Utilizing ESRI ArcPro for Single Family Rental Tracking and Analysis

April 20th, 2023

Robbie Highfield | Associate Planner | City of Fate

Issue

- Single family rentals not managed by the city
  - Safety for the tenants
    - Quality of life inspections
    - Check for slum lords
  - Protection for owner
    - Retaining and protecting the property values.
    - Issues for those using property management companies.

Dear property owner,

On August 19, 2019 the City of Fate adopted ordinance O-2019-037 establishing a Rental Registration and Inspection program for Single family and Multi-Family dwelling units to began January 1, 2020.

The program is designed to protect the health safety and welfare of the City of Fate residents as well as retaining and protecting the property values of your property.

What you need to know;

- Each owner of a residential rental unit within the City of Fate shall register each rental unit. A separate registration shall be required for each rental unit.
- A residential rental registration application shall be valid for each rental unit for one year, unless there is a change in ownership of the property.
- A non-refundable annual registration fee shall be paid to the City by the owner at the same time the registration application is submitted.

Inspections:

The inspections are intended to identify minimum standards established within the International Property Maintenance Code as adopted by the City of Fate.
An inspection checklist may be obtained on our website www.cityoffate.com/buildinginspection

Fees:

Single Family Dwelling units	$85.00 annually
Multi-Family Dwelling Units	$25.00 annually
Late registration	$150.00
Re-Inspection	$75.00

Registration may be completed in person at Fate City hall Building Inspection department or may be completed on-line by visiting

Please feel free to contact us with any questions or concerns.

Issue

- Trend of conversion
  - loss of single family unit stock
  - Less stock = higher barrier of entry for new owners
  - Pricing out the older community
    - Aging in place

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Solution

CITY OF FATE, TEXAS

ORDINANCE NO. O-2019-037

AN ORDINANCE OF THE CITY OF FATE, TEXAS AMENDING CHAPTER 6 OF THE CITY OF FATE ORDINANCES TO ADD ARTICLE V, MULTI-FAMILY AND SINGLE-FAMILY RENTAL REGISTRATION REGULATIONS SECTION 6-123 THROUGH SECTION 6-138 ; PROVIDING REQUIREMENTS FOR THE ANNUAL REGISTRATION AND INSPECTION OF MULTI-FAMILY AND SINGLE-FAMILY RENTAL HOUSING; PROVIDING FOR AN ANNUAL REGISTRATION FEE AND REINSPECTION FEES; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER DAY FOR THE VIOLATION OF THIS ORDINANCE WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

- Ordinance O-2019-037 (August 19th, 2019)
- Requirements…
  - Each owner of a residential rental unit within the City of Fate shall register each rental unit.
  - Registration valid one year, unless there is a change in ownership of the property.
  - Annual registration fee shall be paid by the owner
- How we managed before
  - Letter mailed to all known rentals
  - Tracking via Utility Billing water accounts

Why Track with GIS

- Improved internal management system
  - Building Dept has closer day-to-day interactions with Planning Dept
    - Same wing
    - Work together on all development
  - Reports and analysis easier to conduct with GIS
    - Only planning has access

Why Track with GIS

- Providing current info when new rental developments are proposed
  - How many rentals are nearby
  - How many rentals exist in neighborhoods already
  - Pictures are better understood by decision makers

Why Track with GIS

- Living document/program
  - GIS map can be updated directly vs a water account spreadsheet
  - Fewer imports to update which lowers chances of mistakes

Initial Identification Process – Step 1

Utility Billing list compared to existing Rental Registration List

- Formed two groups
  - Renter confirmed
  - Needed to verify group due missing data
  - Yes means renter; No means verify via county

Initial Identification Process – Step 2

Imported RCAD Parcel Data

- Rockwall County Owner Address =/ ≠ to Situs Address Data
  - = means owner
  - ≠ means renter
- List of 3 categories
  - Owner Confirmed
  - Renter Confirmed
  - Need to Verify

Verification Process – Step 1

- RCAD Parcel Data Cleaning
  - Owners and Commercial/Ag/vacant eliminated
    - Knowledge of area
    - Satellite imagery
  - List of 3 categories formed from initial verification and data cleaning
    - Renter Confirmed
      - Situs and owner addresses different and previously registered with city
    - Renter to Verify
      - Situs and owner addresses different but no registration with city
    - Unknown
      - Registered with city but can't verify with county data

Verification Process – Step 2

- Why there's a need to verify?
  - RCAD data not always accurate
    - Owner is situs and vice versa
    - Cross-verification with existing city lists not possible
  - Why mail?
    - Safer to mail than assume status
    - Owners would reach out if error
  - Not responding?
    - Follow up process with mailing letters directly to tenants

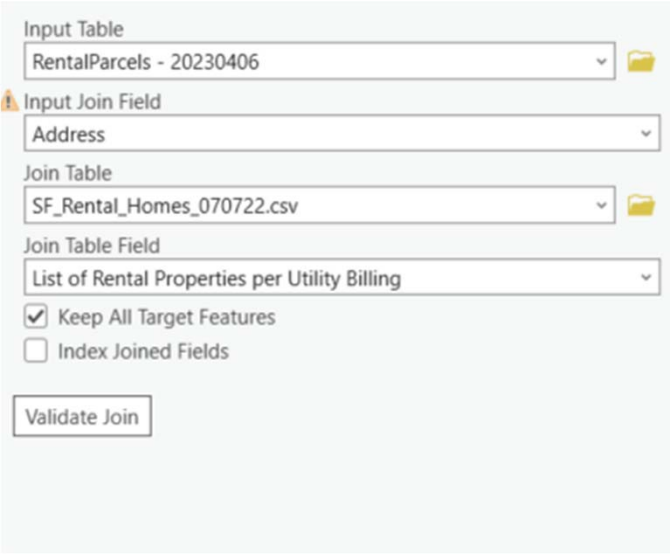
Mapping Process – Step 1

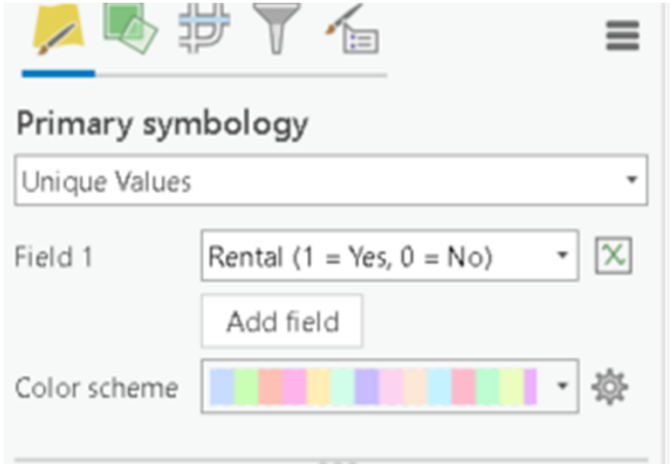
- Prepping to Join
  - In excel, Rental Status vs Owner Status digitized
  - Saved address list as .csv
  - .csv imported to ArcPro
  - Used the Address geocoding feature in ArcPro
    - RCAD formatting not consistent
    - Geocoding helps get addresses into consistent format
    - Formatting helps managing update
  - Attribute Table Cleaned
    - Multiple fields not needed
    - Formatting preferences easier to manage prior to joining
    - Added Neighborhood later
    - 5 fields remain
      - Parcel ID, Issued To, Address, Rental Status, Neighborhood

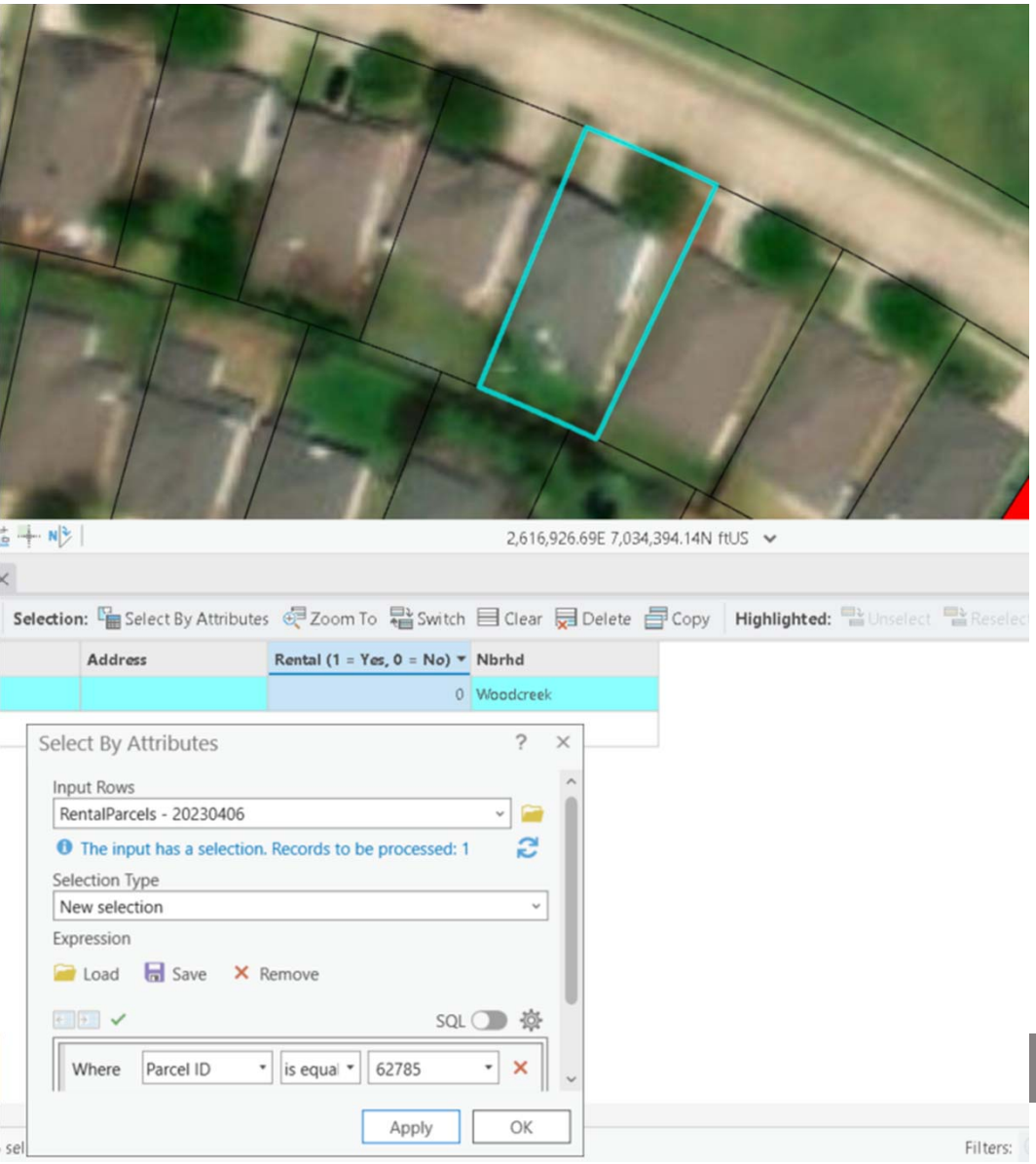
	A	B	C	D	E
1	PROP_ID	USER_Issue	USER_Iss_1	Rental_Y_N	Neighborhood
2	11062		375 PRARIE VIEW RD	1	A0106 M HODGES, TRACT 4-05, ACRES 9.147
3	11903		1936 S FM551	1	A0159 J B MERCHANT, TRACT 3-2, ACRES 1
4	33259		596 PRINCE LN	1	ABS A0151, J MCKINNEY, TRACT 10-1, 3.11 ACRES
5	49730		132 CARRINGTON DR	1	Carrington Farms
6	49765		125 CARRINGTON DR	1	Carrington Farms
7	49734		124 CARRINGTON DR	1	Carrington Farms
8	49751		109 CARRINGTON DR	1	Carrington Farms
9	90245		208 OXFORD DR	1	Chamberlain Crossing
10	86307		147 CAMERON DR	1	Chamberlain Crossing
11	86339		159 BALDWIN DR	1	Chamberlain Crossing
12	86382		188 BALDWIN DR	1	Chamberlain Crossing
13	86398		183 BALFOUR DR	1	Chamberlain Crossing
14	87566		264 CALLAGHAN DR	1	Chamberlain Crossing
15	87591		255 CALLAGHAN DR	1	Chamberlain Crossing
16	87593		263 CALLAGHAN DR	1	Chamberlain Crossing
17	86291		138 CAMERON DR	1	Chamberlain Crossing
18	86292		142 CAMERON DR	1	Chamberlain Crossing
19	86293		146 CAMERON DR	1	Chamberlain Crossing
20	86294		150 CAMERON DR	1	Chamberlain Crossing
21	87547		182 CAMERON DR	1	Chamberlain Crossing
22	87562		248 CALLAGHAN DR	1	Chamberlain Crossing
23	86301		178 CAMERON DR	1	Chamberlain Crossing
24	86318		171 CHAMBERLAIN DR	1	Chamberlain Crossing
25	86351		132 BALDWIN DR	1	Chamberlain Crossing
26	86367		170 BALFOUR DR	1	Chamberlain Crossing
27	86304		135 CAMERON DR	1	Chamberlain Crossing
28	86320		179 CHAMBERLAIN DR	1	Chamberlain Crossing
29	86340		155 BALDWIN DR	1	Chamberlain Crossing
30	86347		110 CAMERON DR	1	Chamberlain Crossing
31	87599		287 CALLAGHAN DR	1	Chamberlain Crossing
32	87586		204 OXFORD DR	1	Chamberlain Crossing
33	87590		251 CALLAGHAN	1	Chamberlain Crossing
34	90244		212 OXFORD DR	1	Chamberlain Crossing
35	90242		220 OXFORD DR	1	Chamberlain Crossing
36	90252		256 WHITE DR	1	Chamberlain Crossing
37	90251		260 OXFORD DR	1	Chamberlain Crossing

Mapping Process – Step 2

- Join to Parcels
  - Parcels preferred over points
    - Easier to see
    - Identify actual parcels vs points on street
    - Easier to edit for living document
      - ArcPro allows direct editing in table
      - Table joins not needed for every update
      - Data already ready
      - Analysis simpler
  - Symbology
    - On Rental Status
    - 1 = rental; colorized
    - 0 = owner; hollow

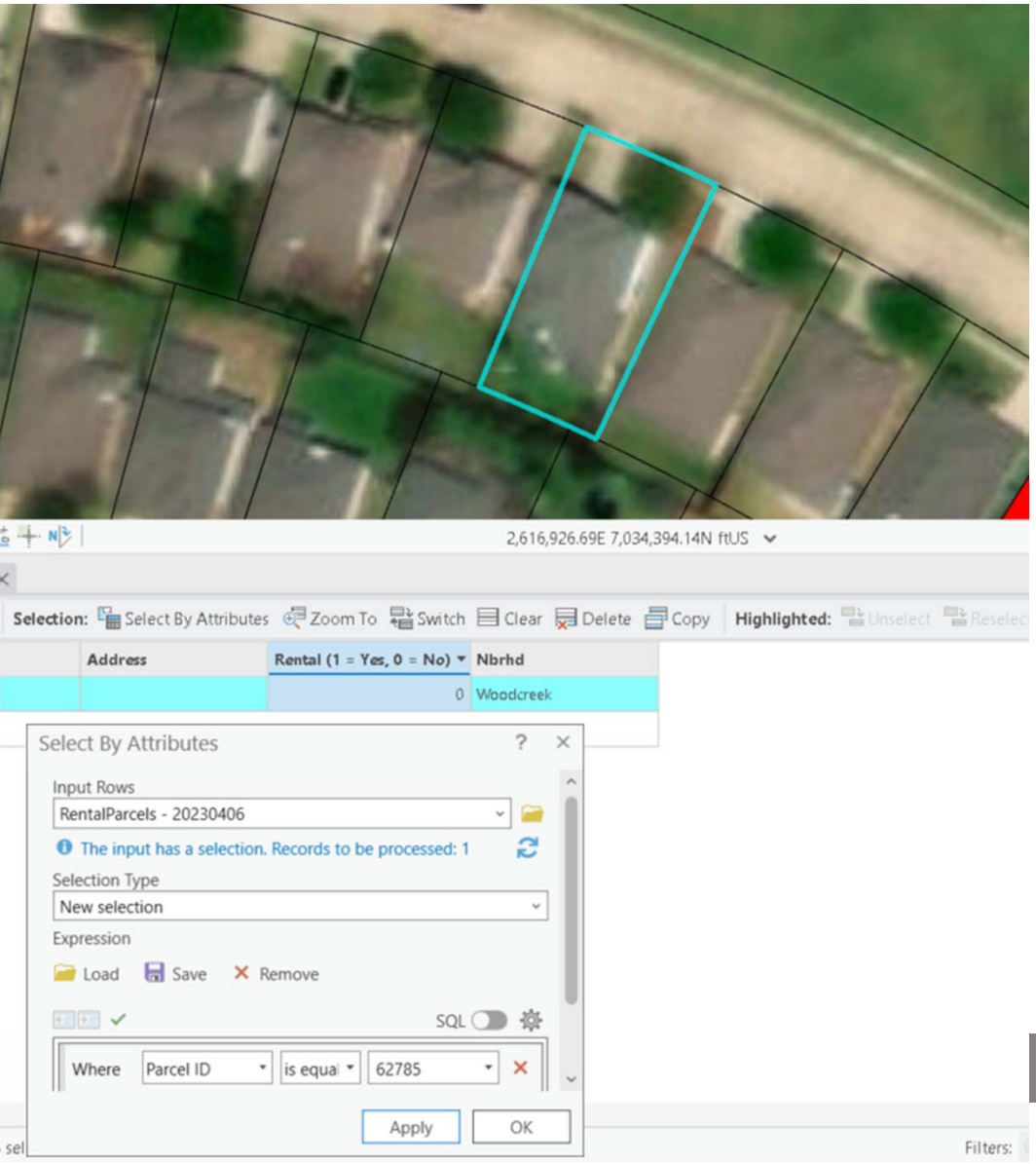






Updating Process

- Updating
  - Important for…
    - Tracking up-to-date stock
    - Budgeting
    - System unhelpful without updating
  - Rental Status always changing
    - Private Owner/Property Management Company
    - Owned become rentals or vice versa
    - Rentals unregistered come in to register
    - Expired properties renew



Updating Process

- Updating
  - Done directly through attribute table
    - Permits Dept. intakes rental registration application
    - List provided weekly to Planning
      - Issued To, Address, Parcel ID
    - Planning updates map
      - Search by attribute
      - Manual input data
      - Renewals already on map, but still verified
    - Search by attribute for current rental status = 1 to obtain up-to-date count

Analysis Capability – Example 1

- Budgeting Program Cost
  - Map provides rental database via attribute table
    - Basic right now, but plans to expand
  - Calculate required permit cost to make program pay for itself
    - 5 Depts involved at various stages
      - Permits
      - Code Enforcement
      - Planning and Development
      - Finance
      - Utility Billing
    - Total Rental Count / staff time per rental
      - ~3hrs per rental
      - Currently calculated to be $100
      - Re-inspection calculated to be $75 (Assumes 30% fail rate)
      - Can be reviewed annually to ensure accurate cost

Analysis Capability Example 2

- Analysis on percent of rentals in a specific neighborhood
  - NIMBY's
    - Show rentals already exist
    - New development adding to existing rental stock
  - Policy and Enforcement
    - Where to focus efforts (assumes regulation restrictions are loosened)
    - Where to focus City's limited resources regarding code enforcement
  - Run Reports
    - Where are rentals congregating
    - Identify patterns
    - Update policymakers on housing stock types
    - Renter vs Owner Comparisons (future)

Future Improvements To Tracking

- Additional Potential Layers and Attributes
  - Attributes to Rental List
    - Registration date
    - Expiration date
  - Services Layer
    - Any correlation between rental location and services
  - Demographic data Layer(s)
    - Map is for internal use only, so private info wouldn't be displayed
    - Identify any trends
      - Property value increase/decrease
      - Household Income
      - Lower quality builders

Q & A