

# Overview

- Why look at rental housing?
- Who has come before us and how did they deal with it?
- What are the potential outcomes?
- What do we need to accomplish this program?
- How does Council want us to proceed?





Why are we reviewing housing rental code?

### Council has made this a priority.

• 2019 Council Goal: Quality neighborhoods with safe and habitable residential homes.

Recent changes in State law requires notification on 'zombie' housing.

- Code enforcement.
  - Complaint based rather than pro-active.
- Lack of buildable lands for new subdivisions.
- And then there are the numbers:

2344 rental units in Kelso

A rental rate of 53%

Washington State rentals are 36%\*

National average is 31%\*

Washington State vacancy rates less than 5% since 2012\*

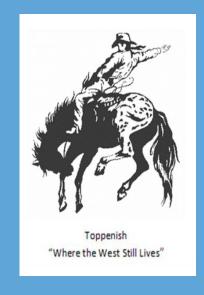
Vacancy rates in Cowlitz County are 1.3%







# Community Programs Reviewed





"Progress - Pride - Prosperity"





### What others have done

### Policing/safety focus

- Auburn
- Sequim
- Pasco

#### Highlights include:

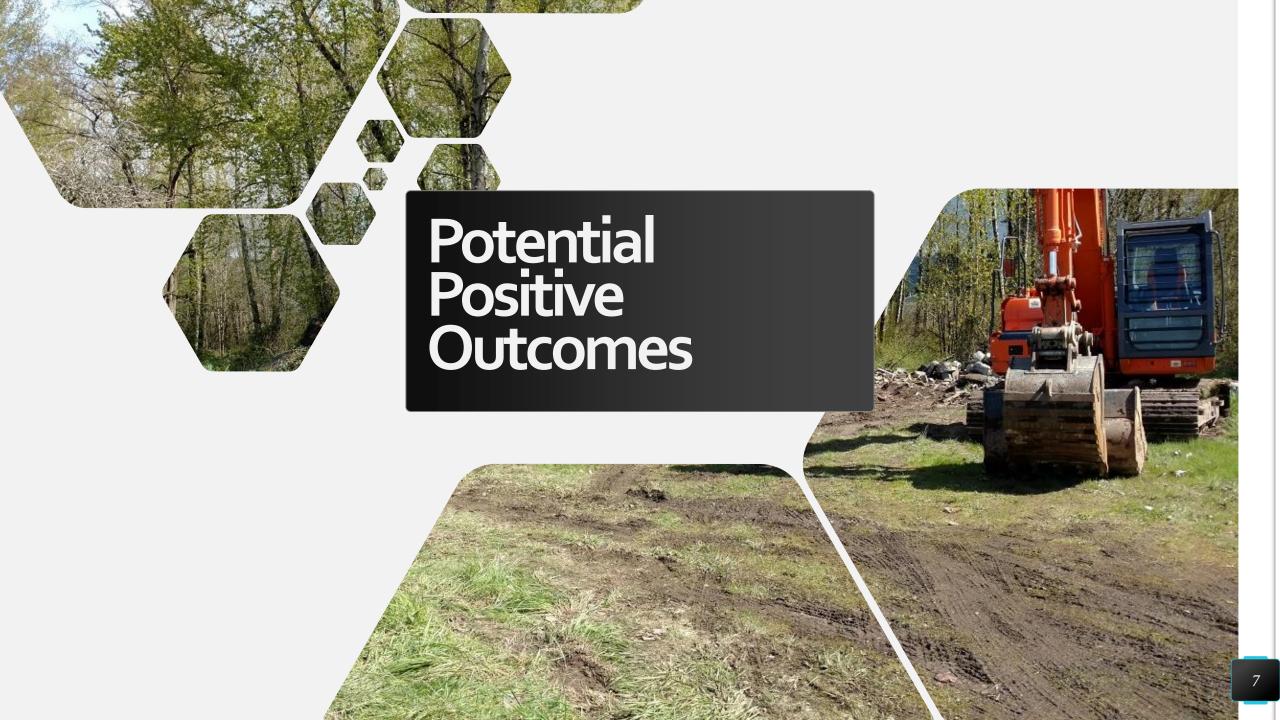
- Primarily focused on exterior.
- Auburn tied the license to police calls.
- Minimal or no inspections.
- Sequim includes commercially owned rentals.

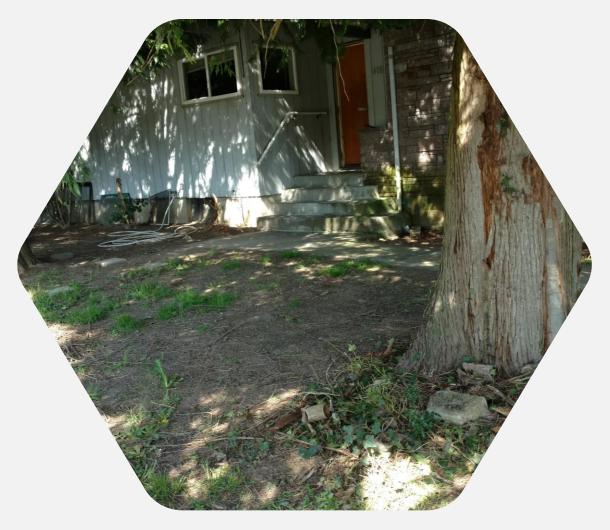
# Comprehensive (policing/safety/code enforcement/building codes/property maintenance)

- Lakewood
- Toppenish
- Mountlake Terrace

#### Highlights include:

- Inspections every 3 to 5 years.
- Interior and exterior inspections.
- Annual business license.
- Owners have the right to hire an independent inspector that meets City approved qualifications.





- New investment in rental housing.
- Improved neighborhood appearance and aesthetics.
- Higher standard of living.
- Increase in assessed property values.
- Reduction in tenant turnover resulting in neighborhood stability.
- Reduction in crime and emergency service calls.
- Overall increase in median income for City residents.



What do we need to accomplish this program?

# Program considerations

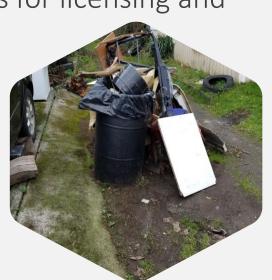
### What we have:

- A certified property maintenance code official that can follow up on more egregious issues.
- State regulations that support rental housing programs.
- C2FR is willing to provide inspection services.

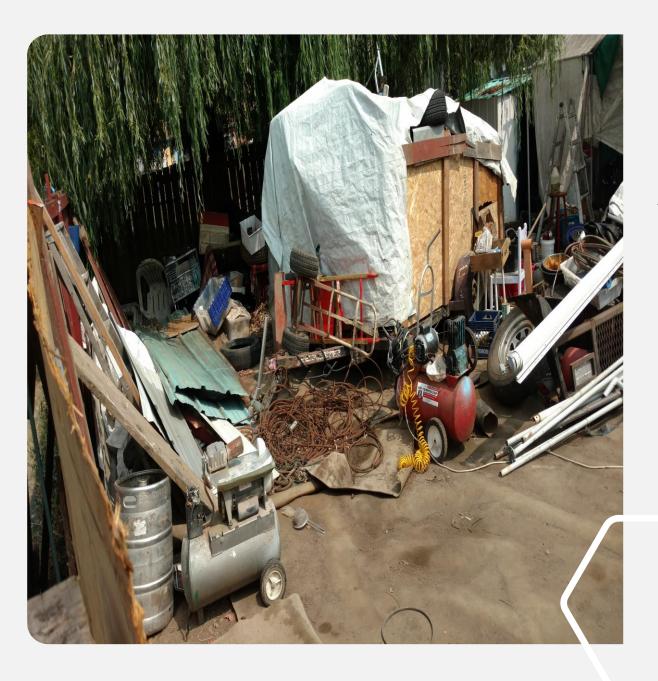
 Software system that can support our efforts for licensing and permitting.

### What we lack:

- Direction from Council on this issue.
- Codes that allow us to perform the task.
- A clear and workable program.
- Administrative staff to support the work.







## What we need from Council

Direction.

As a suggestion, do you want us to:

- Come forward with a complete proposal including code and program guidance.
- <u>Create a workplan for outlining the public process, code development, and administrative guidelines.</u>
- Table the topic until a later date.
- Other ideas???



