

**Priority Area:**

Address Declining Neighborhoods

**Goal/Objective:**

Eliminate non-code compliant apartments in neighborhoods.

**Strategy 11 - Implement a rental property inspection and permitting program for city.****Action Steps:**

- a. Form work group of city staff and local rental association members.
- b. Conduct research of rental property inspection and permitting program options.
- c. Develop processes and procedures for new permit and inspection program. This could involve either enforcing the existing Housing Maintenance Code on all rental units or adopting a new International Property Maintenance Code for this purpose. Decisions about which units would be included, frequency of inspection, permit fees, a phased period of implementation, etc. would need to be established.
- d. Determine resource needs for new program (personnel and operational costs).
- e. Identify funding source for new program.
- f. Present to city council.

**Resources Required:**

1. Staff time to research programs, meet with stakeholders, develop new program.
2. New staff and operational needs (vehicles, IT needs, office furniture, etc.) for new program.
3. Staff time for issuance of permits, licenses.
4. 2.0 FTE for Building Inspectors, 1.0 FTE for Health Inspection, 0.25 FTE for additional court/prosecutor staff.

**Total Plan Cost:**

Total Additional FTE: 3.25

One-Time Costs: \$6,500

Staffing Annual Costs: \$231,500

Program Annual Costs: \$15,000

**Desired Benefit/Outcome:**

- Create a rental inspection and licensing program.
- Increase safety and maintenance of rental properties.

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*“... have the building inspectors make “slum apartments” either clean up or tear down the slummy apartments off of 2nd street .... embarrassing eyesores.” – Listening Tour Respondent*