

211066

Rental Housing Ordinance Update

April 21, 2022



Andrew Persons, Director
Department of Sustainable
Development

Program Creation & Implementation



By the numbers...

15,000

DSD outreach to potential rental housing unit owners

8,500

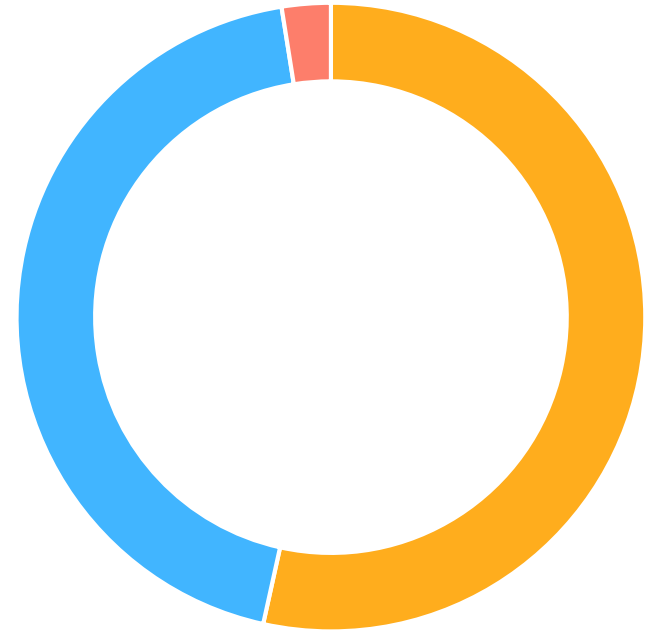
Units being verified

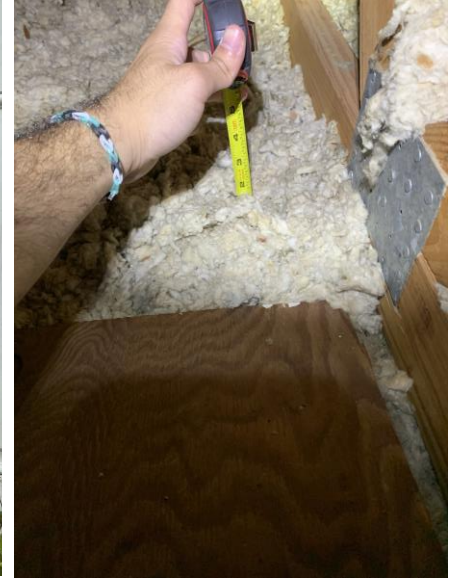
7,000

Residential unit permits issued

400

Inspections conducted by CAP





What we've seen...

THINGS
WE'VE
LEARNED
SO FAR...

#1. Self-inspection checklist

ISSUE:

- Resulted in delays
- City provided an extension
- Missing for 100 applications

PROPOSED RESOLUTION:

- Remove as a prerequisite for permit



#2. Contractual Inspection Services

ISSUE:

- Logistical challenges
- Training
- Students

PROPOSED RESOLUTION:

- City assume responsibility for conducting the inspections using City staff (5 city inspectors)



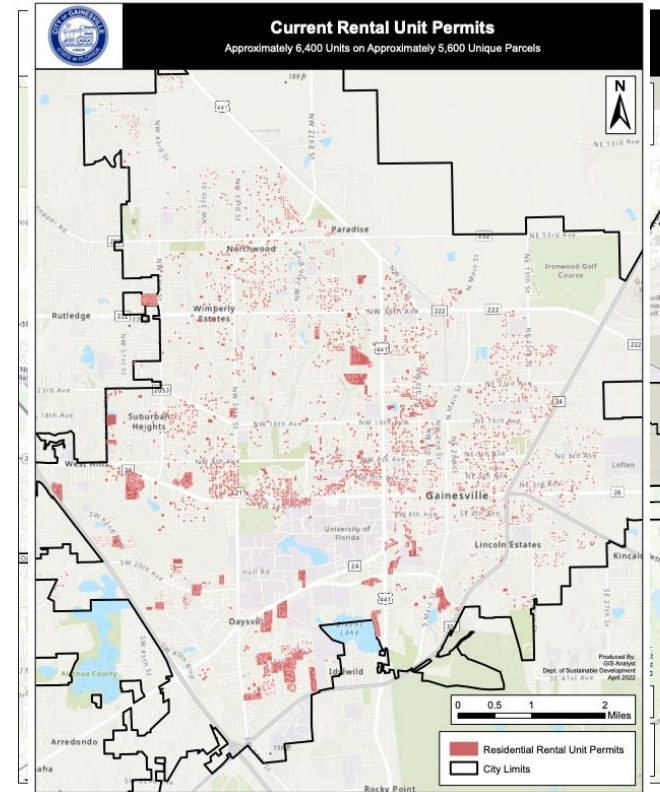
#3. Fee Adjustment

ISSUE:

- # of rental units is less than estimated
- ½ of units claimed exemption
- Resulted in permit fee revenue falling short of initial projections

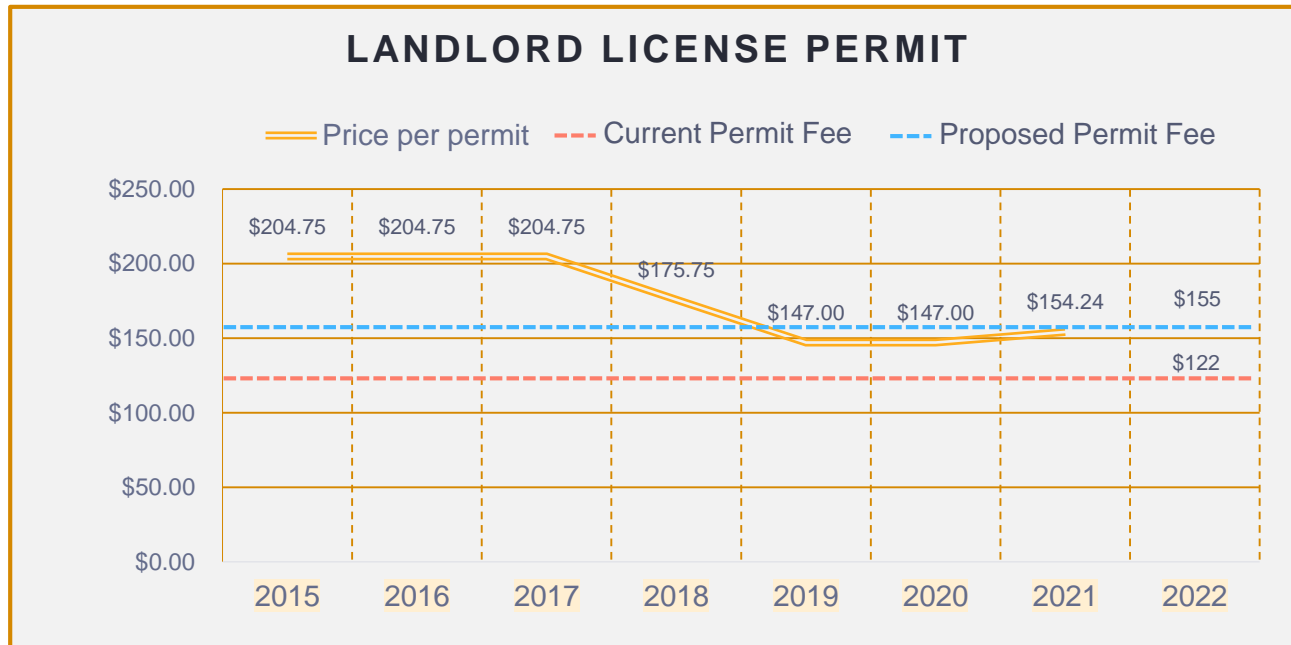
PROPOSED RESOLUTION:

- Recalibrate the permit fee for the program to remain self-sufficient



Landlord License vs. Rental Housing Fee

The landlord permit ordinance was **established in 1996** and the fees for the last few years are below:





Recommendation

- Approve and direct staff to move forward with proposed modifications for inspections and self-inspection checklists.
- Approve increasing the current Residential Rental Unit Program annual permit fee from \$122.00 to \$155.00.



Thanks!

Any questions?