



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee

FROM: Nora Gierloff, Community Development

BY: Joseph Mose, Code Enforcement Officer

CC: Mayor Ekberg

DATE: March 1, 2022

SUBJECT: Rental Housing Program Update

ISSUE

Review the Rental Housing Program current activity to better understand ongoing issues.

BACKGROUND

The Tukwila Code Enforcement team works to support a safe, inviting, and healthy environment for residents, businesses, and visitors by enforcing the parts of the Tukwila Municipal Code that relate to conditions on private property. Compliance is typically reached through promoting public awareness, communication, and collaboration. In difficult cases monetary penalties and or legal action may be required. In addition to general code enforcement, the team is also responsible for managing and administering the Residential Rental Business License and Inspection Program.

The City established the Program in 2010 to protect the public health, safety, and welfare by ensuring the proper maintenance of rental housing. It does this by identifying and requiring correction of substandard housing conditions and by preventing conditions of deterioration and blight that could adversely impact the quality of life in the City of Tukwila.

In 2020 the Council adopted a resolution waiving rental license and inspection late fees due to the covid pandemic.

DISCUSSION

Briefing on current Code Enforcement activity:

Tukwila Municipal Code Chapter 8.45 establishes a system to enforce the development, land use, and public health regulations of the City. The Code Enforcement team utilizes established standard operating procedures to identify, track, and resolve violations. Attachment A illustrates these procedures.

As of February 28, 2022, code enforcement has 31 open enforcement cases related to rental housing, most of the cases are for overdue rental licenses and/or inspections.

Briefing on the Rental Housing Business Licensing and Inspection Program:

Tukwila Municipal Code Chapter 5.06 establishes regulations pertaining to rental housing licensing and inspection. Residential rental properties are required to obtain an annual rental business license. As of February 28, 2022, the Rental Housing Program has 4,256 registered rental units and 556 active rental licenses (one license per property). All program late fees for 2020 and for 2021 (through September 30, 2021) were waived in response to the ongoing COVID-19 pandemic. As of February 28, 2022, 266 properties have yet to renew their 2022 rental licenses. Late fees begin March 1 at a rate of \$10 per month until the license is renewed.

Some of the most common maintenance items that we find during inspections are mechanical equipment improperly installed and maintained (water heater), plumbing system hazards found (water leaks) and missing or inoperable carbon monoxide or smoke detector(s). Examples of improvements from the Rental Inspection Program can be found in Attachment C.

Rental Inspections and Deadline Extension

In addition to annual licensing, all rental housing units in the city must pass an inspection every 4 years. Properties with up to 4 units may use a city inspector while all larger properties must use a private inspector who meets specific qualifications. The city may also inspect units in response to complaints and audit inspections submitted by private inspectors when inspection reports are in question.

During the first inspection cycle in 2010-2014 we had many more units fail than we do now after several rounds of inspections. In 2019, the city conducted 133 inspections, 52% passed; In 2020, we've conducted 29 inspections, 72% passed; in 2021, the city conducted 15 inspections, 53% passed. This shows that the program has been effective in improving housing quality in the City. With the pandemic hopefully ending we look forward to bringing many rentals into compliance.

Rental inspections performed by a city inspector were paused due to the pandemic. In March, with the reopening of city services to the public, the Rental Housing Program will begin scheduling rental inspections again. In response to the ongoing pandemic and social distancing requirements, staff has also developed a virtual rental inspection beta program to address inspection needs. (See Attachment B). 381 rental units are due for their next inspection this year and 937 units are due in 2023.

Due to the pandemic nearly all property owners postponed their inspections. In response to the large backlog of inspections that was created, staff proposed, and the Council granted a 2-year extension to all inspection deadlines. Extending all inspection deadlines eliminated the backlog and has allowed staff to focus on the properties that were the most overdue without an extension.

FINANCIAL IMPACT

The Residential Rental License and Inspection Program YTD revenue for 2022 is \$17,577; 2021 was \$51,805; 2020 revenue was \$55,123; and 2019 revenue was \$52,313.

With a return of inspections, hopefully in March, revenue should increase in 2022.

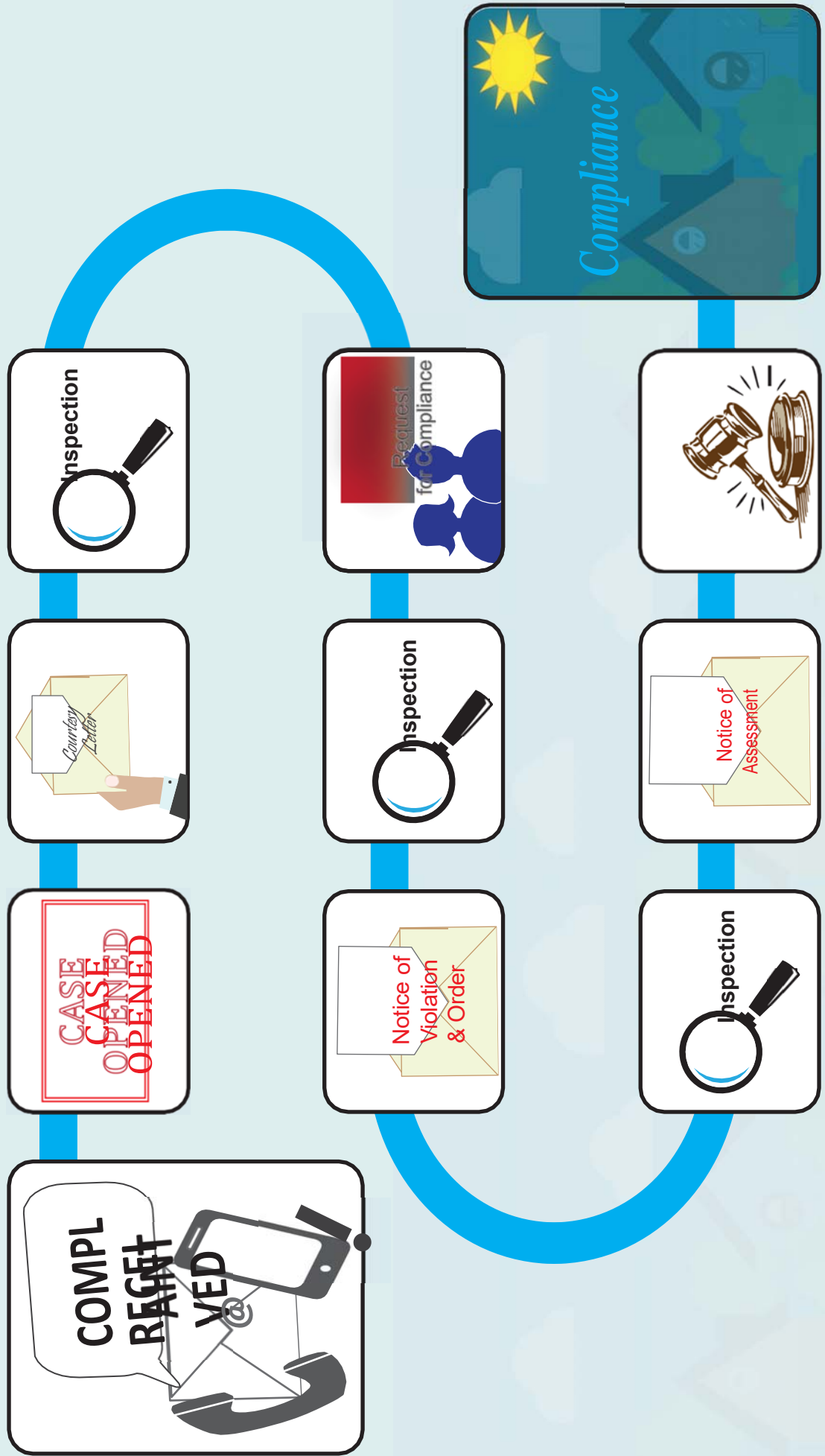
RECOMMENDATION

Information and discussion only.

ATTACHMENTS

- Attachment A. Code Enforcement Flowchart
- Attachment B. Virtual Rental Inspection Instructions
- Attachment C. Before and After Inspection Photos

CODE ENFORCEMENT - FLOWCHART





CITY OF
TUKWILA

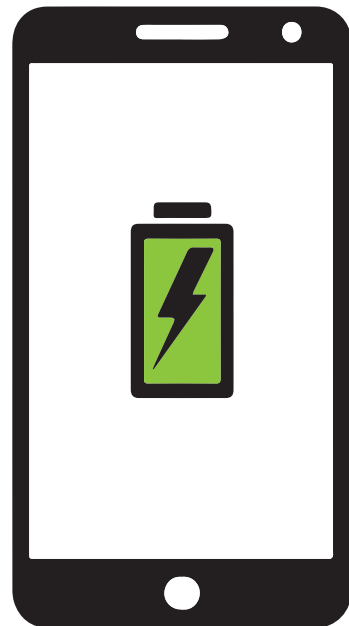
**Residential Rental Business
Licensing Program**

A Basic Guide to Virtual Rental Inspections

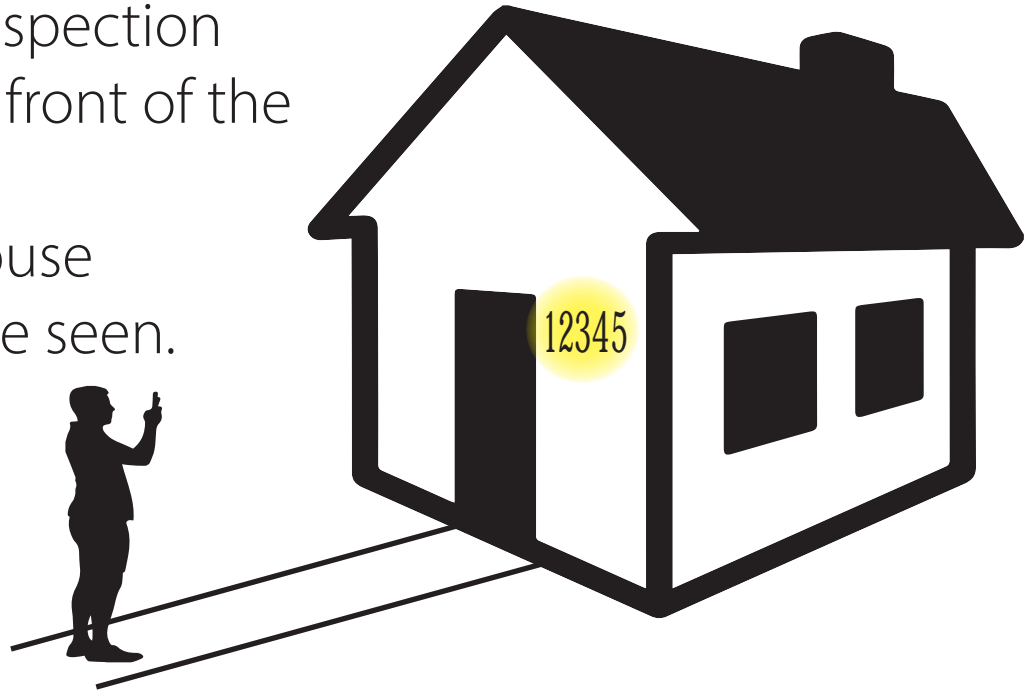
Virtual inspections require a handheld device such as a smart phone or tablet and a reliable internet connection.



Ensure device is fully charged



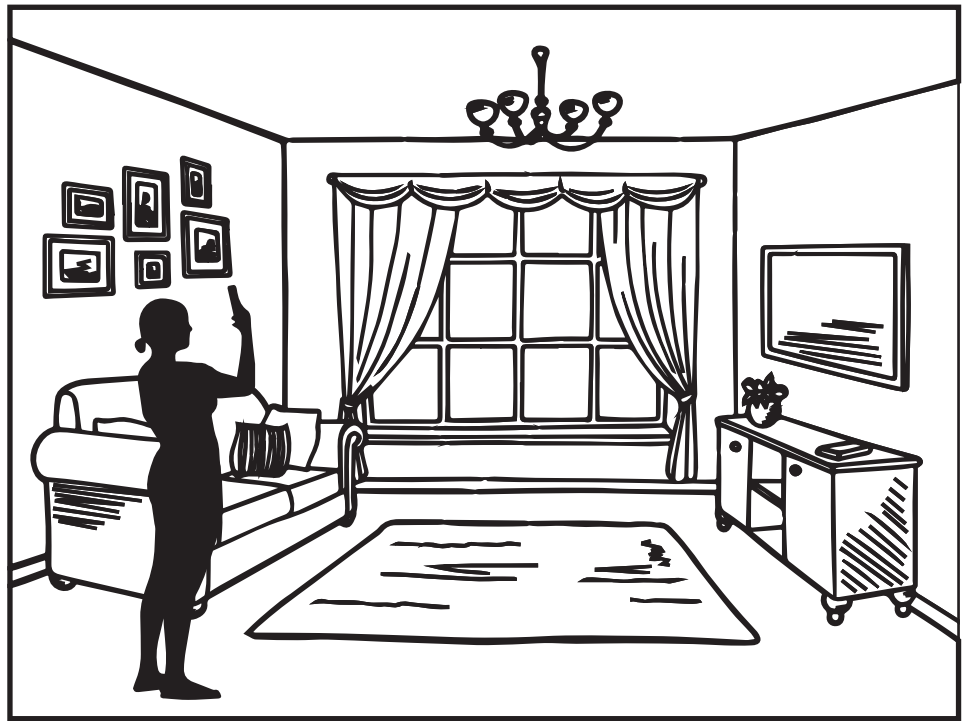
Begin video inspection outside at the front of the rental unit. Be sure the house number can be seen.



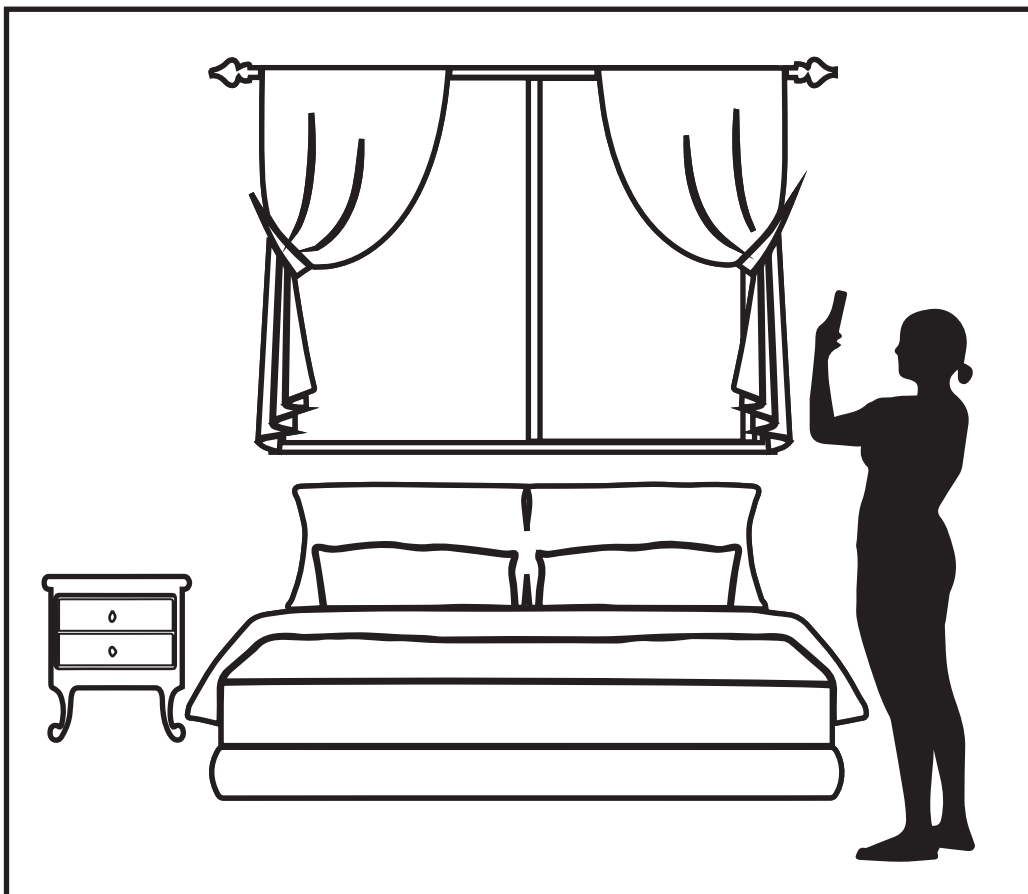
Walk around the outside of the rental unit. The inspector needs to see the yards and the exterior of the whole structure.

Once completed go inside the rental unit

Once inside, the inspector will need to see each room. Move around each room showing the inspector the walls, windows, window sills, ceiling, electrical outlets, and the floor.



The inspector is looking for signs of mold, water damage, and other hazards.



The inspector will also need to see all smoke detectors and carbon monoxide detectors.

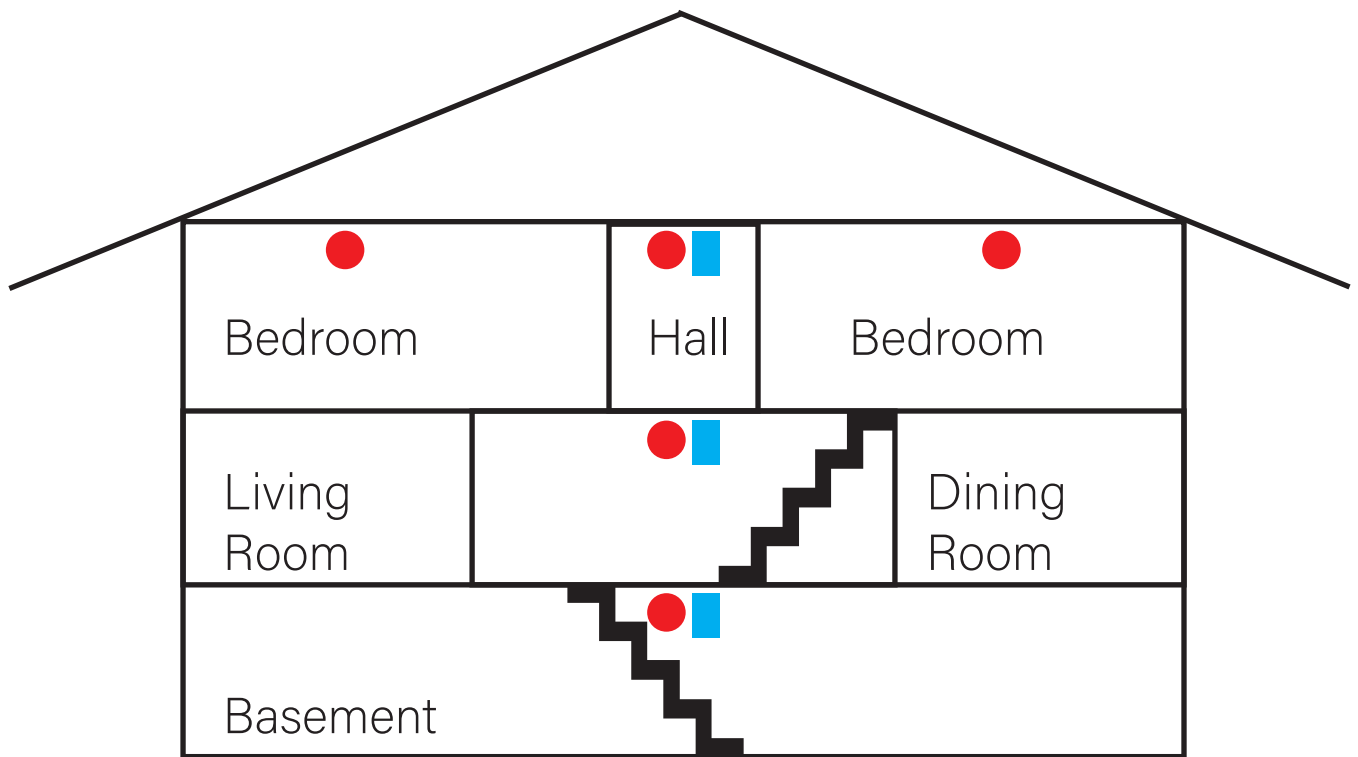
Be prepared to test each of the detectors as well.

Press the test button on each smoke detector and each carbon monoxide detector.



Please note that a functional smoke detector is required in each bedroom and on each story, immediately outside each sleeping area.

Carbon monoxide detectors are required on each story, immediately outside each sleeping area.



● = smoke detector

■ = carbon monoxide detector



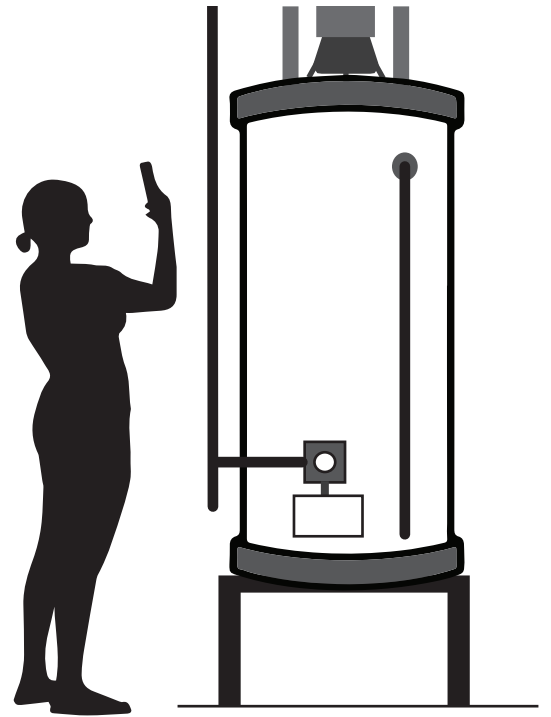
During the inspection of the kitchen and bathrooms turn each faucet on so that the inspector can see there is running water.



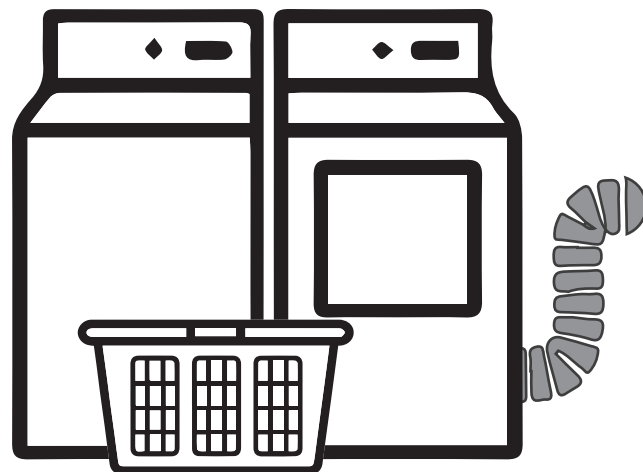
The inspector will also need to see under the sinks to ensure there are no leaks in the pipes



The inspector will also need to see the water heater, the circuit breaker box,



and the washer and dryer.



The inspector is checking for proper installation and potential safety hazards.



At the end of the inspection the inspector will let you know if the inspection passed or failed and you will be informed of any corrections that may be required.

Within a week or two you will get a copy of the inspection report

If you have questions, comments, or concerns regarding your virtual rental inspection please contact the Rental Housing Program by email at RentalHousing@Tukwilawa.gov or by phone at 206-431-2164.

Thank you for being a meaningful part of our community and for doing your part to maintain safe healthy housing in Tukwila.

File: RENT21-0024

Address: 1#### 35th Ave S 2PX

Violation/ Deficiency: Missing or inoperable smoke alarm

Date Inspected: November 12, 2021

History of Inspection:

1. On November 12, 2021, the listed property was inspected by the City and found an inoperable smoke alarm, in which is an immediate failed inspection.
2. On November 15, 2021, the tenant was able fix the smoke alarm with new batteries and sending a video clip testing the smoke alarm being functional.
3. After all deficiencies have been corrected, on November 15, 2021, an issued Certificate of Compliance and copy of the Rental Inspection Sheet is sent to the Owner of the property.



November 12, 2021,



November 15, 2021,

*Note: A video clip has been sent by the tenant, showing proof of the smoke alarm being functional and installed correctly.



Department of Community Development

Rental Housing Program





Presentation Overview

- Background
- Rental Housing Team
- Rental Housing Inspection Procedures
- Tukwila Rental Highlights
- Questions





Background

- The City established the Residential Rental Business License and Inspection Program in 2010.
- Protect the public health, safety and welfare by ensuring the proper maintenance of such housing, by identifying and requiring correction of substandard housing conditions, and by preventing conditions of deterioration and blight that could adversely impact the quality of life in the City of Tukwila.
- Tukwila Municipal Code Chapter 5.06 establishes regulations pertaining to rental housing license and inspection.



Rental Housing Team



Rental Housing Program Admin
Department of Community Development
Work Phone: 206-431-3674
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Code Enforcement Officer/Rental House Inspector
Department of Community Development
Work Phone: 206-431-2164
Work Email: Kia.Velarde@TukwilaWA.gov



Code Enforcement Officer/Rental House Inspector
Department of Community Development
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Work Email: Joseph.Mose@TukwilaWA.gov





Rental Housing Inspection Procedures

- Residential rental properties are required to obtain an annual rental business license.
- All rental housing units in the City must pass an inspection every 4 years.
- Properties with up to 4 units may use a City inspector while all larger properties must use a private inspector who meets specific qualifications.



Rental Housing Inspection Procedures

Step 1.

City of Tukwila > Government > Community Development

GOVERNMENT

- Administrative Services
- City Attorney's Office
- City Clerk's Office
- City Council
- Community Development**
- City Construction Projects
- Community Planning
- City Maps
- Code Enforcement
- Comprehensive Plan
- Permit Center
- Private Development Projects
- Property Research
- Rental Housing
- Transit and Urban Management Program
- Economic Development

DEPARTMENT OF COMMUNITY DEVELOPMENT

The Department of Community Development (DCD) is responsible for all matters affecting the physical development of the City. DCD assists residents and businesses in understanding the City's Comprehensive Plan, and the various programs and policies that impact the City, and code enforcement. It also oversees the City's Recycling and Commute Trip Reduction programs.

DCD is guided by the City's **Strategic Plan**, as well as the long-range community blueprint set forth in the Comprehensive Plan. Using goals and policies from these community documents, DCD strives to ensure that the type, scale, character and location of development – both private and public – reflects the community's vision and values.

The **Comprehensive Plan** shows how the City will meet the community needs for land, public facilities and infrastructure based upon a 20-year forecast of housing and job growth.

POPULAR LINKS

- Legal Notices
- Shoreline and Stream Habitat Resources
- Zoning Code
- Zoning Map

UPCOMING EVENTS

02/19/2022

Step 2.

City of Tukwila > Government > Community Development > Rental Housing

WELCOME TO THE RENTAL HOUSING PROGRAM

RENEW TODAY!

Visit: <https://tukwila.gov.aspx?nav=81/index.html>
See our [Quick Tip panel for instructions.](#)

QUICK TIPS!

NEED HELP RENEWING YOUR RENTAL LICENSE ONLINE?
CLICK HERE

Help video coming soon!

In the meantime, please call 206-431-3674 for assistance or email RentalHousing@TukwilaWA.gov

NEED HELP WITH OUR ONLINE SERVICES?

Help videos coming soon!

ADDITIONAL RESOURCES

- Volunteer Legal Services
- Helpful Tips for Renters
- Tenants Union

RENTERS:

All rental units in Tukwila are required to be licensed and inspected. To check the status of your rental unit or unit that you are interested in renting, please contact the Rental Housing Program at RentalHousing@TukwilaWA.gov or 206-431-3674.

OWNERS AND PROPERTY MANAGERS:
Licensing Your Rental Property



Rental Housing Inspection Sheet

Rental Housing Program - Inspection Report and Checklist
UNIT DOES NOT PASS IF INSPECTION RESULTS EQUAL 35 POINTS OR MORE

Property Owner: [REDACTED] Multi-Family Residence: [REDACTED] File # [REDACTED]
 Rental Address: [REDACTED] # of Units: 4 Exterior Inspection Results: 4 Unit Inspection Results: 4
 Property Name: MEDVATE GLENCE Exterior Inspection Score: 7 # of Units Total: 0 Unit Inspection Score: 11

Inspector Name: JOSEPH MOSE Inspector Signature: *Joseph Mose*
 Date of Inspection: 11/27/2021 Inspector License: 180

POST INSPECTION COMMUNITY / REQUIRED CORRECTIVE ACTIONS
 INITIAL INSPECTION PASSED - NOOT INSPECTION BUT BY 7/10/2022
 SEE OTHER PAGES FOR ADDITIONAL INSPECTION NOTES.

RENTAL HOUSING INSPECTION CHECKLISTS

DIRECTIONS: Complete each section. If code identified add the inspector will mark the applicable section with the appropriate point value based on the severity of the violation. Severity levels are defined as minor, moderate, or severe (where only a single score option is provided). The inspector will mark the most applicable and will add inspection points to support ratings. Scores will track indicate compliance with the referenced standard. Total score shall be calculated based on assigned non-compliance point value assigned to each violation and severity level. Common areas, exterior property and customer structure shall be inspected using the Exterior & Common Area Inspection Checklist and scored as applicable. Individual units shall be inspected using this Unit Inspection Checklist. **Inspection does not pass if score is a total of 35 or more from compliance points (see p.15).**

Unit Inspection Checklist

PROPERTY ADDRESS: [REDACTED] UNIT # [REDACTED] BEDROOMS: 2 BATHROOMS: 1 FILE # [REDACTED] **PASS**
 DIRECTIONS: For individual unit inspections complete the Interior Conditions section and Hazards section for each unit inspected. Attach a Unit Inspection Checklist as additional pages for each unit to be inspected as needed.


INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) STANDARD

DESCRIPTION	MINOR	MODERATE	SEVERE	SCORE
Windows and frames in good repair. <i>IPC 4.01.1</i>	NA	NA	NA	0
Floor surface in good repair. <i>IPC 4.01.2</i>	NA	NA	NA	0
Wall surface in good repair. <i>IPC 4.01.3</i>	NA	NA	NA	0
Walls, ceiling, floor, or signs of moisture or leaks. <i>IPC 4.01.4</i>	NA	NA	NA	0
Walls, ceiling, floor, or signs of mold. <i>IPC 4.01.5</i>	NA	NA	NA	0
Separate space for garbage storage. <i>IPC 4.01.6</i>	NA	NA	NA	0
No evidence of insect or rodent infestation/harbage. <i>IPC 4.01.7</i>	NA	NA	NA	0
Functional lighting fixtures. <i>IPC 4.01.8</i>	NA	NA	NA	0
Two separate & remote electrical outlets per room. <i>IPC 4.01.9</i>	NA	NA	NA	0
Minimum of 1 operable, approved-size window facing directly to the outdoors. <i>IPC 4.01.10</i>	NA	NA	NA	0
Stone vent properly connected and functional. <i>IPC 4.01.11</i>	NA	NA	NA	0
Clear path of travel to the outdoors. <i>IPC 4.01.12</i>	NA	NA	NA	0
Hot water heater, cooling stove, refrigerator, and counter space. <i>IPC 4.01.13</i>	NA	NA	NA	0
1 grounded-type receptacle or GFCI laundry, kitchen, garage, basement. <i>IPC 4.01.14</i>	NA	NA	NA	0
Hot and cold water to all plumbed fixtures. <i>IPC 4.01.15</i>	NA	NA	NA	0
Cooper dryer exhaust vented properly to exterior. <i>IPC 4.01.16</i>	NA	NA	NA	0
Water heater correctly installed. <i>IPC 4.01.17</i>	NA	NA	NA	0
Door for privacy, in good repair, securely attached. <i>IPC 4.01.18</i>	NA	NA	NA	0
Separate bathroom with toilet, sink, & tub/shower. <i>IPC 4.01.19</i>	NA	NA	NA	0
Bathroom/toilet room properly ventilated (operable screened window or functional mechanical fan). <i>IPC 4.01.20</i>	NA	NA	NA	0
Functional mechanical fan. <i>IPC 4.01.21</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.22</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.23</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.24</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.25</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.26</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.27</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.28</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.29</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.30</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.31</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.32</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.33</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.34</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.35</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.36</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.37</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.38</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.39</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.40</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.41</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.42</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.43</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.44</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.45</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.46</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.47</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.48</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.49</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.50</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.51</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.52</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.53</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.54</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.55</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.56</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.57</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.58</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.59</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.60</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.61</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.62</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.63</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.64</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.65</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.66</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.67</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.68</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.69</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.70</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.71</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.72</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.73</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.74</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.75</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.76</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.77</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.78</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.79</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.80</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.81</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.82</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.83</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.84</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.85</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.86</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.87</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.88</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.89</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.90</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.91</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.92</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.93</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.94</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.95</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.96</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.97</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.98</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.99</i>	NA	NA	NA	0
1 operable window. <i>IPC 4.01.100</i>	NA	NA	NA	0

BATHROOM: ADOPTS STAINS OF MOLD OR BATHTUB FLOOR AND SIES AND MISSING MULTIPLE LIGHTBULBS, EXPOSING LIGHT SOCKETS. WATER HEATER, WINDOW MISSING DRIP PAN.



Rental Housing Inspection Sheet



CITY OF TUKWILA

Rental Housing Program - Inspection Report and Checklist

UNIT DOES NOT PASS IF INSPECTION RESULTS EQUAL 25 POINTS OR MORE

Property Owner: _____

Rental Address: _____

Property Name: SUNWOOD CONDOMINIUM

Dwelling Type: _____

Zone: 4

Bathrooms: 1

Bedrooms: 2

Unit #: 0011

Inspector Name (Print): JOSEPH MOSE

Date of Inspection: 11/09/2021

Inspector Signature: Joseph Mose

File #: _____

Inspection Results: **FAIL**

Final Inspection Score: **25**

CITY OF TUKWILA OFFICIAL RENTAL INSPECTION REPORT

REPAIRS REQUIRED? **YES**

POST INSPECTION COMMENTS / REQUIRED CORRECTIVE ACTIONS
RENTAL INSPECTION FAILED. MAKE CORRECTIONS AND SCHEDULE REINSPECTION WITHIN 30 DAYS.
REQUIRED CORRECTIONS:
MISSING 2 SMOKE DETECTORS IN BOTH BEDROOMS AND 1 INOPERABLE SMOKE DETECTOR IN THE HALLWAY.

SEE OTHER PAGES FOR ADDITIONAL INSPECTION NOTES

HAZARDS - Check all hazards that apply.	✓	✗	POINTS	COMMENTS
Plumbing system hazards found -mccs2a			25	
Mechanical equipment improperly installed and maintained -mccs21			25	
Combustion air supply is inadequate for fuel burning equipment -mccs23			25	
Unit does NOT have electrical service provided by utility -mccs24			25	
Electrical system hazards found -mccs25			25	
Other hazards found -mcc26			25	
Describe hazard:				
Fire doors are blocked, obstructed, or inoperable -mcc32			25	
Inadequate emergency egress from one or more habitable spaces -mcc34			25	
Doors, bars, grilles, grates over emergency escape openings are NOT readily operable from inside, without keys or special knowledge -mcc35 & 36.4			25	
Missing/inoperable Smoke detector(s) -mcc37		X	25	MISSING 2 SMOKE DETECTORS, 1 INOPERABLE
each sleeping area -mcc37a				
Missing or inoperable Carbon monoxide detector(s) -mcc38			25	
Detectors required for each story, each bedroom, immediately outside each sleeping area -mcc38a				
One or more bedroom under 70 sq. ft. -mcc38.4.1			25	

For each hazard (penalty), add 25 points to Final Inspection Score



Tukwila Rental Highlights

RENTAL HOUSING PROGRAM OVERVIEW LAST UPDATED: 2/28/2022

556 RENTAL LICENSES <small>4,260 Rental Units</small>	266 LICENSES <small>W/BALANCE DUE</small>	2022 (YTD) \$17,577 <small>FEEES PAID</small>	2021 \$51,805 <small>FEEES PAID</small>	2020 \$55,123 <small>FEEES PAID</small>	2019 \$52,313 <small>FEEES PAID</small>
381 UNITS <small>PENDING INSPECTION</small>	Rental Fees Owed \$30,449				

RENTAL UNITS BY DWELLING TYPE

Dwelling Type	# of Rental Units
4-PLEX	~100
5+ UNITS	~3,500
ADU	~100
CONDO	~100
DUPLEX	~100
SINGLE FAMILY	~100
TRIPLEX	~100

RENTAL LICENSES BY STATUS

License Status	Count
1ST RENEWAL NOTICE	~200
FAILED	~10
ISSUED	~250
PAYMENT REQUIRED	~10
PENDING - ADU REG REQ	~10
PENDING - CE CASE	~10
PENDING - INSP REQ	~10
RENEWAL	~10

PROGRAM REVENUE BY YEAR

Year	Total Revenue
2019	\$52,313
2020	\$55,123
2021	\$51,805
2022 (YTD)	\$17,577



Rental Housing Programs

Questions?

