

Crime is Down Davenport Police Chief Report.....	Page 1
	Page 2
	Page 3
Landlord Resource Information.....	Page 4
NETS Program and Map.....	Page 5
LEAP- Landlord Education Assistance Program.....	Page 6
	Page 7
Davenport Rental Property Information Page.....	Page 8
	Page 8
3 Day Notices of Termination including Clear and Present Danger.....	Page 9
3 Day Notice to Quit.....	Page 10
7&7 Day Notice for Non-Compliance with Rental Agreement.....	Page 11
30 Day Notice to Terminate Tenancy.....	Page 12
Giving & Receiving Notices.....	Page 13
Serving Forcible Entry and Detainer Actions.....	Page 14
Timing Rules for Eviction Court.....	Page 15
Tenant Background Check Form.....	Page 16
	Page 17
Eviction Process Flow Chart.....	Page 18
Nuisance Report POI (Person of Interest).....	Page 19
Rental Nuisance Letter Lookup.....	Page 20
Staffing Notes.....	Page 21

Updated – please add the 20th and 21st Page to your previous document I sent. If you need a copy, please let me know.

Davenport Iowa Rental Nuisance Record Details Rental Nuisance Letter Lookup

The screenshot shows a web browser window with the URL <http://cassworks.ci.davenport.ia.us/rental/index.php>. The page features a header with the City of Davenport logo and navigation links: YOUR GOVERNMENT | DEPARTMENTS | RESIDENTS | BUSINESS | VISITORS | HOME. A sidebar on the left contains a 'Site Search' box and a 'Quick Links' section with links to Action Center, Document Center, Events Calendar, Payment Center, Services Index, and Video Archives. The main content area is titled 'RENTAL NUISANCE RECORD DETAILS' and includes a welcome message, instructions to enter a Parcel ID and Dispatch Number, and a search button. The footer contains accessibility and legal notices, and a copyright notice for 2009 City of Davenport, Iowa.

City of Davenport IOWA
2007 City Livability Award

YOUR GOVERNMENT | DEPARTMENTS | RESIDENTS | BUSINESS | VISITORS | HOME

Site Search

Site Search

Quick Links

- Action Center
- Document Center
- Events Calendar
- Payment Center
- Services Index
- Video Archives

RENTAL NUISANCE RECORD DETAILS

Thank you for visiting the city of Davenport's website. You can use the form below to view details of your Rental Nuisance calls.

Please enter a Parcel ID and Dispatch Number number in the fields below and click search.

If you have any questions, or for further information, please contact VIPs at 326-6141

Parcel ID

Dispatch Number

Search

Accessibility | Legal Notices | Can't Find It

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Jim Thatcher notes: *Milwaukee Point System and Tracking System.* This is what Davenport reviewed and modeled. A Police Officer and the Nuisance Abatement Attorney (full time works at Public Works with the Housing Inspection team) goes to eviction court every week. A Police Officers testimony in court is **VERY** helpful to landlords.

A full time dedicated City Nuisance Abatement Attorney is VERY important to this process.

Evaluate what is a good rental - behavioral issues - environmental issues of that rental in the neighborhood.

Don't know what effect each part has, but do know the overall affect... overall there is a 30+% reduction in overall crime over the last 4-5 years of this entire program being in place.

NUISANCE ABATEMENT ATTORNEY RENTAL INSPECTORS / ADMIN's - AT PUBLIC WORKS

- 1 **Jim Thatcher notes:** There's 1 Nuisance Abatement Attorney which Davenports says is 'critical' to the success of their program. She attends court hearings weekly. The Nuisance Abatement Attorney works at Public Works with the Rental Inspectors.

A lease is a contract - Landlord / Tenant laws. "Material breach of the lease" in the language for their legal contracts is taught as it is very helpful for court (if necessary). Landlords are in 'business' and should have good business practices. There is accountability for negative Neighborhood impacts! Myth: Why is a landlord accountable for crime of tenants? Fact: The City of Davenport expects landlords to be responsible for 'reasonable' property management practices. This is why the LEAP class is mandatory. Evaluation of whether the landlord responds to crime on their properties or from their tenants.

Davenport Code 8.12 Nuisance Code based on a point system. Applies to owner occupied as well as rental properties. 8.12.015 3 points within 1,500 foot of a property. More than two of these points has consequences - example: Delivery of narcotics. Must be three 'founded' incidents. 8.12.060 Notice to Abate. 8.12.070 Abatement Hearing. We were informed Davenports Nuisance Attorney's Notice of Abatement Letters "are a work of art".

If penalties assessed they include PD Response cost, costs to abate, \$120.00 Administrative fee for each assessment. If a landlord then must re-take LEAP course. The owner or landlord is then required to submit an Abatement Plan (whether a new or existing owner). Landlords can register properties on-line.

- 1 **Jim Thatcher notes:** There's one PD officer seeming to work full time (or a chunk of her time) directly with the Nuisance Abatement Attorney.
- 8 **Jim Thatcher notes:** There are 8 Rental Inspectors (Code Enforcement Officers) with 2 Administrative Assistants.

VOLUNTEERS IN POLICING / POLICE SERVICES LANDLORD CLASSES AND PD PATROLS - NETTS AREAS

- 26 VIPS (Volunteers In Police Service) unit was increased to 26 members and contributed 6,937.75 hours to the community in a wide variety of services including 6,451 tenant backgrounds identifying 246 wanted individuals and another 32 sex offenders. They recovered 127 bicycles and supported the agency in areas of parental control, runaway status, property and evidence, extra patrols, CID investigative support, and assisted in administrative duties as well as special functions.
- 2 **Jim Thatcher notes.** Neighborhoods Energized Towards Sustainability ; Weed and Seed Program; Combat Crime; currently 5 NETS areas with 2 PD officers assigned 24 hrs to each area.
- ?? The Police Services Division held 11 LEAP classes which were attended by 741 landlords and certified an additional 271 landlords on line.