

**Substandard Structures: Analysis of the Effects Local Texas
Government Code Chapter 214**

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And

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Executive Summary

This report seeks to answer the following: how have recent legislative changes to Chapter 214 impacted small to mid-size cities in Tarrant County? Chapter 214 is a valuable tool in a city's arsenal to maintain or increase the quality of life. Abating substandard helps communities maintain property values and encourages commercial and residential investments from residents and outside stakeholders. When communities maintain a positive aesthetic, property values tend to rise, leading to stronger school districts, which leads to a healthy population increase. These factors are hallmarks of a high quality of life and are objectives local governments work to maintain or achieve. Hence, ensuring the mechanism afforded to local governments through state legislation is effective critical for municipalities to analyze.

A team of students from the MPA and MCRP programs at the University of Texas at Arlington researched the policy questions associated with the abatement of substandard structures. The team created a comprehensive survey to gain feedback from primary stakeholders and collected extensive data to understand the current relationships between the state and local municipalities. Using all the data points this report offers.

This report establishes the historical pretext for the substandard abatement process at the federal level, and in the State of Texas. Correspondingly, it also features the current statutory framework of Chapter 214 and what authority it has afforded local government. Localizing this research to small and mid-size cities in Tarrant County, we collected demographic and housing estimates, economic, social, and housing data characteristics obtained from the U.S. Census Bureau 2019 ACS: 5-Year Estimates data from thirty-seven cities. In addition, the team reviewed the thirty-seven municipalities' substandard abatement ordinances to understand the varying degrees of abatement process that exist in Tarrant County. The data collected allowed us to classify these thirty-seven cities and choose fourteen cities to conduct semi-structured interviews to gain additional data.

Using the comprehensive survey, we interviewed City Managers, Directors of Development services, and senior building officials to acquire qualitative data for this report. The fourteen cities represent both sizes of the spectrum (affluent and limited-resourced cities) in Tarrant County. Interviewing these cities illuminated how Chapter 214 affects cities in both classifications and revealed if Chapter 214 disproportionately affects communities with limited resources.

Introduction

Planning and land use have become essential functions for local municipalities in the State of Texas. Municipalities can create zoning ordinances that dictate land development for the future. Furthermore, through zoning ordinances, local governments also regulate property maintenance standards. As a result, local governments have the ability to address and prevent nuisance properties in their communities, a critical task to ensure a community's growth and prosperity. Substandard properties can curtail future commercial and residential investment or reinvestment and are often the focus of local government administrators. For local government administrators, addressing substandard property in their communities has become an area where state authority is becoming increasingly pronounced. Has the state's oversight on substandard property had a positive or negative effect small to mid-sized cities in Tarrant County?

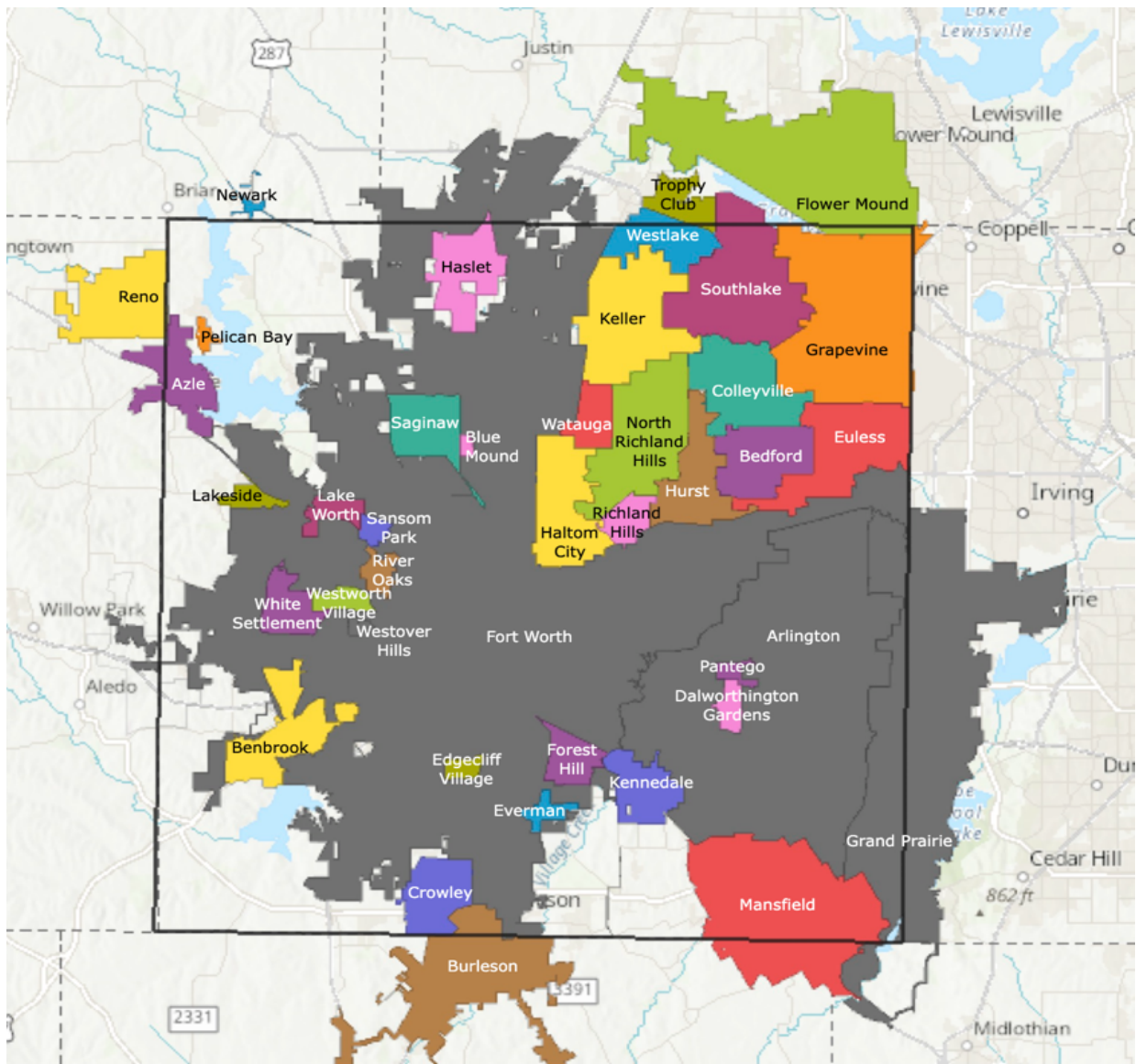


Figure 1. Map of Tarrant County cities included in the study

The objective of this report is to explore the effects of Chapter 214 of the Texas Local Government Code and its impact on the ability of local governments in Tarrant County to address substandard properties in their jurisdictions. This report samples thirty-seven municipalities in Tarrant County. The report investigates the prevalence of substandard structures within the thirty-seven sample cities, how the cities have abated substandard properties, historical literature on this topic, gaps in existing research, and the economic importance of abating substandard structures. The report also provides recommendations for municipalities to manage substandard housing safely and efficiently under the current statutory framework.

Our analysis of demographic data for substandard housing within Tarrant County found that a majority of the cities in our list had vacancy rates below the countywide average of 8.2%, with only thirteen municipalities above that rate. Of those municipalities, all had median housing values below the countywide average except for the City of Pantego. A regression analysis of the vacancy rates and median incomes resulted in an R-squared value of 0.09, indicating a low correlation between incomes and vacancy rates. These results suggest that occupancy rates are not necessarily driven by incomes, and that most cities are managing the quality of properties effectively.

This is further borne out by feedback received from city officials, including interviews performed with the city managers of three different municipalities. Through these interviews, we learned that residential properties make up most substandard properties across Tarrant County. Wealthier, newer suburbs reported fewer (or no) substandard properties. Overall, it appears that municipalities have not found it more difficult to abate substandard properties despite changes to Chapter 214.

A major component of the research was interviewing city managers to understand how the guidelines of Chapter 214 affect their ability to abate substandard properties. Three city managers were interviewed in Dalworthington Gardens, Lake Worth, and River Oaks. These municipalities are relatively small, ranging from 2,000 to 7,600 residents. All three are constrained by the jurisdictions of surrounding cities. The cities of River Oaks and Lake Worth have similar median household incomes, while Dalworthington Gardens was notably higher, and the same holds true for median housing prices.

We ascertained that the three cities have robust processes for managing and abating substandard properties. None of the city managers expressed difficulties or frustrations with the requirements of Chapter 214. As a result, they have been able to successfully remediate problems with substandard properties. The City Manager of River Oaks estimated that only about 10% of substandard property actions must move for demolition, thereby preserving people's properties while ensuring they do not affect the health and safety of their residents and neighbors.

The report provides the following recommendations for cities that wish to have a more effective substandard property abatement process. First, cities should be flexible in the time periods granted to property owners to remedy their properties to address human factors (mental and emotional) in the abatement process. Different properties and issues require different amounts of time and investment in order to be fixed. A good-faith accommodation for these realities makes it more likely that the property owner will follow through with the requirements for improvements. The city managers emphasized the importance of the emotional or human aspect of this process. Most

residents do not want their property to be a nuisance and simply need guidance from the city on how to improve their property.

Second, cities should attempt to prevent the proliferation of substandard properties by implementing more stringent building codes for new developments. The managers we interviewed opined that effective building codes make it less likely that a property will deteriorate to the point of being declared unsafe for habitation. Third, cities should consider that properties often reach a point of deterioration due to social factors affecting the owner, such as mental or physical illness. Rather than a combative approach, cities should have access to social service resources that can help counsel property owners so that they are able to fix their properties.

Fourth, cities should utilize other avenues of code compliance to prevent properties from deteriorating to a substandard state. Fire inspections and compliance with building codes during the permitting process (as our second recommendation suggests) provide a less onerous process for improving a property as compared with the processes allowed under Chapter 214. Finally, we recommend that cities create an agreed-upon process for handling substandard property abatement under Chapter 214. The interviews revealed a common thread: these cities could successfully abate substandard properties in part because their city attorneys, city councils, and boards of adjustment were all in agreement on how the substandard property ordinance should be enforced. This reduces the amount of friction and conflict in enforcing the ordinance if eviction and/or demolition is required.

Municipalities have broad authority in promoting the health, safety, and general welfare of their residents. While these powers have at times been limited by the state legislature, it appears that the ability to abate substandard properties has been largely unaffected by changes to the statute over the years. Issues related to private property, particularly housing, can be delicate and difficult for cities to manage. No city wants to force people out of their properties, but cities also do not want properties that pose a danger to public safety.

Developing a comprehensive process for substandard property abatement which prioritizes collaboration over confrontation appears to be a key method for ensuring that substandard properties can be improved rather than demolished. Stringent standards for new construction quality, as well as a multi-faceted approach to dealing with the root causes of a property's deterioration, can help cities avoid the more difficult process of going through the courts to condemn a property. In turn, this balances the rights of private property owners with the rights of cities to promote the general welfare.

Historical Background

To understand the current powers that municipalities in Texas have over the control of substandard properties, it is important to understand the history of zoning and land use regulation. Zoning is a relatively young legal construct, affirmed in 1926 by the Supreme Court of the United States in

the landmark case *Euclid v. Ambler*. The decision in *Euclid* held that the village's use of zoning was a valid exercise of its police power to promote the general health and welfare of its citizens. With this, the floodgates were opened for municipalities across the country to implement their own zoning regulations.

The State of Texas implemented zoning via the State Zoning Enabling Act, a model statute for states to create the framework that allows municipalities to enact zoning. After its adoption in 1927, the Supreme Court of Texas upheld the law in *City of Dallas v. Lombardo* (1935), a case involving a gas station in Dallas. Over the ensuing decades, a robust body of case law has developed in both the federal and state courts, further shaping the powers and limitations that municipalities and states possess with regards to the regulation of land use and private property.

In the present day, the State of Texas' laws impacting the ability of municipalities to address and abate substandard properties are largely formed by the following statutes in the Texas Local Government Code: Chapter 211 (Municipal Zoning Authority), Chapter 212 (Municipal Regulation of Subdivisions), Chapter 213 (Municipal Comprehensive Plans), and Chapter 214 (Municipal Regulation of Housing and Other Structures). This report focuses on Chapter 214 and the challenges cities face in exercising the powers in Chapter 214.

Chapter 211 of the Local Government Code provides the ability for municipalities to improve living conditions such as the health, safety, and general welfare of the public through the power of zoning. Section 211.003 states the general zoning regulations which includes the height, number of stories, size of building, and structure. These dimensions will occupy a certain percentage of the city's lot. Other measurements do follow such as the size of the yards, courts or other open spaces. The sections state that zoning regulations determine the location and use of building structures for residential, commercial, industrial, business and other purposes. Section 211.004 states that the zoning must follow the comprehensive plan which must lessen congestion from the street, provide safety from fire, panic and other dangers. It must also provide adequate light and air, prevent overcrowding of land and concentrated populations within the land. Lastly, it must facilitate transportation, water, sewers, schools, parks and other public requirements. These two important sections of the chapter state the basic zoning compliance and regulation. When a structure fails to meet the zoning compliance and regulation, it could become a substandard structure over time.

In relation to municipality's ordinances and development standards, much of this is outlined in a city's comprehensive plan. As of 1997, the Local Government Code (Chapter 213) gives municipalities the authority to establish a comprehensive plan. If a city opts to take part in this, several standards are set outlining what must be included in its plan. There is also freedom for the city to add additional elements to it. Reevaluated typically on a quinquennial basis, comprehensive plans act a sense of direction for the local government.

Local Government Code Chapter 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions. While abatement of substandard properties has always been an important and expensive topic, recent legislation has heightened these impacts. Chapter

54 of the Local Government Code has also been referenced as a newer, closely related chapter on nuisance control and abatement. For background knowledge, Chapter 54 gives municipalities the authority to create boards that decide on how ordinances under Chapter 214 are proceeded with.

Chapter 217 of the Local Government Code discusses municipal regulation of nuisance and disorderly conduct. This chapter provides statutory frameworks for Type A general-law, Type B general-law, and home rule municipalities. While Type A municipalities and home rule municipalities are afforded the power to define nuisances, the language in Subchapter B suggests that Type B municipalities may only abate nuisances defined by state law, as there are no provisions for defining nuisances similar to Subchapters A and C.

In addition to the statutory framework, it is important to understand the judicial history of cities' ability to enforce substandard property ordinances. In the case of *City of Dallas v Stewart*, it was debated if the city overstepped its powers by seeking to demolish the property of Stewart.

Stewart's land had received many code violations and had eventually been ruled as a public nuisance. Subsequently the board called for its abatement and demolition. Post-demolition, the owner took the case to court, citing the takings clause of the state constitution. A jury ruled that the action the city took was a violation, as the property was not a nuisance. The Texas Supreme Court ruled that cities would have to defer authority to determine a property's status as a nuisance only if its initial ruling is appealed by an owner or lienholder.

This case made abatement more difficult for cities because if appealed, and a court of law determines that the abatement was not necessary, this would classify as an unlawful taking/seizure, thus placing the city in violation of the Fourth Amendment of the US Constitution. This has significant financial impacts, as the Texas Constitution requires that all "takings" be subject to just compensation unto the owner. Because the definition of a nuisance will always be a debate of fact, law, and belief of the board, city attorneys have changed the way they approach the abatement of structures. It was later ruled in *City of Beaumont v Como* that parties must exhaust all administrative remedies to appeal each notice of hearing and repair before filing a taking's claim.

Methodology

Data Collection

Our research strategy is based on how efficiently we can address the changes within the legislation in Texas and its effect on Chapter 214 and abatement laws. More specifically, how have recent legislative changes to Chapter 214 impacted small to mid-size cities in Tarrant County? The team implemented a mixed-methods approach utilizing both qualitative (surveys and interviews) and quantitative (regression analysis) methods to gather data to accomplish this goal.

The first step of data collection included taking an inventory of which documents or ordinances cities had in relation to Texas Local Government Code Chapters 211 (related to zoning), 212 (related to subdivision regulations), 213 (related to comprehensive plans), and 214 (related to abatement of substandard structures).

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The project team decided that the best way to understand how Chapter 214 impacted small to mid-size cities in Tarrant County would be to interview and survey city staff that dealt with the abatement of substandard properties, namely the planning director, senior planner, or building official. Due to time and resource constraints, only ten cities were chosen to be interviewed, and the remaining twenty-seven cities were sent the same questions via Survey Hero, a surveying platform.

The team collected demographic and housing estimates, economic, social, and housing data characteristics collected from the U.S. Census Bureau 2019 ACS 5-Year Estimates and evaluated these estimates to determine which cities would be interviewed. The six parameters used to determine which cities would be interviewed were: city population, vacant housing units, median housing value, median household income, educational attainment of high school graduates or higher, and percentage of female householders with no spouse or partner present. After careful consideration with particular attention to the parameters mentioned above, the team selected the following cities to be interviewed:

Additionally, the team had the opportunity to interview three city managers from Lake Worth, River Oaks, and Dalworthington Gardens to gain further insight into how Chapter 214 has impacted their city's ability to regulate and abate substandard properties. The project team broke into three groups. Each group interviewed one city manager utilizing the same questions used for the survey and interviews and were able to gather different perspectives than those received from the planners and building officials.

Table 1. Cities chosen to be interviewed and parameters considered.

City in Texas	Population	Vacant Housing Units	Median Housing Value	Median Household Income	Highschool Graduate or Higher	Female Householder, no partner present
Westlake	983	5.5%	\$1,741,800	\$227,083	98.7%	14.9%
Pelican Bay	1,586	14.6%	\$51,100	\$43,359	78.1%	35.2%
Edgecliff Village	3,016	2.6%	\$156,400	\$72,143	83.8%	24.6%
Lake Worth	4,929	9.7%	\$114,600	\$60,213	84.7%	23.7%
Trophy Club	11,949	3.0%	\$400,500	\$147,477	97.9%	14.2%
Forest Hill	12,994	9.8%	\$94,400	\$41,496	73.2%	35.9%
Colleyville	26,462	1.8%	\$516,500	\$163,509	99.2%	10.3%
Keller	46,813	4.9%	\$386,200	\$141,364	95.8%	14.7%
Euess	55,763	8.2%	\$200,500	\$65,921	89.5%	29.8%
Flower Mound	76,555	2.3%	\$361,900	\$137,285	96.9%	15.4%

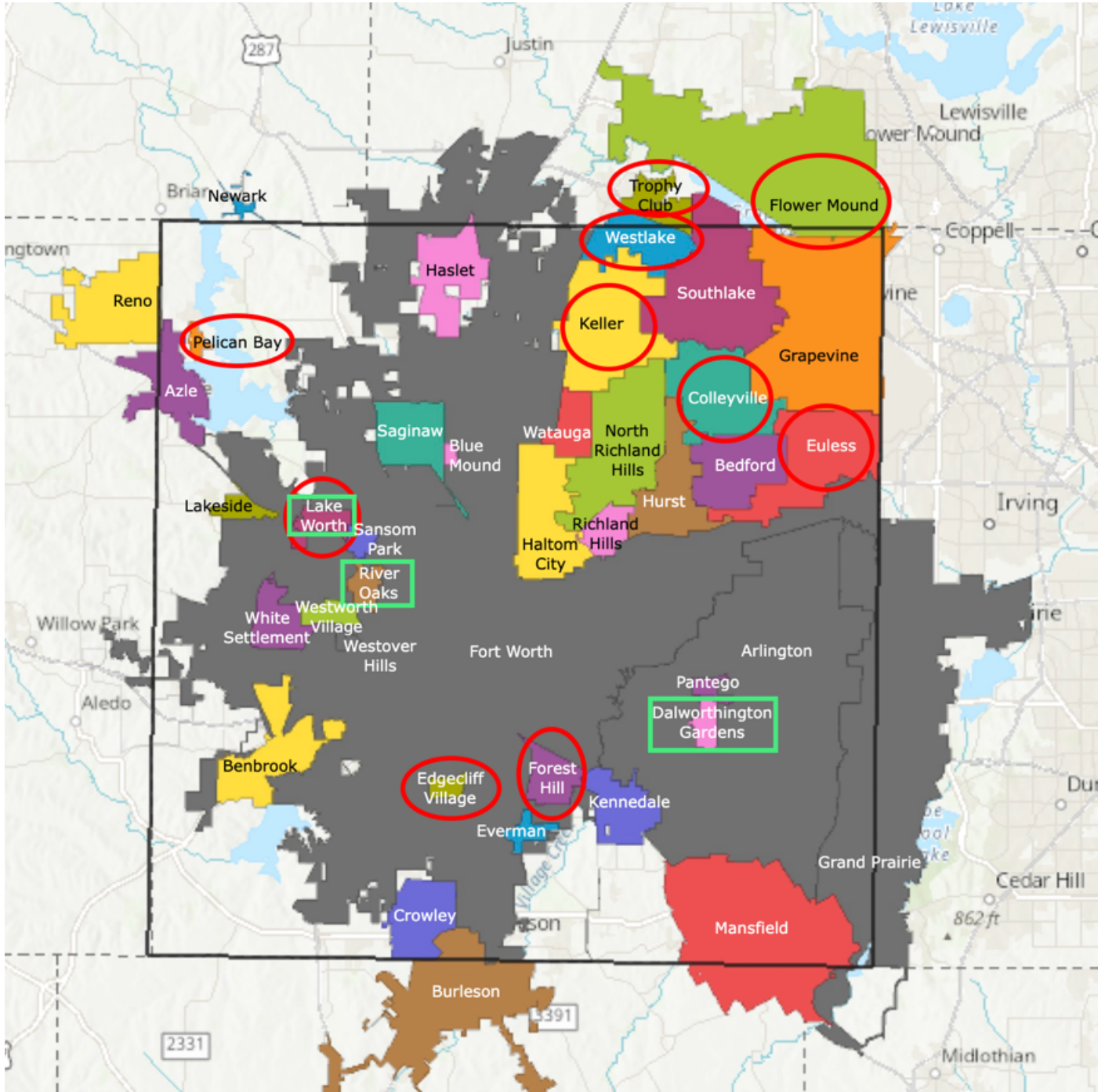


Figure 2. Map of cities selected for interview

Lastly, we conducted a regression analysis to determine whether the parameters chosen are accurate predictors of vacancy rates. Using vacancy rate as the dependent variable and median household income, median housing prices, educational attainment of high school graduate or higher, and female headed households, no spouse or partner present as the independent variables, we determined that these variables are not incredibly accurate predictors of vacancy rates.

Table 2. Regression Analysis Results

Independent Variable	R-Square
Median Housing Value	0.09
Median Household Income	0.26
Educational Attainment of High School Graduate or Higher	0.26
Female Householders with No Spouse or Partner Present	0.30

Limitations

Future studies may include additional parameters in their research such as the percentage of a city’s population that is considered elderly, how much of the population has a disability, or gross rent. These parameters may be more accurate predictors of substandard properties. The inclusion of these indicators allows for greater insight into the human factors of this study. An additional limitation of this study is that the cities chosen to be interviewed were chosen based on their vacancy rates. However, vacancy is not the sole indicator of substandard properties. In the city manager interviews, it became evident that most substandard properties are in fact inhabited. Hence, future research should investigate the different processes of abating vacant and inhabited properties.

Moreover, another limitation of this study was neither Councilmembers nor members of the Zoning Board Adjustment from any Tarrant County municipality were surveyed or interviewed. These stakeholders are critical in the abatement (demolition) process of substandard structures. Henceforth, retrieving the perspective would have added the policymaking vantage point. Their insight could help future research recommend local charter amendments to local governments substandard structures ordinances. Lastly, the research team did not explore engaging individuals who have gone through the abatement process. To mitigate substandard structures in communities and improve the abatement process, it’s important to gain the perspective of individuals who have intimate experience with the abatement process. Hence, these stakeholders can make suggestions and illuminate blind spots in the abatement process.

Method

The research team collected the city charters and comprehensive plans from thirty-seven cities within Tarrant County. For each city, we researched the city websites to determine if the city has a subdivision ordinance, a zoning ordinance, and, more specifically, a substandard structure ordinance. Table 3 below provides an overview of the ten cities chosen for interviews and which of the aforementioned documents the cities have in place.

Table 3. Chart of ten cities chosen for interview and documents in place.

City	Comprehensive Plan	Zoning Ordinance	Subdivision Ordinance	Substandard Structure Ordinance
Colleyville, TX	Yes	Yes	Yes	Yes
Edgecliff Village, TX	No	Yes	Yes	Yes
Eules, TX	No	Yes	Yes	Yes
Flower Mound, TX	Yes	Yes	Yes	Yes
Forest Hill, TX	Yes	Yes	Yes	Yes
Keller, TX	Yes	Yes	Yes	Yes
Lake Worth, TX	Yes	Yes	Yes	Yes
Pelican Bay, TX	No	Yes	No	No
Trophy Club, TX	Yes	Yes	Yes	Yes
Westlake, TX	Yes	Yes	Yes	No

This data was collected to gain an understanding what standards each city has in place to address substandard structures. A substandard property ordinance informs us that the city has a method of handling the abatement of substandard structures. The lack of a substandard property ordinance implies that there are no standards in place to assist in abating substandard structures. Reviewing the documents from each city also gave our team an idea of how each city views Chapter 214 based on the terminology in their substandard structure ordinances.

To assist in determining which ten cities to interview, our team collected demographic data from the U.S. Census Bureau 2019 ACS 5-Year Estimates. As stated, the six parameters used to determine which cities would be interviewed were: city population, vacant housing units, median housing value, median household income, educational attainment of high school graduates or higher, and percentage of female householders with no spouse or partner present. These parameters were chosen because the research team believed that these parameters may be indicators of substandard structures.

The team felt it was imperative to select a wide range of cities with different median household values, median household incomes, and population sizes, so the research reflects cities of varying compositions. In addition, comparing cities with a high median household income to cities with a low to average household median income would help determine any significant differences in a city’s affluence.

Further, educational attainment and percentage of female householders with no spouse or partner present were included in the parameters because they are indicators of socioeconomic status and may be telling of a city’s substandard structure situation.

After taking an inventory and reviewed city's legal documents and analyzing demographic, housing, economic, and social characteristics, the team was able to identify the ten cities that would be subject to semi-structured interviews to gain a further understanding of how Chapter 214 has affected their municipality. The remaining twenty-seven cities were sent the same questions used for the interviews to gather each city's input. The list of questions below were utilized for both the surveys and interviews.

1. How does your city measure successful abatement of substandard property?
2. What type of properties do find most substandard in your city?
 - A. Residential B. Commercial
3. Has your city found it difficult to abate substandard properties?
4. How do you feel Chapter 214 impacts future land-use development?
5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?
6. How have historic-designated buildings been preserved since Chapter 214 was adopted?
7. Has abating substandard property improved economic development in your city?
 - A. Strongly Disagree, B. Disagree, C. Neutral, D. Agree, E. Strongly Agree

Lastly, our team conducted regression analyses to determine whether the parameters chosen are accurate predictors of vacancy rates. The regression analyses were used to determine if there was a relationship between vacancy rates and income, educational attainment, median housing values, and female headed households (each considered independently). For the analysis, we ran four regressions using vacancy rates as the dependent variable and median household income, median housing values, educational attainment, and female headed households as the independent variables. As shown above, the R^2 for median household income and vacancy rate is 0.26. This indicates that only 26% of the variance in vacancy rates is caused by a change in household income. The same is true for the relationship between educational attainment and vacancy rates. Likewise, the R^2 for median housing value and vacancy rate is 0.09 indicating that 9% the variance in vacancy rates is caused by a change in housing value, whereas the R^2 for female headed households is 0.3. This indicates that 30% of the variance may be caused by a change in female headed households. A stronger relationship (e.g., changes in household income causing changes in vacancy rates) would have resulted in a higher R^2 .

Findings

Of the twenty-seven cities surveyed via email, the survey yielded nine completed survey responses. The survey was sent to directors of development services and senior building officials of the Tarrant County municipalities listed. All the responses were uniform with no outliers in the data. As a result, the key findings are as follows.

- Most substandard structures abated in the cities of study are residential.
- Abatement of substandard structures under Chapter 214 is laborious but necessary to protect the city from liabilities.
- Neighboring property values have not been affected by substandard properties because of the strong real estate market currently seen in the metroplex.

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- The adoption of Chapter 214 has not affected historic-designated buildings for two reasons.
 - The cities do not have historic-designated buildings.
 - Zoning ordinances have been established in these cities to help preserve and rehabilitate historic buildings.
- Abating substandard properties has had a positive impact on the economic development of the cities.

As previously noted, ten cities were selected to conduct semi-structured interviews. These cities were chosen based on their community profile. In addition to the ten cities selected, the team had the opportunity to interview the city managers of Dalworthington Gardens, Lake Worth, and River Oaks. Out of the thirteen total cities, seven cities were successfully interviewed: Colleyville, Dalworthington Gardens, Forest Hill, Lake Worth, River Oaks, Trophy Club, and Westlake. There was an overlap in the data collection, and the city of Lake Worth was interviewed twice. However, the first interview conducted was with the Planning and Zoning Administrator, and the second interview was with the City Manager and the Director of Building Development. There was no response from Edgecliff Village, Euless, Flower Mound, Keller, or Pelican Bay. The findings from the semi-structured interviews are as follows:

Colleyville

The City of Colleyville Building Official has determined that the abatement process is not “one size fits all” because each situation and each person has different variables—socioeconomic status, ethnicity, or cultural practices, for instance. According to the building official, Colleyville has not had many issues with substandard properties because affluent communities are less prone to the socioeconomic conditions that lead to degradation of properties. However, it was noted that the proliferation of substandard structures can depress property values and might impact investment in a particular sector of the city

Forest Hill

The city of Forest Hill takes a very structured approach to the abatement process of which the city council typically oversees. The property owner, typically of a residential property, is given a timeframe of approximately ninety days to remedy the problem. The city does not provide support and the property owner is the sole person responsible for returning the property to a compliant state. If they are unable to make the necessary repairs in that time, the city will cut off the utilities and the property may be subject to demolition.

Forest Hill appears to take a proactive approach in abating substandard properties as they attempt to preserve the structures from substandard conditions and believes that all buildings must be up to code. The city feels that the abatement of substandard property has greatly improved economic development in their city.

Trophy Club

Trophy Club has dealt with a limited number of substandard properties because it is a relatively young town. The few instances when they have had to manage a substandard property violation

have been challenging because it is difficult to leverage the powers of the municipality to effect change on private property. There is no formalized program to handle abatement situations, rather each situation is managed by exception.

The town of Trophy Club does not see substandard property having much of an effect in the city regarding future land-use development or economic development, nor is there any indication of Chapter 214 affecting historic-designated buildings.

Westlake

Westlake, like Trophy Club, is a relatively new city. They have not had to abate any substandard properties. In fact, Westlake does not have a substandard structure ordinance in place but did adopt the Texas Building and Maintenance Codes. Hypothetically, if the city were to come across a substandard property, they would use the property maintenance code according to the Homeowners Association (HOA) standards pertaining to that property and use the code as a model and a prescriptive remedy. This would be accomplished through the city's code enforcement powers. The use of other codes the city has in place is an example of alternate ways cities can abate substandard properties without the use of Chapter 214. Despite not having abated any substandard structures in their city, the Chief Building Official did note that Chapter 214 is an important code in the regulation of structures.

Dalworthington Gardens

The City of Dalworthington Gardens' system for tracking code compliance is called "emergency reporting." The property owner is informed of the city's official notice and informed of the ordinance violation. There are 368 business and 2100 residential structures. Out of these structures code enforcement's primary focus, to date, has been on commercial structures and the citizens have voiced concern through the council. They want to benefit from the growth of businesses and enjoy what they have to offer. Consequently, businesses were in the worst condition. The city started a code enforcement department in 2018 and city inspection officers are well-informed about the procedure for abatement of substandard properties. In three years, officials have removed or abated four commercial structures and three residential structures which were considered substandard. In 2021 they made 584 code enforcement interactions of some form. The city inspected around 306 properties, commercial and residential, which equates to 38.98% of the structures entered in emergency reporting in 2021. Total violations were documented at around 1,746. So far, the city has not noticed a decrease in property values and there have been no changes in historic-designated buildings preserved since Chapter 214 was adopted. Officials strongly agree that abating substandard property improves the economic development of the city.

In the interview, officials were mindful of the human aspects associated with substandard properties. They noted that in residential situations, the group of administrators in charge of abatement choose to meet with property owners and assist them throughout the process. This has shown benefit to improving city legitimacy. The city provided examples and photos of previous interactions. City officials did note that Chapter 214 has not negatively impacted their abilities in future land development, for the fact that they use other agreed upon methods to abate nuisances.

Lake Worth

The Planning and Zoning Administrator of Lake Worth implied that, similarly to Forest Hill, the property owner is responsible for remedying any substandard issues that the city identifies. Residential properties are most prominent in Lake Worth because the properties are typically older, and the owners have not kept up with maintenance. Contrarily, commercial structures rarely have substandard issues because if they are substandard, they are not allowed to operate.

The abatement process has been difficult at times for reasons such as improper title transfer of the property owners and unknown whereabouts of the title holder. However, overall, the abatement of substandard properties has proven beneficial and has aided in economic development.

However, the City Manager and Director of Building Development in Lake Worth stated that they choose to focus more heavily on the human aspects of the abatement process than the legal aspect. According to the city manager, Chapter 214 is an “excellent tool” for cities to address substandard properties, protect their citizens, improve neighborhoods, and spur growth. However, it greatly impacts people’s lives as most of the substandard structures are inhabited residential properties. Further, the city officials feel that a successful abatement does not result in a demolition, rather, a successful abatement is gauged by engaging in a humanized process that considers homeowners mental and emotional state and places importance on rehabilitation and repair. Because the monetary and emotional costs associated with the abatement process are high, the city opts to partner with local non-profits to assist homeowners in the rehabilitation and repair processes.

The conflict with the abatement process for the City of Lake Worth is not legislative but an internal conflict between city officials and the city council. Chapter 214 allows for a liberal interpretation of the law; however, the city council reads the law as written which results in stricter interpretation removing the human aspects of the situation which may not be entirely necessary.

The Planning and Zoning Administrator was interviewed before the City Manager and Director of Building Development, and while the information gathered was similar, the varying perspectives expressed in the two interviews is evident. The City Manager and Director of Building Development stressed the importance of recognizing the human aspects during the process and providing as much assistance and guidance to the property owner as possible, whereas the Planning and Zoning Administrator appears to take a more bureaucratic approach to the abatement process.

River Oaks

Our interview with the City Manager of River Oaks revealed an example of how effective, clear processes and procedures can help a municipality deal with substandard properties. When the city began its abatement process in earnest about fifteen years ago, approximately 200 substandard properties were identified within city limits. At the time of the interview, this number had shrunk to six substandard properties. One of the strengths identified by the city manager is that both the city council, the city’s board of adjustment, and the city attorney are all in agreement in how they approach the often-sensitive issue of substandard properties. Collaboration, rather than confrontation, was a cornerstone of this approach. The city’s code inspector identifies substandard properties and then the city sends a notice of intent to deem the property substandard, giving the property owner time to address the problems. The owner is typically granted a thirty-day window to fix the problems; if this period expires, the case is brought before the board of adjustments to determine the subsequent steps for enforcement. The city manager noted that over 90% of these

actions result in the owner resolving the problems with the property, indicating that only a small portion of cases lead to a demolition order.

Analysis

Based on the findings, there does not appear to be a conflict between the state of Texas and local municipalities in Tarrant County regarding Chapter 214. According to our research, small and mid-size cities in Tarrant County benefit from Chapter 214 and do not wish to make amendments to the current version of the statutes. These municipalities admit that Chapter 214 can be cumbersome due to the large amount of paperwork involved. However, there is an acceptance that rigorous paperwork is required for legal protection. Equally important, city officials do not find it difficult under the current guidelines of Chapter 214 to abate substandard structures in their cities.

Our study revealed that the cities with the most effective substandard property abatement programs follow a less stringent process and instead attempt to work with property owners to resolve the issues identified with their property. The broad language of Chapter 214 makes it possible for cities to be nuanced in their approach to abatement. The city officials we interviewed preferred this flexibility because it made it more likely that a property would be improved, thereby avoiding the contentious process of removal and/or demolition.

The study did not identify a pattern of substandard properties affecting neighboring property values. While our team anticipated a negative effect on the properties adjacent to substandard properties, the results of our interviews suggest that a substandard property on its own does not contribute significantly to surrounding property values. The city officials believe some of this is bolstered by the exuberant housing market in North Texas.

Another element of our study sought to examine whether Chapter 214 affects the preservation of historic properties. Based on the feedback we received from building officials and city managers, it appears that there are no impacts on historic preservation. Some of the cities we spoke to do not have historic preservation programs, while others manage historic preservation through their own programs.

A consistent sentiment found during the interviews with the three city managers was the idea that Chapter 214 does not account for the human element of code compliance. The city managers acknowledge the statute does an adequate job of protecting cities against legal action but does not prescribe alternative avenues for abatement. Per the interviews with the city managers, many of the substandard structures abated during their tenure have been occupied structures. The managers expressed the abatement process does not account for the mental and emotional attachment resident may have with their properties, and they would like to see some provisions in place to account for that. For example, properties owned by “hoarders” fall into disrepair but could likely be salvaged if the owner can receive mental health counseling. Conversely, the broad latitude afforded municipalities by Chapter 214 does make it possible for cities to create alternative interventions.

The most contentious uses of Chapter 214 seem to occur when members of a city’s council and/or board of adjustments do not agree on the best approach to abate substandard properties. The statute and relevant case law tend to favor the position of the city. However, smaller municipalities may

find it difficult to deal with combative or non-cooperative property owners whose property has been deemed substandard. While the impulse may be to lean on the statutory authority of Chapter 214, this can create more friction in the community and within the council or board of adjustments that could best be described as an “us vs. Them mentality.” It cannot be emphasized enough that the cities with the most successful substandard property abatement programs try to collaborate with the owners and use the flexibility of Chapter 214 to consider each case on its own merits.

Conclusion and Recommendations

Conclusion

The objective of this project was to find how recent changes to Chapter 214 of the Texas Local Government Code 214 had impacted municipalities authority and ability to abate nuisances and substandard structures. To estimate the policy’s impact, the research group took a mixed-method approach, to include a blend of qualitative and quantitative data. Focused on cities within Tarrant County, excluding Fort Worth, Arlington, Mansfield, and Westover Hills, the research team used a variety of demographics to pinpoint cities that needed further investigation. The points that stood out in selected cities included the population count, the number of substandard structures, finance, and other demographics. Additional factors included property owners’ educational status, gender, and average income. To ensure that these were appropriate parameters, a regression analysis was completed. Also conducted was widespread research of all the cities to ensure that each city had ordinances and regulations in place in reference to Local Government Code Chapters 211, 212, 213, and 214. This revealed that several cities do not possess a published comprehensive plan, and one (1) does not have a substandard property ordinance. These facts were critical in the selection of cities to outreach to.

To obtain the data, the research group used open-source information that was previously published on the city’s websites. Also, surveys with questions of interest were sent out to almost all the cities in the Tarrant County area. The specific questions and the overall survey response rate are listed in the above sections. In addition to these methods, the group strategically set up semi-structured interviews with city officials. These officials included senior building officials, planners, and city administrators. These interviews allowed the research groups to obtain additional information that was not divulged in the surveys previously sent out.

When looking at Chapter 214, its impact was found to be minimal. However, this was due to the proactive nature that city officials have grown accustomed to using. Cities revealed through survey responses and interviews that Chapter 214 has not been negative, but instead it has had a positive impact on the ability to influence development in municipalities. Cities collectively mentioned that, depending on the number of substandard structures in their area, Chapter 214 has a neutral-to-positive impact on economic development. All these phases were critical in prescribing recommendations to city staff. These recommendations are elaborated on in the following section.

Recommendations

Through a careful examination of data trends, semi-structured interviews, and the analysis of policy, the research team was able to draw conclusions from cities. Based off the information, several recommendations are proposed to city officials wishing to abate and limit substandard properties. These include the following:

1. Depending on the desired direction, city administrators should be cautious in the application of time schedules to abate, demolish, or repair structures.
2. Cities should establish standards to abate properties greater than what the state explicitly states.
3. Cities should utilize effective control of code compliance operations, fire protection, and other codes before resorting to relying on Local Government Code Chapter 214.
4. Cities should seek to forge partnerships with non-profits, and other quasi-intergovernmental organizations to assist tenants through the abatement and repair process.
5. City officials should work together to create an agreed-upon process towards successfully abating substandard properties.

Recommendation 1

Per Chapter 214, cities have the discretion to grant varying time frames to owners of properties for repair. These time frames have a maximum due date, specified by the term “up to xxx days.” Depending on the stage in the abatement process, city officials have the authority to extend these time periods, with the authority of municipal judges. However, it is important that city officials be wary of the schedule they set. Owners of larger projects may need a greater number of extensions and time periods when repairing structures. It was revealed through interviews with various city officials, that when owners are given greater time periods to repair, properties can see an increased property value and less future violations. Multiple city officials stated that time frames can often be too short, and few have raised concern about legislation pushing for an accelerated redevelopment phase.

The essential nature of time is critical to consider due to the relationships that can be impacted through an abatement process. Through examples provided by city officials, a consistent takeaway was that the abatement process may be viewed as inconvenient to a tenant’s way of life. The city has the requirement to abate nuisances, but in residential settings, people can be overcome with a series of emotions. This is especially true when property is deemed a life-safety hazard and removal of persons must be swift. To aid in this process cities should allow for a trusted friend or family member to assist in meetings with property owners. There are also several other resources that should be provided to alleviate emotional concerns, and this is elaborated on in Recommendation 4. The message of community, and “do this for your neighbors” can be effective in this process.

Because of the realistic and frequent nature of extensions in the abatement process, it is critical for city staff to accurately estimate the financial impacts that projects will have not only the owner of the structure, but also surrounding economic development. In survey responses, several leaders reflected that abatement has positively influenced economic development in this city. Failing to effectively monitor the repair schedule of projects can negatively affect property values. This is an issue that can have additional ramifications. Additionally, time constraints must be considered to do potential nature that projects entail. Larger projects may entail greater extensions and costs. Cost and policy can both be complicated when dealing with historically designated structures, and structures with distinctive ties to its community.

Recommendation 2

Local Government Code Chapter 214 provides municipalities with various opportunities when dealing with substandard structures. While minimal standards for the process are outlined in the Texas Local Government Code, cities are given the authority to add amendments to city ordinances, that allow for the securing of substandard structures. By taking advantage of this method, cities can successfully limit the number of properties needing to be repaired, vacated, or demolished. Cities that have higher standards, and discretion in operating within these standards can be expected to experience an increase in property values. Though many cities in Texas do operate under this standard, our research did not show consistency in these practices being explicitly stated in their ordinances. Moving forward, municipalities should seek to explicitly state in their ordinances the priority to utilize other methods to abate nuisances and violated codes. This is recommended for enhanced legal protections and for city staff to still operate with freedom of interpretation. Recommendation 5 takes this ideal in a different, but resourceful direction.

Recommendation 3

The process to abate and repair structures can often be a long and difficult one because of the sensitive nature of removing individuals from their home. Along with the quick period that is often placed on this due to life-safety hazards, city officials may often encounter individuals with various age related and mental health related disabilities. Regularly, city officials choose to take a compassionate and integrated approach towards working through the abatement process with residents, and for the sustainability of public relations, community building should be a priority in the process. By partnering with community groups, non-profits, and other quasi-governmental organizations, cities can improve relationships and provide services to these residents at a lower cost. Cities do not always have to send a harsh and final message to property owners but can elect to guide them through an already arduous process.

Recommendation 4

According to semi-structured interviews conducted, city officials often strayed away from Local government Code Chapter 214 to abate structures. Because of the heavy impact that a person's removal from property has, along with the broad power outlined in various ordinances, building, residential, and fire codes, cities can often remedy nuisances without relying on state code. Based off these same interviews, it can be expected that cities that place a greater priority on their code compliance departments typically have lower levels of substandard structures. If cities want to lower the number of substandard structures, they should choose to take a proactive stance in compliance. Enforcement and suppression of substandard structures can be conquered through the broad powers of the fire marshal/inspector, code department, and by cities choosing to follow the recommendations of the IBC (International Building Code), IRC (International Residential Code), and IFC (International Fire Code).

Recommendation 5

As with many critical issues, building officials, planners, and code officials may find themselves trained to interpret ordinances and the government code differently. When attempting to abate

nuisances, the variety of perspectives can be helpful but also conflicting. Over the course of our research, we found that several cities have collectively decided to focus on either commercial or residential properties. From that point, officials have an agreed upon process/method to closing all incidents. It is no question at times cities may be intent on demolishing a structure. With sensitive issues like this, small cities for example, may choose to prioritize repairing structures first. This was apparent in the semi-structured interviews, as multiple city officials had different standards to what can be defined as a successful abatement. While some cities would say “correction of the violation” is used to judge the success, others would mention that “repair and renovation” is the standard. Demolition was not explicitly stated in the process. To some demolition could also fall under correction. Answers to this question showed that perspectives between cities and their officials can be different. To prevent mishaps in the process, leaders should have a clear agreement on the process before initiating any actions.

These five recommendations are based off the research team’s comprehensive study of Chapter 214 and are proposed to municipalities wishing to abate and limit substandard structures. For multiple reasons, municipalities should be cognizant of the facts presented in this report and the powers granted to them in Chapter 214. Due to non-response from interviewees and other research limitations, it must be noted that additional research may need to be conducted. Further research should focus on building on these recommendations and working around the limitations experienced in this project. Future research teams may obtain more accurate qualitative data by choosing to include in the interview process both council/zoning board members and tenants who have gone through the abatement process. In the future, groups may choose to include other parameters when selecting cities to interview, such as examining the percentage of elderly citizens and not choosing cities based off vacancy rates, as this is not always an accurate predictor for cities with substandard properties.

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Appendices

Appendix A: Interview Responses

Interview Responses

Forest Hill

Substandard Property: Challenges and Recommendations for Cities in Tarrant County Survey

Name (first and last): Venus Wehle (Forest Hill City)

Job Title: Interim City Manager

Years in position: 6 months

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

The compliance happens through the property owner. The chief code officer does his research, if it applies to code, the property stays. If it does not apply to the codes, the owner is given 30 days and the property may possibly face demolition. If the owner goes past 30 days, the code officer cuts off the utilities and gas line which supports the property.

2. What type of properties do find are most substandard in your city? Residential or Commercial?

Residential structures which include blight and are in a bad shape are declared a nuisance and would be uninhabitable structure. If it was commercial, it would be torn down within 30 days. Residential are the most substandard within the city

3. Has your city found it difficult to abate substandard properties?

We have not found it difficult but more challenging to abate. The council usually handles the abatement through the codes and policies. Usually, council reviews the property, and the owner is given 90 days to handle the situation.

4. How do you feel Chapter 214 impacts future land-use development?

The chapter 214 is a very important in terms of building structures. All buildings must be brought up to code and standards.

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

The city has not noticed any decrease in property values. The property values are going up because they are kept up to date and over time, they increase along with the overall growth of the city.

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

The buildings have been kept up to code and have not faced any substandard structure.

7. On a scale of 1-5 has abating substandard property improved economic development in your city? (Strongly disagree, Disagree, Neutral, Agree, **Strongly Agree)**

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

I would strongly agree. We try every other month to preserve the structures from substandard hazards. It is very important that we abate the structure from time to time.

Westlake

Name (first and last): Patrick Cooke (Westlake City)

Job Title: Interim Chief Building Official

Years in position: 5 years 3 months

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

We don't have any substandard structures because we are a new city. However, we have adopted the updated Texas building and maintenance codes updated in 2018.

2. What type of properties do find are most substandard in your city? Residential or Commercial?

We haven't done any notices to recognize whether residential or commercial are the most substandard structure.

3. Has your city found it difficult to abate substandard properties?

We haven't abated any substandard property. If we were to come across one, we would use the property maintenance code according to HOA (Homeowner's association) standards, use the code as a model and prescriptive remedy and add the code enforcement tool.

4. How do you feel Chapter 214 impacts future land-use development?

It is an important code in the regulation of structures. Since Westlake is a new city, we have not encountered a substandard structure that would be in violation of the chapter 214.

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

Being that the city is new, there is little to no substandard property, thus the property values are increasing.

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

Our city is new so there are not any historical designated buildings.

7. On a scale of 1-5, has abating substandard property improved economic development in your city? (Strongly disagree, Disagree, Neutral, **Agree, Strongly Agree)**

Although, we haven't experienced any code issue nor had any substandard structures, I would agree that abating substandard property will improve the economic development of life in the city. The property values are going up so we wouldn't have any issues.

Lake Worth

Name (first and last): Suzanne Meason (Lake Worth City)

Job Title: Planning Zoning Administrator

Years in position: 23

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

It is the responsibility of the substandard property owner to handle it or he or she will have to is given days before the demolition.

2. What type of properties do you find are most substandard in your city? Residential or Commercial?

Residential properties are the most substandard structure in the city because it's solely due to the owner. Most residential structures were built a long time ago and some of the owners do not keep maintenance. On the commercial side of the property, they don't typically have a substandard issue. If they do, they are not allowed to operate.

3. Has your city found it difficult to abate substandard properties?

Sometimes we find it difficult. This can be due to getting hold of the owner because the owner may not have a clear claim of title. The titles may be improperly transferred and the whereabouts of the previous owner may be unknown.

4. How do you feel Chapter 214 impacts future land-use development?

Chapter 214 influences development around the site whether it's a residential facility or a commercial facility. Usually when new structures are built, we tend to keep up to the codes including the regulation of structures. Nuisances are never a concern because they typically don't operate within areas of commerce.

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

I can't say all property values have faced a decrease. I wouldn't be able to provide that information but however, the information can be found in the Tarrant County appraisal database.

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

There is no historic preservation in the Tarrant County nor within Texas itself. Although the local government code highlights historic preservation, Texas has yet to keep up with any areas of historical designation of significance.

7. On a scale of 1-5 has abating substandard property improve economic development in your city? (Strongly disagree, Disagree, Neutral, Agree, Strongly Agree)

Abating substandard property has made things easier and areas of commerce to run smoothly. If substandard property was an issue, we would follow the codes to eliminate the issue. They

typically don't occur in an economic setting because the properties are updated several times a year and new jobs and businesses occur.

Trophy Club

Substandard Property: Challenges and Recommendations for Cities in Tarrant County Survey

Name (first and last): Rhylan Rowe

Job Title: Chair, Planning & Zoning Commission, Trophy Club

Years in position: 3, 5 previous years on the town council

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

Trophy Club only has to deal with properties in substandard conditions on a very limited basis. There's no formalized program - it's management by exception.

2. What type of properties do find are most substandard in your city? Residential or Commercial?

3. Has your city found it difficult to abate substandard properties?

Yes. Anytime you have to leverage the powers of the municipality to effect change on private property, it's difficult.

4. How do you feel Chapter 214 impacts future land-use development?

As long as there's no trend towards leveraging Chapter 214 to accelerate redevelopment (which could be good *or* bad depending on the scenario), I don't know that it really has much impact, except in the case of large contiguous areas of substandard or near-substandard structures that could be dealt with en masse and re-developed.

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

No

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

We're too new and suburban to have historic-designated buildings.

7. On a scale of 1-5 has abating substandard property improve economic development of life in your city? (Strongly disagree, Disagree, **Neutral, Agree, Strongly Agree)**

Colleyville

Substandard Property: Challenges and Recommendations for Cities in Tarrant County Survey

Name (first and last): Eddie Wilson

Job Title: Building Official

Years in position: 8

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

Addressing code complaints in their entirety from the initial notification to final disposition.

2. What type of properties do find are most substandard in your city? Residential or Commercial?

Residential

3. Has your city found it difficult to abate substandard properties?

All are unique and because of that, different strategies must be employed to achieve success. Because you are dealing with variables involving people of different socio-economic or ethnicity, patience

4. How do you feel Chapter 214 impacts future land-use development?

The proliferation of substandard structures can depress property values and may impact investment in a particular sector

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

Not really. Affluent communities typically are less impacted by substandard properties as there are fewer of them as a percentage of overall development

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

Colleyville has never had any historic building commission or program in place to preserve their heritage.

7. On a scale of 1-5 has abating substandard property improve economic development in your city? (Strongly disagree, Disagree, **Neutral, Agree, Strongly Agree)**

City Manager Interviews

River Oaks

Name: Marvin Gregory

Job Title: City Manager

Years in Position: 3 as city manager, 11 as city administrator (since 2008)

- 1. How does your city measure successful abatement of substandard property?**
 - a. Main mission is to bring it up to code; fire and safety, making sure buildings are modernized
 - b. Demolishing is last option
 - c. Begins with either citizen complaint or city inspector identifying a substandard property and beginning an inspection; city attorney requires administrative search warrant to enter property unless owner grants access
 - d. If substandard issues are found, they'll send a notice of intent to deem substandard which gives owner time to provide action plan to eliminate issues
 - e. If property is especially bad then immediately move to deem substandard, giving owners 30 days to bring it into compliance
 - i. If no compliance, motions are brought to building board of appeals (city council) which is like an administrative court to determine next course
 - ii. Results in order to repair or demolish if no
 - iii. 90% of the time owners do bring it into compliance; danger to public or occupants is what drives the speed / urgency
- 2. What type of properties do find are most substandard in your city? Residential or Commercial?**
 - a. Residential "by far"
 - b. About 200 substandard properties when they began working on this (15-20 years ago), now only about 6; not reflection of property makeup overall
- 3. Has your city found it difficult to abate substandard properties?**
 - a. Yes, when they have to vacate the property
 - b. Under law have to provide the occupants with somewhere to go, can take time to get that set up
- 4. How do you feel Chapter 214 impacts future land-use development?**
 - a. Entire ordinance is written around chapter 214
 - b. Can be a tool for revitalization, goes by what state statutes provide; generally upheld in court because of that
 - c. "Helps greatly" with future revitalization that they are looking to
- 5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?**
 - a. No; values have increased over last two years due to overall market
- 6. How have historic-designated buildings been preserved since Chapter 214 was adopted?**
 - a. N/A, no historic properties / districts in city
- 7. On a scale of 1-5 has abating substandard property improve economic development of life in your city?**

- a. “oh yes”... if it goes to point of demolition, builders move in quickly to re-build, but definitely prefer avoiding demolition

Simply haven't noticed tons of issues with the process. Board of appeals is very keen, and property owners are usually willing to work with city. Only about 10% go to demolition which inherently is more difficult. No change to process, same as he has always seen.

Anything you wish you'd known? Can't think of much off-hand, credits attorney with helping them a lot. Keeping up with changes to code requirements is probably hardest thing.

Hardest part is removing people from residences.

Dalworthington Gardens

Substandard Property: Challenges and Recommendations for Cities in Tarrant County Survey

Name: Gary Harsley

Job Title: Building Official/ Administrator

Years in position: 4 years – started in 2018

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

Currently we are tracking code compliance in a program called emergency reporting. First, we attempt to make contact with the property owner and discuss the code or ordinance violations. Second, we document the violation in emergency reporting. Third if abatement is not obtained then it moves to a written documentation on a letterhead. At any point during this process citations can be issued up and including (red tag). Successful abatement is correction of the violation.

2. What type of properties do you find are the most substandard in your city?

In our city there is roughly 368 business and 2100 residential structures. Out of these structures code enforcement's primary focus, to date, has been on commercial structures. Our citizens have voiced a concern through council, open dialogue email that commercial properties are important to them. They want to benefit from the growth of businesses and enjoy what they have to offer. Consequently, these businesses were in the worst condition.

3. Has your city found it difficult to abate substandard properties?

I started conducting code enforcement in 2018 in the City of DWG. By code enforcement I am referring to all disciplines of enforcement, regardless of it being from an ordinance or code. In this city I am responsible for all of the ICC codes as well as ordinance violations. Although it can be a daunting assignment at times it can be a benefit! Example, substandard properties. I don't have to file a report and wait for the building official to review it as that is all one office. Furthermore, as the first inspector I am well versed in life safety and again can draw from that knowledge while on site conducting initial investigation. This knowledge makes it easier to garner abatement of substandard properties.

- In 3 years, we have removed or abated 4 commercial structures and 3 residential which were considered substandard.
- 2021 we made 584 code enforcement interactions of some forum.
- 2021 we inspected 306 properties commercial and residential which equates to 38.98% of the structures entered in emergency reporting
- 2021 total violations documented 1746

4. How do you feel chapter 214 impacts future land use developments?

To answer their question about chapter 214, I am not sure it impedes our abilities. We are required to make certain notifications and go through a process. I don't disagree with that. I don't think it should be easy to take someone's home, but I understand their point is it takes longer and is more cumbersome. The new changes to the law allow very large cities to expedite

their process. They may be what they're getting at, that larger cities have been given certain rights we don't have as a small city.

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

No

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

No changes in our city

7. On a scale of 1-5 has abating substandard property improve economic development in your city?

Strongly agree.

Commercial properties: In our city, as we have affected changes in our commercial properties, we see a change in the type of occupancies in our rental property. Lease rates go up, the required length of the lease has gone from a year to 5 years. These changes bring more stability to our commercial zones. Property owners are encouraged to develop and maintain their properties.

Residential:

In the residential districts I see no real change. Properties are purchased with structures demolished and rebuilt. Regardless of the surrounding properties. Lot prices can easily exceed \$150,000.

Lake Worth

Substandard Property: Challenges and Recommendations for Cities in Tarrant County Survey

Name: Stacey Almond; Barry Barber

Job Title: City Manager; Director of Building Development

Years in position: 5.5 Years; 17 Years

Background: Local Government Code 214 introduces the ability for municipalities to regulate structures and abate nuisances in their jurisdictions.

1. How does your city measure successful abatement of substandard property?

Measuring a successful abatement is difficult. We choose to measure success based on rehabilitation and repair versus removal of structure unless safety is the primary issue. Chapter 214 identifies a process but not emotion. Chapter 214 does not address the real issue (emotional/mental state) of property owners. Chapter 214 only defines the conditions of a property. We like to attempt to humanize the process and be mindful of the mental and emotional state of homeowners by working in collaboration with the homeowners.

2. What type of properties do you find are the most substandard in your city?

- Most abatements are residential properties.
- A lot of the homes that are deemed substandard are small 900sqft homes that were built in the 1920's and 1930's.

3. Has your city found it difficult to abate substandard properties?

Director of Building Development:

- There is a process, not necessarily difficult. Just have to make sure you are following all the steps.

CM:

- It's not difficult, but it is a process that lacks addressing the emotional component of abating something of value to a person.
- Abating property is one of the most difficult jobs a city must do, and the costs are high for all parties involved.
- We partner with a local non-profit to help homeowners of substandard properties repair their homes up to code. Most times the homeowner will abate the property when the city makes first contact.
- Most of the residences are inhabited, not vacant
 - Lower income, collectors of things, don't want to deal w. Local gov
 - Most on disability or fixed income
 - Mental health issues, elderly, etc.
 - Prefer to have the interaction with the human, but letters are considered legally compliant.
 - Documentation is overwhelming and leads to disengagement

4. How do you feel Ch. 214 impacts future land-use development?

- Can reduce crime, impacts property values
- Excellent tool, but we need to remember that it impacts people's lives

5. Has the city noticed a decrease in property value for other properties surrounding the substandard properties in the city?

- Not to date
- As neighborhoods begin to turn over this may become more common.
- We do recognize addressing substandard properties is a way to protect our citizens, improve neighborhoods and spur growth.

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

- N/A

7. On a scale of 1-5, has abating substandard property improved economic development in your city?

Neutral

****Off Script questions:**

1. Are there any blind spots in Chapter 214 that you feel should be noted?

- CM: Note that cities need to remember that there is legislation that has been passed to make rules and regulations, but we are dealing with people and need to remember that and not take the person out of the role. We also need to keep in mind that not everyone lives the same way.
 - Chapter 214 is not too strict, and it allows for a liberal interpretation which is nice. However, the city council reads the law as is and is not as open to such liberal interpretations.
- BD: We have to worry about how the surrounding neighborhood is impacted by the substandard property.
 - Our actions show that we are committed to working with the residents and helping them first. Demo is a last resort.

Appendix B: Survey Hero Responses

Name (First and Last)

Number of responses: 11

Text answers:

Arty Wheaton-Rodriguez

Marvin Gregory

Brandy Barrett

Lisa Duello

David Hawkins

Rhylan Rowe

Eddie Wilson

Melinda Hernandez

Katasha Smithers

Erik Smith

Cliff Griffin

Title

Number of responses: 11

Text answers:

Assistant Planning Director, City of Mansfield

City Manager

City Administrator/City Secretary

Director of Neighborhood Services

Director of Planning and Development

Chair, Planning & Zoning Commission, Trophy Club

Building Official

Code Compliance Administrator

Planner II

Assistant Director Planning Project Manager

Regulatory Compliance Manager

Years in Position

Number of responses: 11

Text answers:

1

3 as City Manager, 11 as City Administrator and over 20 years as Building Official

12

13

1

Served on P&Z since Sept 2019; Served on Town Council May 2014 - Jan 2019.

8

18 in Code, approximately 8 years in a supervisory capacity

1 year as Planner II, 3 years as Planner I, and 3 years as Planning Tech at the City of Keller

4

6

1. How does your city measure successful abatement of substandard property?

Number of responses: 10

Text answers:

checks and balances

Thankfully we do only have a handful of these properties, and all but few are owned by private developers who are actively working to tear down and build new houses.

If the property is in compliance with all applicable codes

Per the Code, successful abatement can be achieved through repair, remove or demolish the building.

Trophy Club only has to deal with properties in substandard conditions on a very limited basis. There's no formalized program - it's management by exception.

Flower Mound historically has had very few instances of needing to utilize our Dangerous Building proceedings. Therefore, our primary success measure would be voluntary abatement by the property owner without using Chapter 214 tools.

Addressing code complaints in their entirety from the initial notification to final disposition

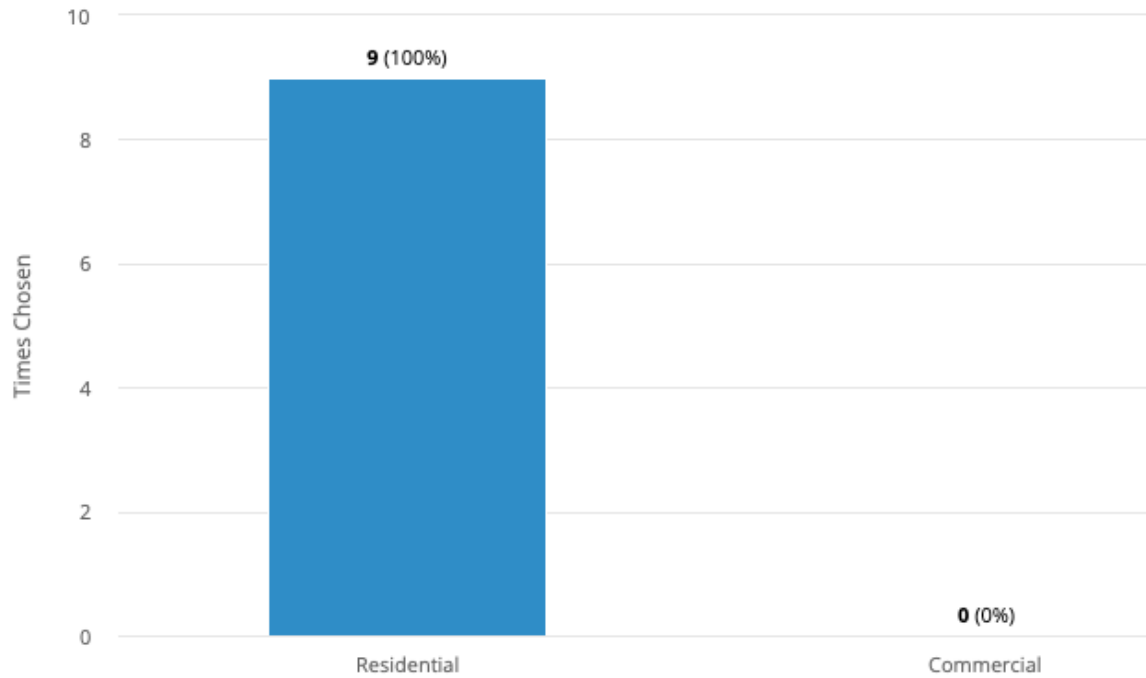
The property is either brought up to code, or demolished.

With the structure either being repaired to codes or being demolished.

We measure by the number of demolitions and the number of properties brought up to code through property maintenance codes.

2. What property type is most substandard structures in your city?

Number of responses: 9



3. Has your city found it difficult to abate substandard properties?

Number of responses: 10

Text answers:

Not really

No, we have an active code enforcement department and we try to keep them getting in poor repair to begin with... the ones that are in bad shape are in the process of being redeveloped.

It can be difficult but perseverance and patience seems to work.

No but the process can take a long time to complete.

Yes. Anytime you have to leverage the powers of the municipality to effect change on private property, it's difficult.

No, most property owners have made the needed corrections without Dangerous Building/Chapter 214 proceedings. We've gotten close to using this tool most recently on a home where there was a house fire and the DIY remodel was going exceptionally poorly. We only made it as far as the first step in Dangerous Building proceedings—the inspection by the Building Official. Ultimately the property owner sold the property to another builder. Flower Mound has also experienced significant growth over the past 20 years so many of the properties with old farmhouses that would likely have been considered substandard buildings have been redeveloped.

All are unique and because of that, different strategies must be employed to achieve success. Because you are dealing with variables involving people of different socio-economic or ethnicity, patience

Yes.

Each case is unique. Demolishing personal property is not and should not be an easy process for the city. Careful consideration and accommodations should always be considered.

It can be time consuming and challenging.

4. How do you feel Chapter 214 impacts future land-use development?

Number of responses: 10

Text answers:

enhances the potential of future development and property values

We are landlocked and a suburb of Fort Worth, and our land use is set by our zoning ordinance. The impact is minimal to us.

It assist with sustainability of neighborhoods.

In cases of demolition, it creates opportunities for redevelopment and affect property values in a positive way.

As long as there's no trend towards leveraging Chapter 214 to accelerate redevelopment (which could be good *or* bad depending on the scenario), I don't know that it really has much impact, except in the case of large contiguous areas of substandard or near-substandard structures that could be dealt with en masse and re-developed.

? I believe Ch. 214 provides a tool which motivates property owners to either secure, repair or ultimately remove a substandard structure which may allow for enhancements to future land development. Currently, substandard building issues in Flower Mound are located in residential districts, so the ongoing re-development would impact residential re-development.

The proliferation of substandard structures can depress property values and may impact investment in a particular sector

No opinion.

It provides guidance to cities.

It gives the cities a tool in which to deal with substandard properties and opening them up for development.

5. Has the city noticed a decrease in property value and investment for properties surrounding the substandard properties in the city?

Number of responses: 10

Text answers:

No

No, we are redeveloping and our city has experienced the opposite.

Not really but we do not track this.

An official assessment has not been conducted to verify this but the City has noticed negative impacts and effects associated with it.

No.

We do not have enough data to answer this question.

Not really. Affluent communities typically are less impacted by substandard properties as their are fewer of them as a percentage of overall development

Our department does not track this information.

No. Economic activity is strong. If the economy shifts it could certainly have an impact on specific areas that need revitalization. This could also happen more rapidly if an economic shift impacts code enforcement staffing. Developers buy vacant lots very quickly.

We don't have enough substandard properties to adversely affect property values.

6. How have historic-designated buildings been preserved since Chapter 214 was adopted?

Number of responses: 10

Text answers:

We do not have a historic district

We have no such designated buildings - we are a very small town.

yes

N/A

We're too new and suburban to have historic-designated buildings.

There are very few historic-designated buildings in Flower Mound (only 1 or 2). The Town recently went through a preservation and restoration process for one of the original farmhouses in the Town (Gibson-Grant Log House).

Colleyville has never had any historic building commission or program in place to preserve their heritage.

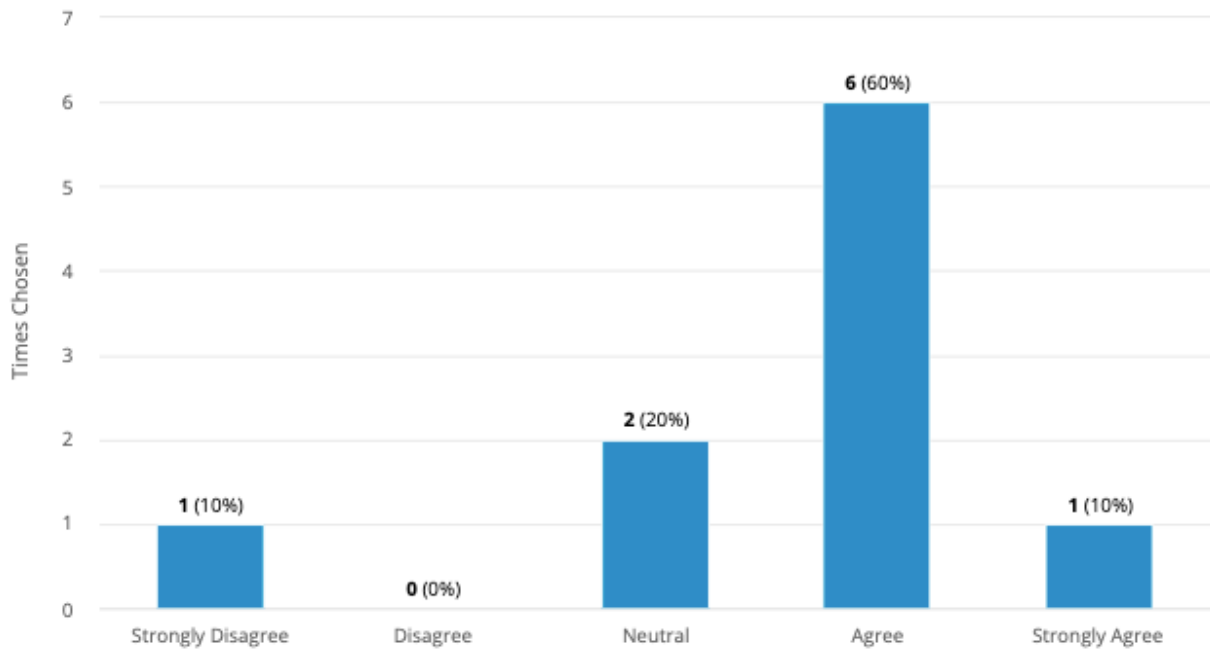
None to my knowledge.

The city doesn't have much for historic buildings so it's not really something that applies to Haltom City.

Zoning codes have been put in place to help preserve historic buildings and promote rehabilitation.

7. On a scale of 1-5 has abating substandard property improved the economic development in your city?

Number of responses: 10



Appendix C: 2019 ACS 5-Year Data Estimates Considered in Choosing Cities to Interview

City	Population	% Vacant Housing Units	Median Housing Value	Median Household Income	Highschool Graduate or Higher	Female householder, no spouse/partner present
Colleyville city, Tarrant County, Texas	26,462	1.80%	\$516,500	\$163,509	99.20%	10.3%
Flower Mound town (part), Tarrant County, Texas	76,555	2.30%	\$361,900	\$137,285	96.90%	15.4%
Edgecliff Village town, Tarrant County, Texas	3,016	2.60%	\$156,400	\$72,143	83.80%	24.6%
Trophy Club town (part), Tarrant County, Texas	11,949	3.00%	\$400,500	\$147,477	97.90%	14.2%
Watauga city, Tarrant County, Texas	24,582	3.00%	\$136,300	\$71,897	88.70%	20.9%
Southlake city (part), Tarrant County, Texas	31,292	3.4%	\$676,900	\$240,248	99.10%	9.6%
Saginaw city, Tarrant County, Texas	23,321	3.7%	\$168,900	\$83,402	89.90%	21.1%
Sansom Park city, Tarrant County, Texas	5,411	4.00%	\$85,400	\$51,909	76.30%	33.2%
Mansfield city (part), Tarrant County, Texas	69,557	4.1%	\$257,100	\$99,510	94.20%	21.6%
Bedford city, Tarrant County, Texas	49,323	4.10%	\$217,300	\$70,362	94.70%	31.7%
Burleson city (part), Tarrant County, Texas	45,862	4.10%	\$184,600	\$79,784	93.70%	23.1%
Crowley city (part), Tarrant County, Texas	15,439	4.30%	\$157,900	\$76,720	93.00%	23.7%
Lakeside town, Tarrant County, Texas	1,116	4.40%	\$171,200	\$85,917	90.50%	20.1%
Dalworthington Gardens city, Tarrant County, Texas	2,188	4.6%	\$427,900	\$109,375	97.60%	19.4%

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

Haslet city (part), Tarrant County, Texas	1,626	4.80%	\$381,100	\$142,656	95.70%	13.2%
North Richland Hills city, Tarrant County, Texas	70,202	4.9%	\$203,800	\$71,076	91.80%	27.3%
Grapevine city (part), Tarrant County, Texas	53,317	4.90%	\$320,400	\$91,143	93.00%	23.3%
Keller city, Tarrant County, Texas	46,813	4.90%	\$386,200	\$141,364	95.80%	14.7%
Westlake town (part), Tarrant County, Texas	983	5.5%	\$1,741,800	\$227,083	98.70%	14.9%
Blue Mound city, Tarrant County, Texas	2,981	5.60%	\$99,200	\$56,146	67.20%	19.9%
White Settlement city, Tarrant County, Texas	17,565	5.9%	\$99,200	\$48,996	86.40%	31.3%
Kennedale city, Tarrant County, Texas	8,197	6.00%	\$215,500	\$77,763	83.60%	18.3%
Haltom City city, Tarrant County, Texas	44,223	7.6%	\$111,300	\$52,709	75.80%	29.3%
Hurst city, Tarrant County, Texas	38,976	7.6%	\$190,800	\$63,722	88.80%	28.4%
Eules city, Tarrant County, Texas	55,763	8.2%	\$200,500	\$65,921	89.50%	29.8%
Westworth Village city, Tarrant County, Texas	2,681	8.30%	\$150,000	\$60,227	90.90%	30.4%
Benbrook city, Tarrant County, Texas	23,215	8.9%	\$182,600	\$72,699	95.80%	30.4%
Newark city (part), Tarrant County, Texas	1,290	8.90%	\$86,400	\$54,792	75.70%	25.5%
River Oaks city, Tarrant County, Texas	7,685	9.0%	\$101,000	\$62,326	78.20%	22.2%
Pantego town, Tarrant County, Texas	2,531	9.00%	\$223,900	\$54,946	91.50%	36.5%
Azle city (part), Tarrant County, Texas	12,796	9.5%	\$151,100	\$72,614	92.10%	28.0%

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

Lake Worth city, Tarrant County, Texas	4,929	9.70%	\$114,600	\$60,213	84.70%	23.7%
Forest Hill city, Tarrant County, Texas	12,994	9.80%	\$94,400	\$41,496	73.20%	35.9%
Richland Hills city, Tarrant County, Texas	8051	9.80%	\$149,400	\$62,549	86.70%	28.1%
Everman city, Tarrant County, Texas	6,255	12.10%	\$80,700	\$43,352	75.40%	23.2%
Pelican Bay city, Tarrant County, Texas	1,586	14.60%	\$51,100	\$43,359	78.10%	35.2%
Reno city (part), Tarrant County, Texas	2,962	15.90%	\$135,500	\$60,199	81.30%	25.8%
Tarrant County	2,049,770	8.2%	\$188,500	\$67,700	87.3%	14.2%

Appendix D: Regression Analysis
 Regression Analysis: Median Housing Value
 SUMMARY
 OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.2993
	22969
R Square	0.0895
	9424
Adjusted R Square	0.0635
	82647
Standard Error	0.0324
	6471
Observations	37

<i>ANOVA</i>					
	<i>Df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	1	0.003630247	0.003630247	3.444396485	0.071902518
Residual	35	0.03688851	0.001053957		
Total	36	0.040518757			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>T Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	0.073993472	0.007179567	10.30611882	3.82895E-12	0.059418175	0.088568768	0.059418175	0.088568768
Median Housing Value	-3.51207E-08	1.89237E-08	-1.855908534	0.071902518	7.35378E-08	3.2965E-09	7.35378E-08	3.2965E-09

RESIDUAL
 OUTPUT

<i>Observation</i>	<i>Predicted % Vacant Housing Units</i>	<i>Residuals</i>
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Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		-
	0.0558	0.03785
1	53649	3649
		-
	0.0612	0.03828
2	83303	3303
		-
	0.0685	0.04250
3	006	06
		-
	0.0599	0.02992
4	27646	7646
		-
	0.0692	0.03920
5	06525	6525
		-
	0.0502	0.01622
6	20294	0294
		-
	0.0680	0.03106
7	61591	1591
		-
	0.0709	0.03099
8	94167	4167
		-
	0.0649	0.02396
9	63949	3949
		-
	0.0663	0.02536
10	61751	1751
		-
	0.0675	0.02651
11	10197	0197
		-
	0.0684	0.02544
12	47919	7919
		-
	0.0679	0.02398
13	80814	0814
		-
	0.0589	0.01296
14	6534	534
		-
	0.0606	0.01260
15	08987	8987

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		-
	0.0668	0.01783
16	3588	588
		-
	0.0627	0.01374
17	40811	0811
		-
	0.0604	0.01142
18	29871	9871
	0.0128	0.04217
19	20299	9701
		-
	0.0705	0.01450
20	09502	9502
		-
	0.0705	0.01150
21	09502	9502
		-
	0.0664	0.00642
22	24969	4969
	0.0700	0.00591
23	84542	5458
	0.0672	0.00870
24	92449	7551
	0.0669	0.01504
25	51778	8222
	0.0687	0.01427
26	25372	4628
	0.0675	0.02141
27	80438	9562
	0.0709	0.01804
28	59046	0954
	0.0704	0.01955
29	46285	3715
	0.0661	0.02387
30	29955	0045
	0.0686	0.02631
31	86739	3261
	0.0699	0.02703
32	68644	1356
	0.0706	0.02732
33	78081	1919
	0.0687	0.02925
34	46444	3556

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

	0.0711	0.04984
35	59234	0766
	0.0721	0.07380
36	98806	1194
	0.0692	0.08976
37	34622	5378

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

Regression Analysis: Median Household Income

SUMMARY OUTPUT								
<i>Regression Statistics</i>								
Multiple R	0.506937147							
R Square	0.256985271							
Adjusted R Square	0.235756278							
Standard Error	0.029328695							
Observations	37							
<i>ANOVA</i>								
	<i>Df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>			
Regression	1	0.010412724	0.010412724	12.10539189	0.001364917			
Residual	35	0.030106033	0.000860172					
Total	36	0.040518757						
	<i>Coefficients</i>	<i>Standard Error</i>	<i>T Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	0.096327693	0.010193238	9.45015606	3.64529E-11	0.075634319	0.117021067	0.075634319	0.117021067
Median Household Income	-3.59392E-07	1.03295E-07	-3.479280369	0.001364917	-5.69092E-07	-1.49692E-07	-5.69092E-07	-1.49692E-07
RESIDUAL OUTPUT								

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

<i>Observation</i>	<i>Predicted % Vacant Housing Units</i>	<i>Residu als</i>						
1	0.037563842	- 0.0195 63842						
2	0.046988542	- 0.0239 88542						
3	0.070400065	- 0.0444 00065						
4	0.043325617	- 0.0133 25617						
5	0.070488476	- 0.0404 88476						
6	0.009984448	0.0240 15552						
7	0.066353669	- 0.0293 53669						
8	0.077672006	- 0.0376 72006						
9	0.060564581	- 0.0195 64581						
10	0.071040143	- 0.0300 40143						
11	0.06765395	- 0.0266 5395						
12	0.068755128	- 0.0257 55128						
13	0.065449798	- 0.0214 49798						
14	0.057019177	- 0.0110 19177						
15	0.045058247	0.0029 41753						

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

16	0.070783537	- 0.0217 83537						
17	0.063571615	- 0.0145 71615						
18	0.045522581	0.0034 77419						
19	0.014715846	0.0402 84154						
20	0.076149262	- 0.0201 49262						
21	0.078718916	- 0.0197 18916						
22	0.068380282	- 0.0083 80282						
23	0.077384492	- 0.0013 84492						
24	0.073426507	0.0025 73493						
25	0.072636203	0.0093 63797						
26	0.074682582	0.0083 17418						
27	0.070200243	0.0187 99757						
28	0.076635879	0.0123 64121						
29	0.073928218	0.0160 71782						
30	0.076580532	0.0134 19468						
31	0.070230792	0.0247 69208						
32	0.074687614	0.0223 12386						
33	0.081414357	0.0165 85643						
34	0.073848074	0.0241 51926						
35	0.080747325	0.0402 52675						

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

36	0.080744809	0.0652 55191						
37	0.074692645	0.0843 07355						

Regression Analysis: Educational Attainment Highschool Graduate or Higher
SUMMARY
OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.513745391
R Square	0.263934327
Adjusted R Square	0.242903879
Standard Error	0.029191225
Observations	37

<i>ANOVA</i>					
	<i>Df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	1	0.010694291	0.010694291	12.55010495	0.001144999
Residual	35	0.029824466	0.000852128		
Total	36	0.040518757			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>T Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>
Intercept	0.244740219	0.050940297	4.80445218	2.89209E-05	0.141325919	0.348154519	0.141325919
HS Grad+	-0.203570408	0.057463354	-3.542612729	0.001144999	0.320227218	0.086913598	0.320227218

RESIDUAL
OUTPUT

<i>Observation</i>	<i>Predicted % Vacant Housing Units</i>	<i>Residuals</i>
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Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		-
		0.02479
1	0.042798374	8374
		-
		0.02448
2	0.047480494	0494
		-
		0.04814
3	0.074148217	8217
		-
		0.01544
4	0.04544479	479
		-
		0.03417
5	0.064173267	3267
		-
		0.00900
6	0.043001945	1945
		-
		0.02473
7	0.061730422	0422
		-
		0.04941
8	0.089415998	5998
		-
		0.01197
9	0.052976895	6895
		-
		0.01095
10	0.051959043	9043
		-
		0.01299
11	0.053994747	4747
		-
		0.01241
12	0.05541974	974
		-
		0.01650
13	0.060509	9
		-
		5.55008
14	0.046055501	E-05
		-
		0.00192
15	0.049923339	3339

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		-
		0.00886
16	0.057862584	2584
		-
		0.00641
17	0.05541974	974
		-
		0.00071
18	0.049719768	9768
		0.01118
19	0.043816226	3774
		-
		0.05194
20	0.107940905	0905
		-
		0.00985
21	0.068855386	5386
		-
		0.01455
22	0.074555358	5358
		-
		0.01443
23	0.09043385	385
		0.01203
24	0.063969697	0303
		0.01945
25	0.062544704	5296
		0.02330
26	0.059694718	5282
		0.03928
27	0.049719768	0232
		-
		0.00163
28	0.09063742	742
		0.00445
29	0.08554816	184
		0.03152
30	0.058473296	6704
		0.03774
31	0.057251873	8127
		0.02468
32	0.072316083	3917
		0.00227
33	0.09572668	332

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		0.02975
34	0.068244675	5325
		0.02975
35	0.091248131	1869
		0.06024
36	0.08575173	827
		0.07976
37	0.079237477	2523

Regression Analysis: Female Headed Household, no spouse/partner present
 SUMMAR
 Y
 OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.544999078
R Square	0.297023995
Adjusted R Square	0.276938966
Standard Error	0.028527537
Observations	37

ANOVA					<i>Significance</i>
	<i>Df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>F</i>
			0.012	14.78	
Regression	1	35043	35043	9	0.0004
Residual	35	83714	0.0284		
Total	36	18757	0.0405		

	<i>Coefficients</i>	<i>Standard Error</i>	<i>T Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	0.003262558	0.01674546	0.1946	0.8469	-0.0307	0.0378	-0.0307	0.0378
Female HH	0.258684163	0.067268277	3.8459	0.0002	0.1221	0.3955	0.1221	0.3955

RESIDUA
 L
 OUTPUT

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

<i>Observation</i>	<i>Predicted % Vacant Housing Units</i>	<i>Residuals</i>
		-
1	0.029907026	0.0119 07026
		-
2	0.043099919	0.0200 99919
		-
3	0.066898862	0.0408 98862
		-
4	0.039995709	0.0099 95709
		-
5	0.057327548	0.0273 27548
		-
6	0.028096237	0.0059 03763
		-
7	0.057844916	0.0208 44916
		-
8	0.0891457	0.0491 457
		-
9	0.059138337	0.0181 38337
		-
10	0.085265437	0.0442 65437
		-
11	0.063018599	0.0220 18599
		-
12	0.064570704	0.0215 70704
		-
13	0.055258074	0.0112 58074

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		-
		0.0074
14	0.053447285	47285
		0.0105
15	0.037408867	91133
		-
		0.0248
16	0.073883334	83334
		-
		0.0145
17	0.063535968	35968
		0.0077
18	0.04128913	1087
		0.0131
19	0.041806498	93502
		0.0012
20	0.054740706	59294
		-
		0.0252
21	0.084230701	30701
		0.0093
22	0.050601759	98241
		-
		0.0030
23	0.079057017	57017
		-
		0.0007
24	0.07672886	2886
		0.0016
25	0.080350438	49562
		0.0010
26	0.081902543	97457
		0.0070
27	0.081902543	97457
		0.0197
28	0.069227019	72981
		0.0293
29	0.060690442	09558
		-
		0.0076
30	0.097682277	82277
		0.0193
31	0.075694123	05877

Substandard Structures: Analysis of the Effects Local Texas Government Code Chapter 214

		0.0324
32	0.064570704	29296
		0.0018
33	0.096130172	69828
		0.0220
34	0.075952807	47193
		0.0577
35	0.063277283	22717
		0.0516
36	0.094319383	80617
		0.0889
37	0.070003072	96928
