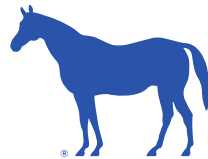


EQUITABLE ENFORCEMENT (CODE ENFORCEMENT)

Shayla D. Lynch, 2nd District Councilmember

Social Services and Public Safety Committee

August 11, 2026



LEXINGTON

Why Code Enforcement Review?

- Mayor's Racial Justice and Equality Report Recommendation #2: **Housing & Gentrification**
 - Changes must be implemented in the Division of Code Enforcement. Our recommendation is the Housing Code of the City of Lexington be reimaged into a Code Agency that places the health, well-being, and protection of residents (especially the most vulnerable) and neighborhoods as its mission.

Comprehensive Code Enforcement Review

- Town Halls held over four months: Nov 2023 – Jan 2024
- Six distinct locations around Lexington-Fayette County
 - The Warehouse
 - St. Raphael Episcopal Church
 - Liberty Elementary
 - S.T.E.A.M Academy
 - Lexington Senior Center
 - Frederick Douglass High
- Feedback largely centered around fairness and equity in enforcement. Some examples:
 - *Are certain districts targeted for complaints and citations?*
 - *Are officers “assigned” to certain territories/districts?*
 - *Could we work toward consistency with these assignments to build rapport and trust with residents?*
 - *Do we have sufficient officers for the size of our city?*

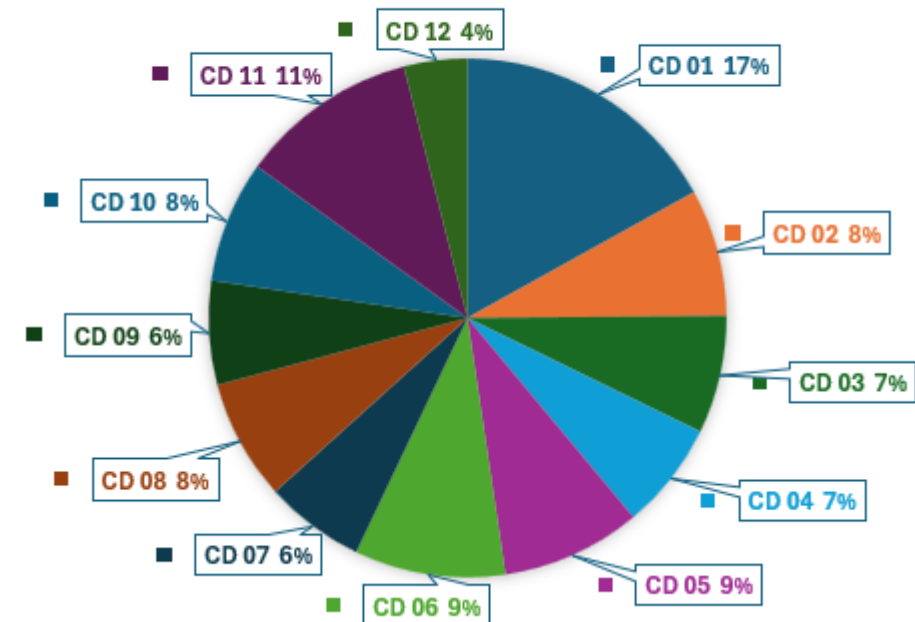
Progress to Date

- Jun 2023: Item referred to Social Services & Public Safety (SSPS) Committee
- Nov 2023 – Jan 2024: Community Engagement: Town Halls and Online Survey
- Feb 2024 – Jan 2025: Research/work with staff
- Feb 2025: Presentation to SSPS by former Councilwoman Gray and Director Lee Steele
 - Clarifications added to Section 12-55 to address tenants' rights for reporting code violations
 - Graffiti added to the list of nuisances to Sec. 12-2(c)
 - Review of 2024 Annual Achievements
- Aug 2025: **Presentation to SSPS by Councilmember Lynch**
 - Review of the specific topics, *with no recommendations*
 - Condemnation process
 - Naturalized Spaces
 - Review of the Administrative Hearing Board, *with administrative and procedural recommendations* to minimize vacancies, expand board eligibility, and improve the appeals process.

Review of Enforcement Data

- CE team provided detailed data around citations to identify patterns, outliers, etc.
 - Total Complaints for June 2020 through September 2025
 - Anonymous vs non-Anonymous complaints
 - Distribution among zip codes, districts, type of complaints, etc.
- 60,122 complaints of record
 - D1 – 10,193 (17%)
 - D11 – 6,691 (11%)
 - D6 – 5,669 (9%)
 - D5 – 5,238 (9%)
 - All others – 32,331 (54%)

Total Code Enforcement Complaints (6/16/2020 - 9/18/2025)



Review of Enforcement Data

■ Problem

- *Neighborhoods feel targeted for enforcement and fines*

■ Review

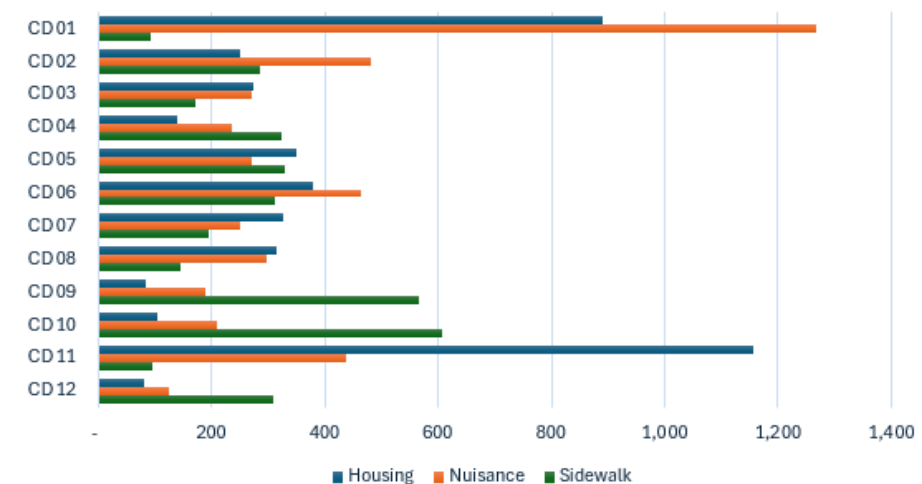
- Total Complaints by Council District
- Total Citations by Council District
- Citation Type by District

■ Data

- 60,122 complaints
- 12,261 citations issued
 - 35% Housing (structural)
 - 37% Nuisance (grounds)
 - 28% Sidewalk

	Complaints	Citations		Complaints	Citations
CD1	10,193	2,250	CD7	3,759	768
CD2	4,762	1,017	CD8	4,517	755
CD3	4,417	712	CD9	3,889	836
CD4	4,036	696	CD10	4,571	921
CD5	5,238	950	CD11	6,691	1,690
CD6	5,669	1,152	CD12	2,380	514

Citation Types by District (6/16/2020 - 9/18/2025)



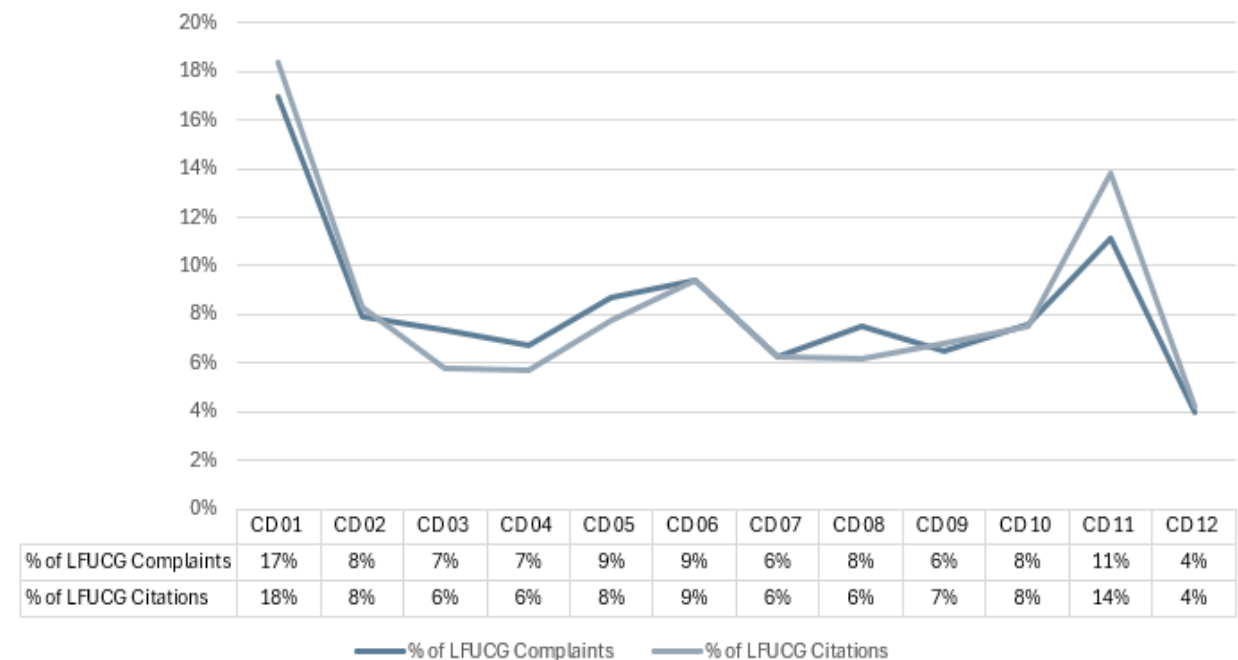


Review of Enforcement Data

■ Conclusions

- *Low citation rate implies education & warnings as a primary option seems to work*
 - Roughly **4 out of 5** (80%) enforcement cases citywide were resolved and closed **without** a citation.
 - CE relies heavily on education and warnings first, which minimizes citations
- *Caseload is concentrated to specific districts and there appears to be a correlation between complaints and citations*
 - 38% of all complaints from three districts: CD1, CD11, and CD6
 - 42% of all citations from same three districts: CD1, CD11, and CD6

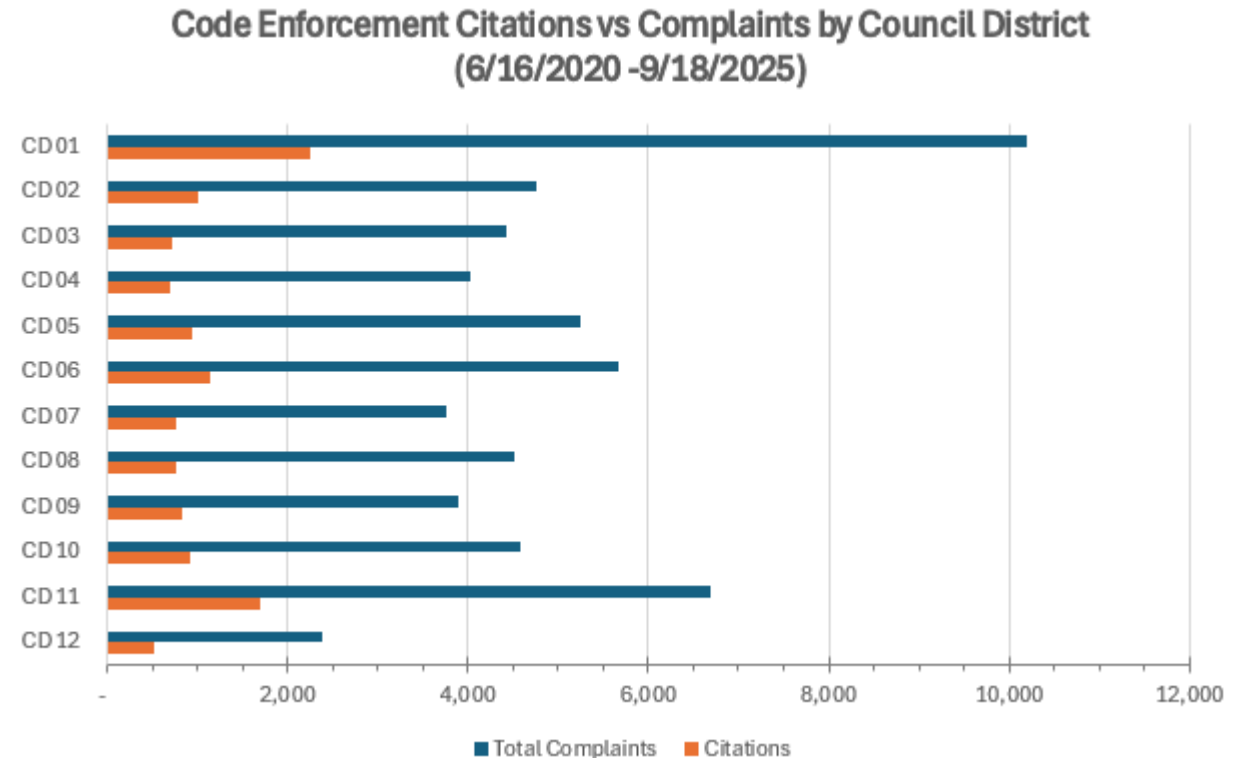
Code Enforcement LFUCG Complaints vs. Citations by District
6/16/2020 - 9/18/2025)



Review of Enforcement Data

■ Conclusions:

- *Differences in citation rates across districts deserve a closer look to discern factors*
 - Average citation rate of **20%** across districts
 - Actual rates range from **16% to 25%**
 - Top 3: CD11 (25%), CD1 (22%), CD12 (22%)
 - Eight districts at or above city average
 - Examples of *possible* contributing factors:
 - Age of housing stock
 - Off campus housing
 - Concentration of investment property and/or absentee landlords



Recommendations

- Increase proactive, preventative measures in high-volume districts and/or “hubs” of specific neighborhoods
 - Expand current “pilot” in CD11 across districts - involves widespread /door-to-door outreach
 - Leverage neighborhood associations and occasional public reminders (i.e., seasonal, frequent violations) to inform areas of issues
 - *Challenge(s): requires additional CE staff for outreach, staff assignments, and route planning*
- Adopt thresholds to ensure similar violations receive similar outcomes regardless of district and document exception criteria for outliers or significant issues
 - *Challenge(s): requires additional CE staff for monitoring and data analysis*
- Review fine structure to determine if adjustments will prevent citations and/or prompt timely compliance
 - Evaluation of fine escalation levels/tiers for repeat offenders, investment properties and/or absentee landlords, and urban vs. rural properties
 - *Challenge: LFUCG already has the highest fines in KY*

Recommendations

- Utilize data to develop metrics that ensure equitable citations across districts
 - Track outcomes to document quality of enforcement such as time-to-compliance, repeat case rate, and post-citation resolution time.
 - Configure per-capita measurements to discern workload impacts from density effects
 - Determine reliability of no-citation closures to ensure comparable year-to-year comparisons
- *Challenge(s): requires additional CE staff for monitoring and data analysis*

Questions?



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