceedings and all other enforcement actions permitted by law.
 - iii. In the case of properties which have had recurring violations of noise regulations in the preceding 12 months, the Executive Director of the Air Pollution Control Commission shall coordinate with the Law Department to institute proceedings for injunctive relief.
 - iv. Properties described in this paragraph shall be designated as "Problem Properties".
- g. The Chair of the Task Force shall perform such duties as may be prescribed by ordinance, including notifying a property owner of the designation of his or her property as a Problem Property, and notifying a property owner of the intention to impose charges to recover the cost of public safety expenses related to that property.
- h. The Corporation Counsel shall commence foreclosure proceedings for any such property described above in paragraph f. which has delinquent real estate taxes.
- i. The Chair of the Task Force shall issue a written report to the Mayor and City Council on the actions undertaken by the agencies represented by its members on Problem Properties for the period of the enactment of this Ordinance to the second anniversary of its enactment. The report shall be delivered not later than three months after the second anniversary of the enactment of this Ordinance.

Section 2. This ordinance shall take effect upon passage.

In City Council JUL 13 2011

Passed

Rosaria Salerno **City Clerk**

Approved

Thomas D. Menino **Mayor**