



Portland Police Bureau

Zombie Houses: Addressing Distressed Properties



Sgt. Randy Teig
Ofc. Joe Young
Ofc. Ryan Mele
26th Annual POP Conference



Definitions

Resolved

Once a location is identified secured against entry and posted we partner with BDS and the Neighborhood to manage the house

Managed

Routinely checking addresses and ejecting trespassers and re-securing the location

Zombie Foreclosure

“a property that the homeowner has abandoned and assumed the home has become the property of the lender.” Bankforeclosures.com



Scan



Source: PPB East NRT

Oregon

- January 2009 Oregon was among the top 5 states nationally for foreclosure filing
- Portland was the epicenter for much of this activity



Scan/Changing Priorities

2013

198 Knock and Talks
157 Consent Searches
Seized 3.5 kilos of Meth
62 Illegal Firearms

2015

395 Abandoned Homes
375 Resolved



Zombie Homes

1. Blight
2. Incivility
3. Crime



Analysis

Top 3 Citizen Complaints

1. Distressed Property (AKA Zombie Houses)*
2. Homeless camps and Motorhomes
3. Loitering



Analysis/Foreclosures

East Precinct Hard Hit

- 1/2 Foreclosed Homes Citywide
- Five district account for 1/4 of homes

Figure 1. Portland's Lender Owned Homes

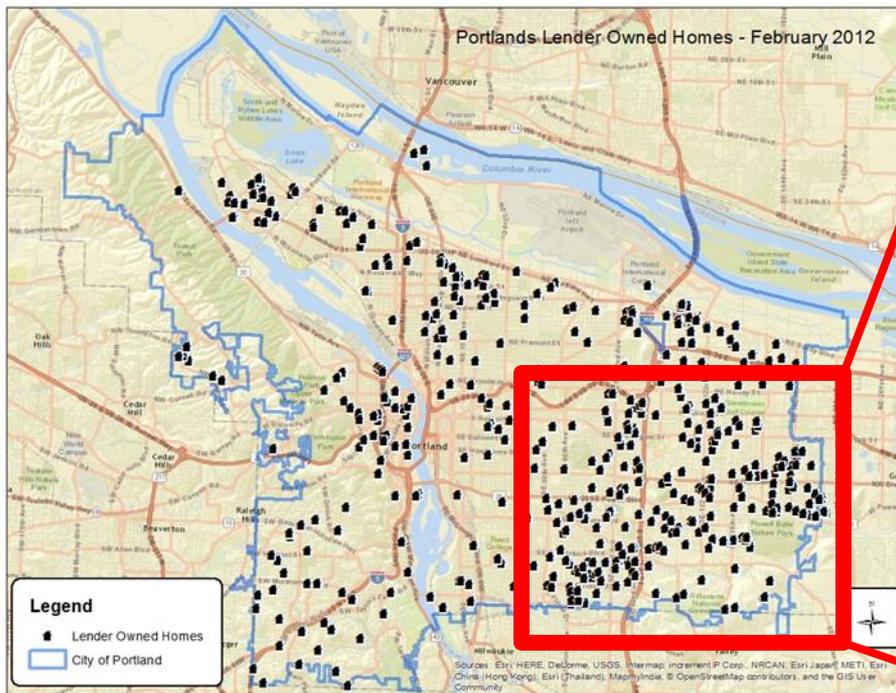
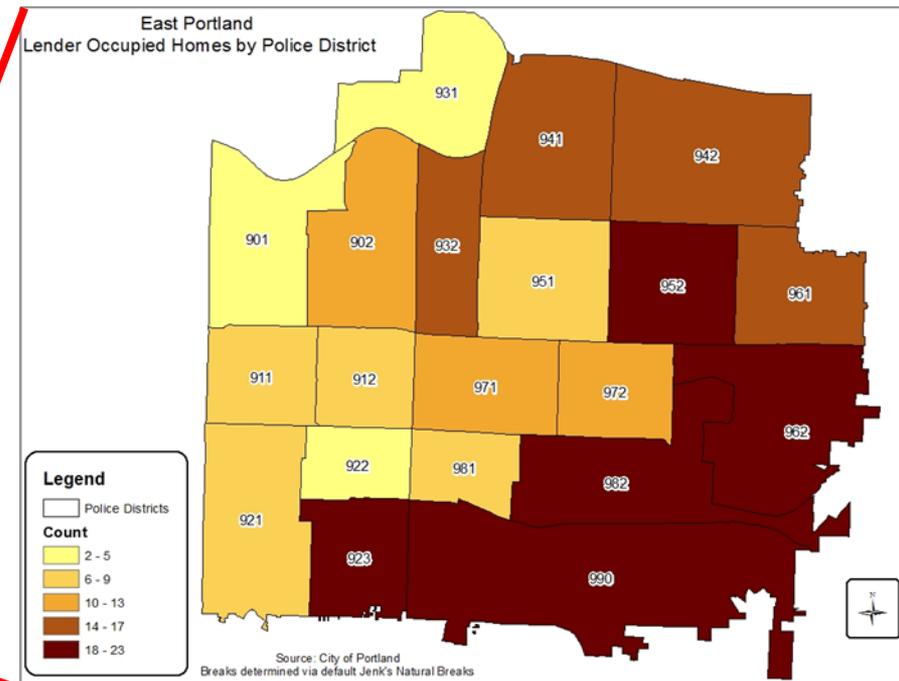


Figure 2. East Portland Lender Owned Homes by Police District





Analysis/Best Practices

Conduct Research

1. Community Oriented Policing Services
2. The United States Conference of Mayors
3. Numerous reports available from various municipalities with similar problems
4. Case Law: *Kelo v. City of New London*



Analysis/Crime Hubs

Graffiti



Disrepair



Blight



Fire



Vandalism



Threat to Public Health



By mid 2014 abandoned homes become the #1 neighborhood complaint



Analysis/Identifying Resources

Problem Solving Workgroup

- City Resources
- County Resources
- Private Sector Resources



Response/Documented Procedure

- Legally Defensible
- Standardized Response
- Replicable and Teachable



Response/Police Report

Recommend Boilerplate Content

1. Report the laws that support your actions
 2. Report the recommended practices you are following and identify the source
 3. Report existing policies your agency has provided that support your actions
- Then provide a unique narrative describing the conditions and circumstances of the location as they relate to items 1 through 3 of the boilerplate



Response/Documented Procedure

Vacant and Abandoned House Strategy

1. Identify responsible party
2. Identify community threat and impact
3. Investigate condition of property
4. Examine for “evidence of vacancy”
5. Examine reported history VCAD/RegJIN
6. Secure location
7. Post location
8. Document conditions and actions taken
9. Assist Bureau of Development Services
10. Notify neighbors and district officers (ONI)
11. Post abatement analysis to determine effectiveness of actions



Response/Case Study

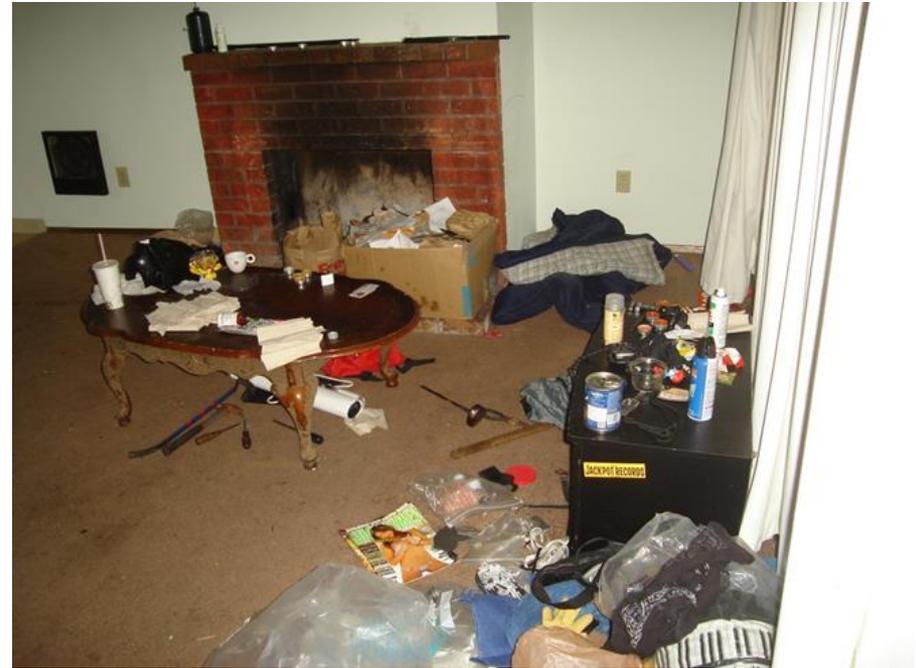
NEIGHBORHOOD IMPACT





Response/Case Study

INVESTIGATIVE CONDITIONS





Response/Case Study

Examine for evidence the property has been vacated by legal owners

Silver Key - here

DATE: ~~7-10-2013~~
8-10-2013

NOTICE:

This property has been determined to be vacant. The information will be reported to the mortgage servicer. The mortgage servicer intends to protect this property from waste and or deterioration. The property may have its locks replaced and/or plumbing system winterized within the next several days.

If this property is NOT VACANT, please call your mortgage servicer immediately.

I confirm the property was found vacant as of the completion date of this visit.

Vendor Code: [REDACTED]

Vendor Name: [REDACTED]

Signature: [REDACTED]

Notice posted on behalf of your Mortgage Servicer.





Response/Case Study

Evidence of criminal conduct





Response/Case Study

Full security board-up





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Documentation

Photos





Assessment/Efficiency

- Managing 350 to 400 Vacant Homes
 - Criminal investigations
 - Maintain security
 - Vacate warrants
 - Clean-up warrants
 - Demolition or reoccupancy
 - Information dissemination



Assessment/COMPSTAT

Quantitative

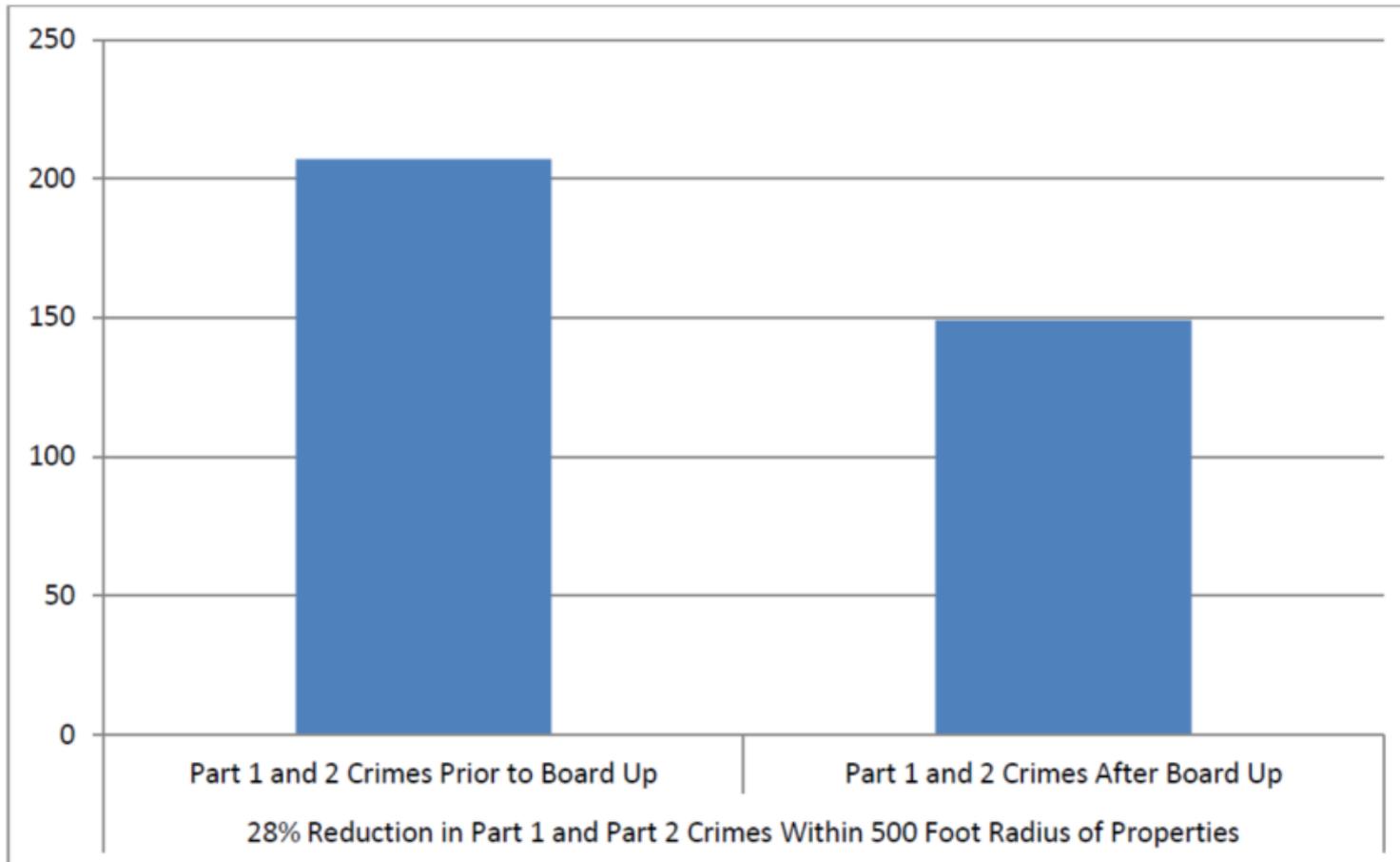
- Analysis- Negative Binomial Regression
- Quasi-experimental design with two control groups



Assessment/Impact

Quantitative

Comparing 1 year prior to treatment to 1 year following treatment

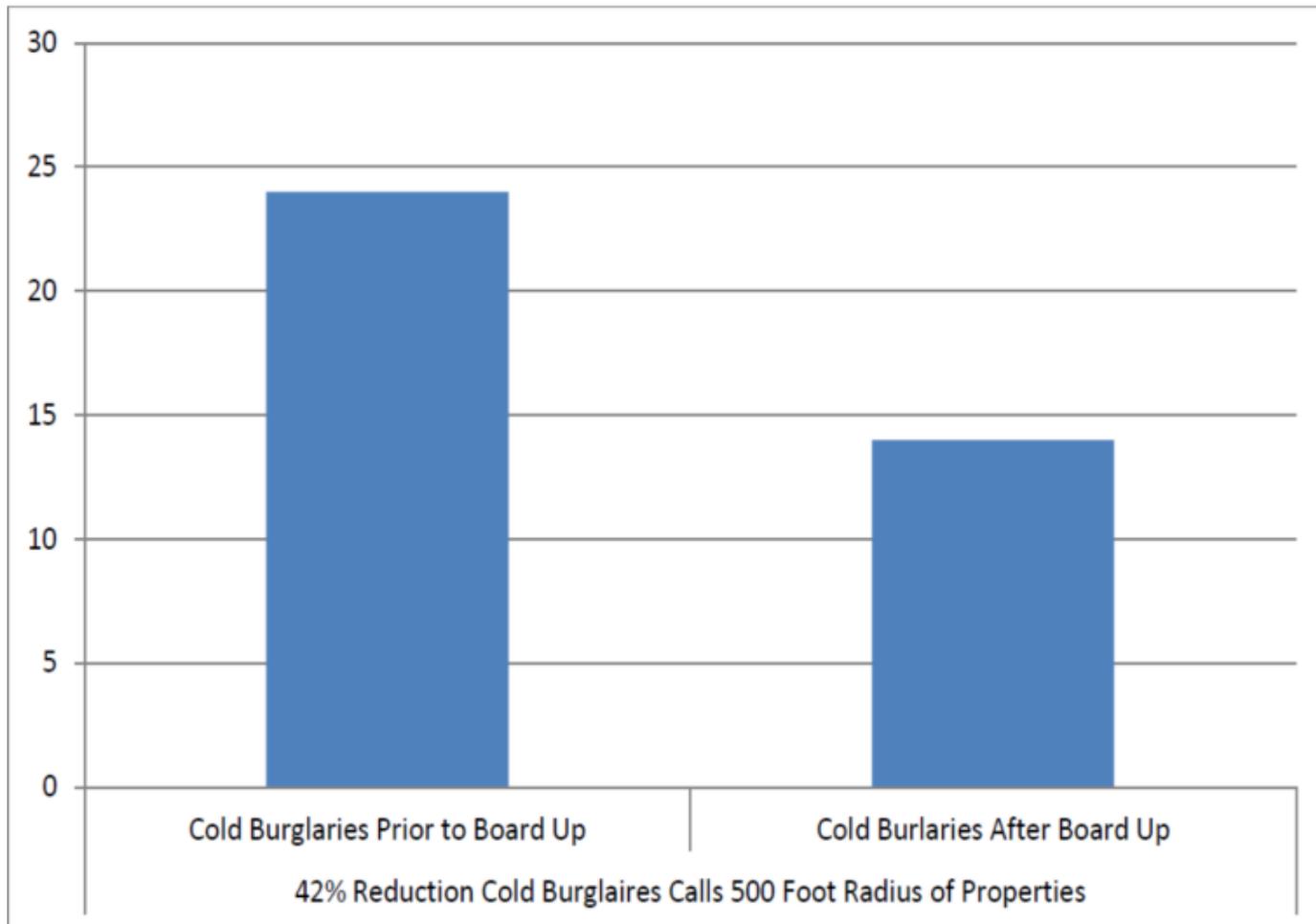




Assessment/Impact

Quantitative

Comparing 1 year prior to treatment to 1 year following treatment

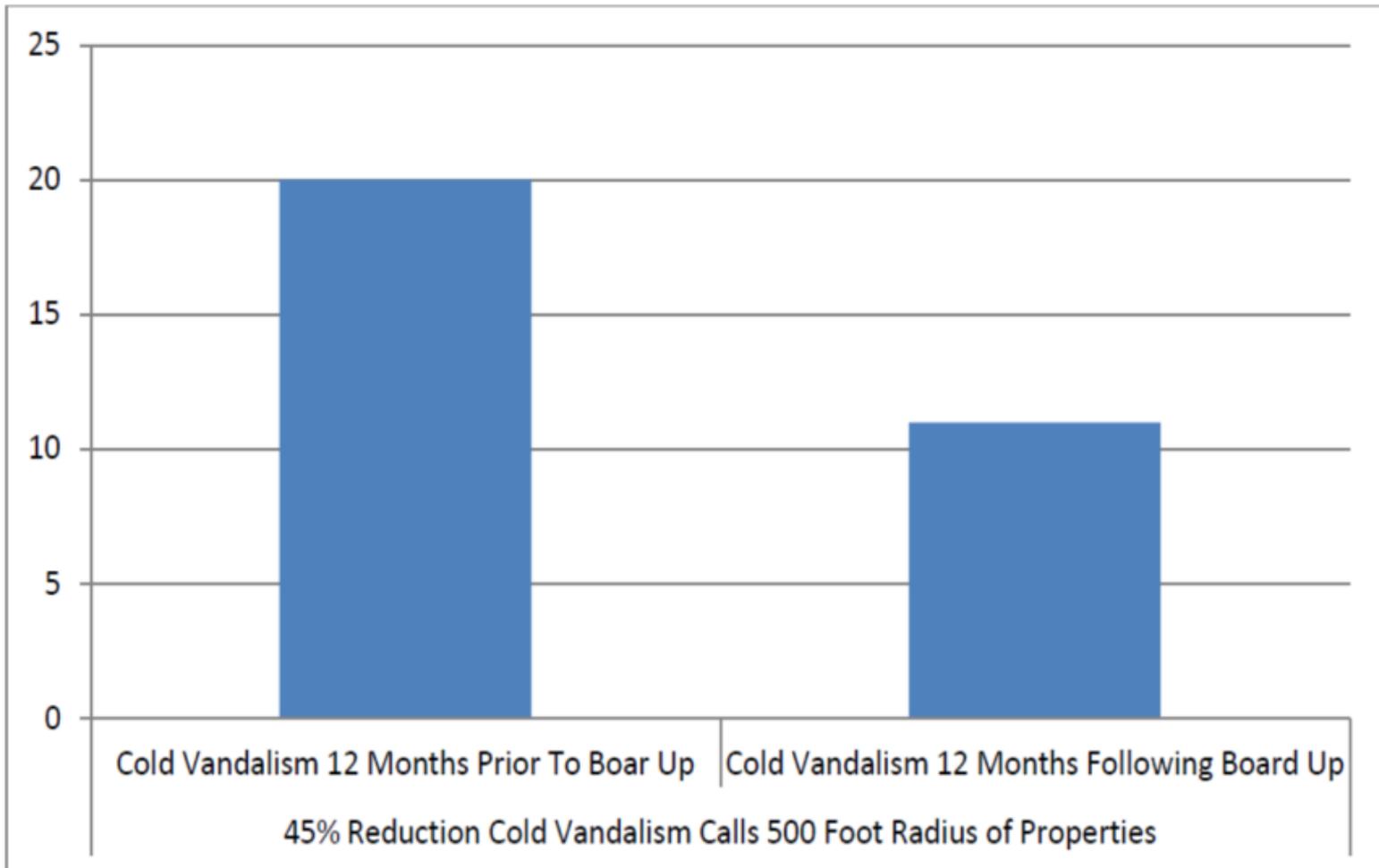




Assessment/Impact

Quantitative

Comparing 1 year prior to treatment to 1 year following treatment

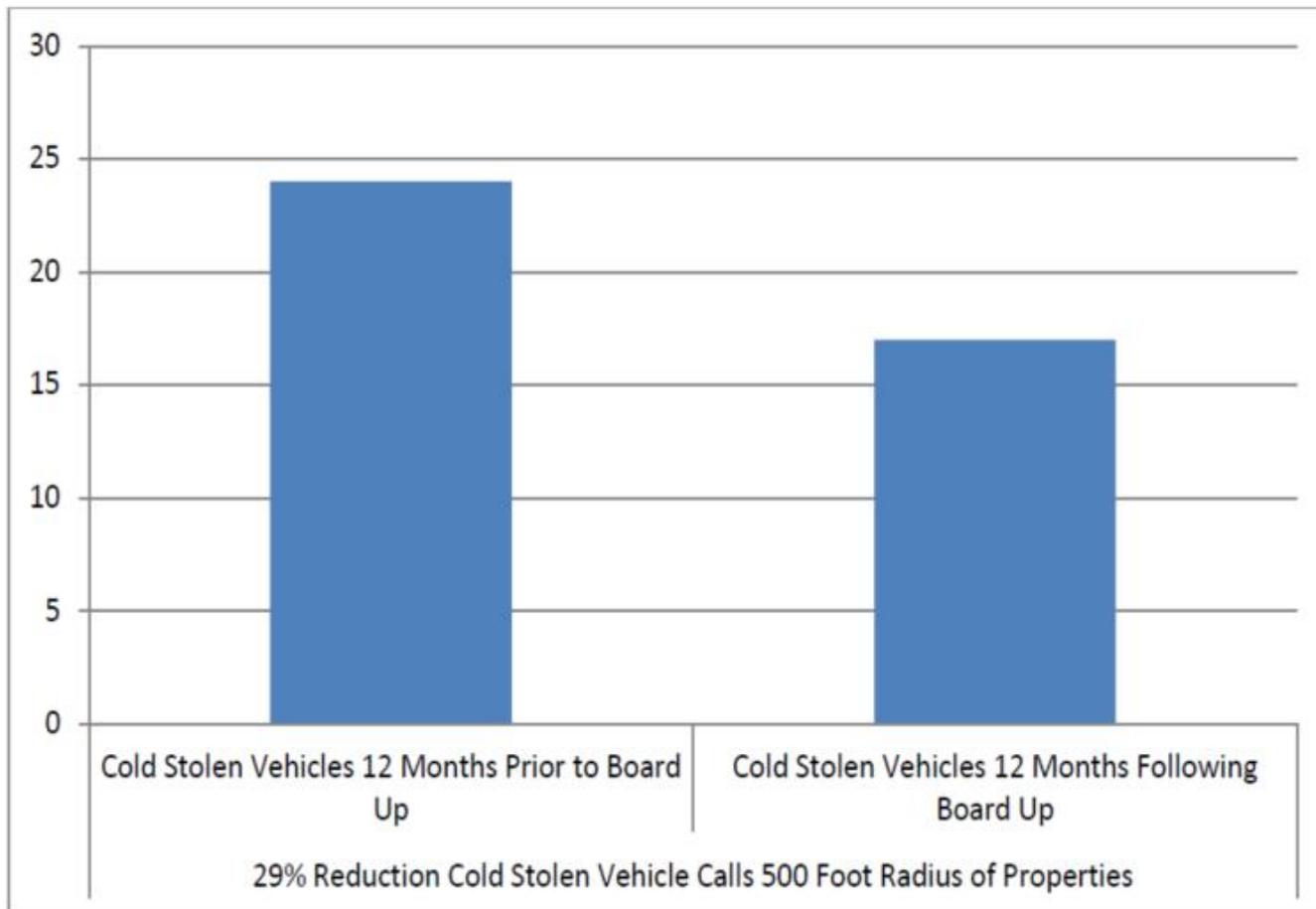




Assessment/Impact

Quantitative

Comparing 1 year prior to treatment to 1 year following treatment





Assessment/Perceptions

Qualitative

- Before/After Photographs

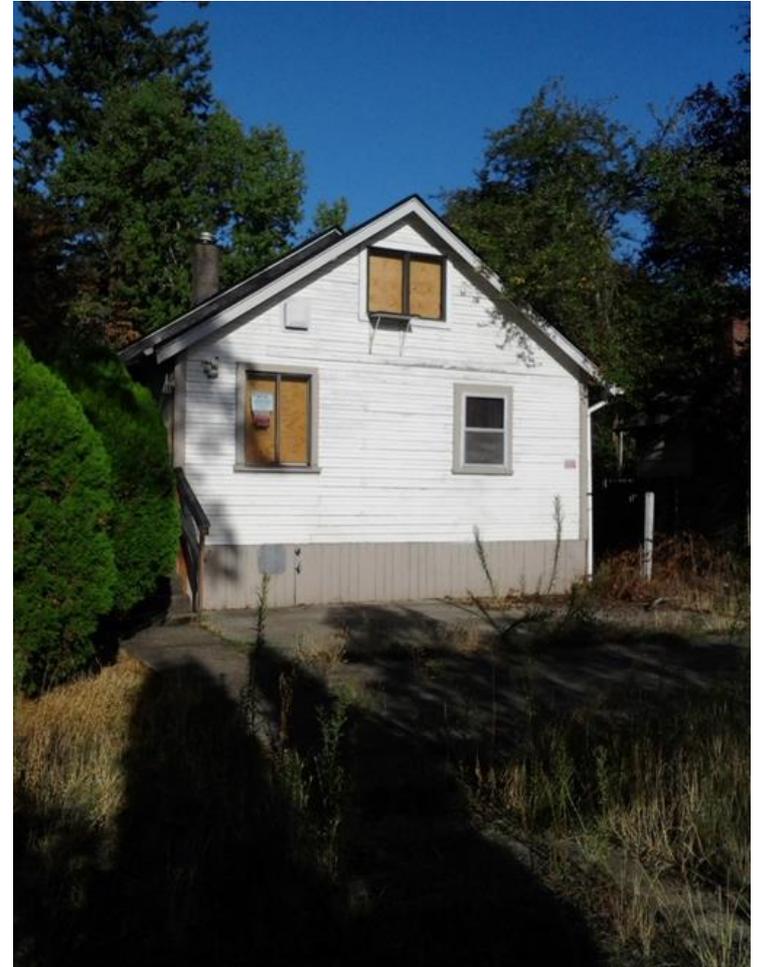




Assessment/Civility

Qualitative

- Before/After Photographs





- East Precinct Neighborhood Response Team(NRT)

- Sgt. Randy Teig- Randy.Teig@portlandoregon.gov
- Ofc. Ryan Mele- Ryan.Mele@portlandoregon.gov
- Ofc. Joseph Young- Joseph.Young@portlandoregon.gov
- Ofc. Robert Brown- Robert.C.Brown@portlandoregon.gov
- Ofc. Andrew Hearst- Andrew.Hearst@portlandoregon.gov
- Ofc. John Edwards- John.Edwards@portlandoregon.gov

503-823-4800