

Long Term Rental Housing Stakeholder Group Presentation Recap

December 8th, 2015

Spokane Police Department: Sgt Daniel Ervin

Link to presentation: [SPD Presentation](#)

Issues Identified:

- Lack of education for both landlords and tenants
- Lack of on site management
- No enforcement of rules or code of conduct for tenants
- Unwillingness to evict bad tenants
- Lack of motivation for tenants to upkeep property when management does not maintain property or a presence
- Expense of repeated police response

Suggested Solutions:

- Require a license to operate rental properties
 - A license that can be revoked if necessary
 - Require periodic property inspections
- Create tools for landlords and tenants
 - Create an education program for landlords on quality property maintenance
 - Create an education program for tenants that includes their rights as well as expectations of tenancy
 - Provide CPTED (Crime Prevention Through Environmental Design) training for landlords/property managers
- Create community Partnerships with public and private agencies to limit criminal activity

Spokane Regional Health District: Peggy Slider, Public Health Nurse and Heather Wallace, Health Program Specialist

Link to presentation: [Health District Presentation](#)

Issues Identified:

- Physical Conditions in rental homes contributing to adverse health effects:
 - Physical conditions: heat, cold, light, ventilation
 - Chemical conditions: exposure to lead, carbon monoxide, volatile chemicals
 - Biological conditions: mold, pests, allergens
 - Building and equipment conditions: can lead to accidents and unintentional injury

- Housing characteristic correlation to emotional and behavioral problems in low-income children and youth
- Housing quality correlation to lower reading and math skills in children
- Lack of education for both landlords and tenants
- Lack of management
- Insufficient local housing data limits quantitative data

Suggested Solutions:

- Data collection mechanism for assessing housing quality
- Collaborative between public health, City, landlords, and tenant's rights groups to improve housing quality
- License for rental property
- Inspections for rental properties and Code enforcement
- Study the 2004 WHO Symposium focus on relationship between housing and health
- Rental Education
 - Landlord-Tenant education
 - Expansion of renter training programs such as SNAP, Ready to Rent, etc
 - Landlord training such as CPTED (Crime Prevention Through Environmental Design)
 - Explore property management training

Building Department: Dan Skindzier, Building Inspector Supervisor

Link to presentation: [Building Department Presentation](#)

Issues Identified:

- Access to property if owner or tenant denies entry
- Lack sufficient staff to assist with relocation if Do Not Occupy is issued
- Lack of management for maintenance issues; many complaints do not fall under Building Department but rather are landlord/tenant issues

Suggested Solutions:

- Suggest a registration program for all rentals; single family or multifamily structures
- Suggest a reoccurring inspection program; frequency to be determined
- Designate individuals or staff to perform administrative duties, inspections, and follow-up of noted inspection deficiencies
- Penalties needed for failure to register, make corrections, repeat inspections for no-shows or repairs not completed at an agreed upon date

Code Enforcement: Heather Trautman, Director of Neighborhood Services and Code Enforcement

Link to presentation: [Code Enforcement/Building Department Presentations](#) (presentation starts on page 11)

Issues Identified:

- Access to property to confirm reports of violations
- Finding responsible parties i.e. bank owned, foreclosure
- Access to funding for owner rehabilitation
- Length of time for resolution on Substandard Building and solid waste
- Resolution for Substandard Building process is highly time intensive for staff

Spokane Fire Department: Mike Miller, Fire

Link to presentation: [Spokane Fire Department Presentation](#) (presentation starts page 10)

Issues Identified:

- No system that provides third party inspections other than those based on complaints
- No training program that educated property owners, managers, and renters; housing standards, code requirements, landlord/tenant laws, etc
- No program that rewards clean records and penalizes repeat and consistent offenders

Suggested Solutions:

- A properly structured Rental Registration Program for all renters or a registration program for owners that are consistently found to own and operate substandard units
- Performance bonds for recognized frequent fliers
- Automatic late charges for late report submittals
- Changing Municipal Code language so that Certificates of Correction are not required but left to the discretion of the issuing officer