

# PROPOSED RENTAL HOUSING INSPECTION PROGRAM

City Council

January 28, 2020

David Gouin, Director

Housing and Community Services 1

# Overview

---

- October 22, 2019 Ordinance Feedback/Outreach
- Program Model and Fee Estimate
- Next Steps
- Recommendation/Discussion

# Study Session Components

---

## CORE

Comm Engagement

Housing Types

Inspection Frequency

Self-Certification

Registration/Penalties

Exemptions

## OPTIONAL

Local Representative

Amnesty Program

Relocation Fund

Outsource

# Study Session Feedback

---

- Community Engagement
- Include all types of rental housing
- Exempt units 10 years or newer, owner occupied rentals and Voucher Holders
- Inspect every 5 years

# Study Session Feedback

---

- Allow for Self-Certification (Inspect 8 year cycle)
- Flexibility with required permits (Time/Penalty Waiver)
- Relocation/Displacement Fund
- Do not outsource the Program

# Stakeholder Feedback

---

## Property Owners

- Not supportive, cite lack of data to demonstrate need
- Use existing City inspection Services-C.E., N.R.P, H.C.V, Fire Dept.

## Resident Organizations

- Supportive
- Be Sensitive to Minority Populations
- Education, Rights and Responsibilities of both parties

# Program Model

- Half time Program Manager (shared with Code Enforcement)
- Half time Community Engagement Coordinator
- 3.5 Inspectors
- 1 Support Staff
- Billing & Collection Vendor/City Overhead
- Total Estimated Annual Program Cost \$944,000

# Fee Estimate

- One time Registration Fee of \$45 per Property Owner-  
14,270 Owners
- One time Relocation/Displacement Fee of \$7.50 per  
Property Owner-\$107,025
- Per Unit Inspection Fee \$172 - 5,500 units/year  
27,540 Total units
- Inspection Billing Fee \$13.50 per Property Owner



# Compare 10 and 15 Year Exemption

	10 Years	15 Years	Difference
Units	27,540	25,840	1,700
Property Owners	14,270	13,750	520
Registration Fee	\$45.00	\$46.00	\$1.00
Inspection Fee	\$172	\$169	\$3.00

# Next Steps if Proceeding

---

- Hire Program Manager and train Staff
- Conduct Fee Study to confirm estimates-fees set during budget process
- Conduct Education/Promotion Campaign
- Begin Inspections 4<sup>th</sup> Quarter 2020

# Recommendation/Discussion

---

It is recommended by the Department of Housing and Community Services that the Council introduce an ordinance adding a Rental Housing Inspection Program as Chapter 18-50 to the Santa Rosa City Code

Discussion