

Rental Research Meeting Minutes
September 1st, 2015

Julie Banks- Introductions

Melissa Wittstruck- Ground rules, meeting facilitator next meeting October 6th

Dan Skindzier- Building Dept presentation- went over the building department's process and the types of issues they commonly deal with regarding rental housing.

Questions:

Heleen Dewey- do you find that you have more common reoccurring properties?

Jerry Numbers- Is the most common reason for permit denial is for addition of second unit?

Heather Trautman- Code Enforcement Presentation- went over what Code Enforcement does and what different code complaints they process as well as the substandard building process. Showed the number of complaints by type that were rental versus owner occupied for the past 2 years.

Patty Webster- for code and build dept. do you really believe that the inspection process will prevent bad landlords who are not currently taking out permits for the work they are currently doing?

Dan- if registration and inspection didn't occur then there could be penalties. If inspection occurs on regular schedule then many of these issues could be resolved to begin with.

Patty- how can you ensure that they'll register their properties? What about the ability to do Reverse Condemnation?

Jerry Numbers- complaints had a very small percentage of rental properties?

Sarah Kintner and Heather Trautman- the statistics for Substandard Rental Buildings are low because we do not have a tracking system. GAP identified

Terri Anderson- what happens to tenants when a building is deemed uninhabitable? Are there resources available to help them find new housing?

Heather- yes, we do assist by giving them resource info and connecting them with resources.

Alexander Scott- reportable process question; who can make a complaint? Penalties are to the owners but can also be issues to tenants.

Heather- when we can identify the problem causer then we can give it to the tenant.
Substandard buildings are the responsibility of the owner exclusively

Melissa Wittstruck- would you like us to change our meeting schedule to dedicate time to “catch up time”?

Audience agreed to use the October meeting as a catch up meeting to discuss questions that have been asked and not answered from previous meetings and to ask more questions of Code Enforcement and Building Departments.

Alexander Scott- how many properties are actually substandard? And what qualifies as substandard? It seems like a very small number...

Heather- methods of data collection vary among departments. There is not one tracking system in place currently.

Rental Research Stakeholder Meeting Questions

September 1st, 2015

Whiteboard Questions

GAP Identified: no tracking for all complaints regarding rentals; data lacks possible real number of rental properties with issues?

GAP possible solution: reverse condemnation?

How many buildings are Substandard by the Code criteria?

How would you get those who aren't following the rules?

What resources are available for relocation due to Substandard Building?

Who and how can a Code Complaint be made?

Index Card Questions

How are the Gonzaga student rental units coded?

Of the 1000's of property owners 52 complaints in one year seems low.

Of the complaints how many are renters vs. owners? Only 3%?

What resources are available for homeowners to bring structures up to Code?

What is the proposed cost of inspection to cover costs?

How many properties are Substandard?

Can we develop an agreed definition of 'Substandard Properties'?

Why register all properties when Building Department and Code Enforcement complaint numbers exist?

What happens to tenants living in buildings that are determined uninhabitable?

Who notifies the tenants that the building they live in is determined to be uninhabitable?

Are there requirements that the landlord provide relocation funding to tenants if the building is uninhabitable and they refuse to do the repairs?

Does the City assist tenants with relocation if building is uninhabitable? If not who does?

How many complaints about conditions come from tenants living in the unit?