

# City of Lakewood



## Council Programs Supporting Development

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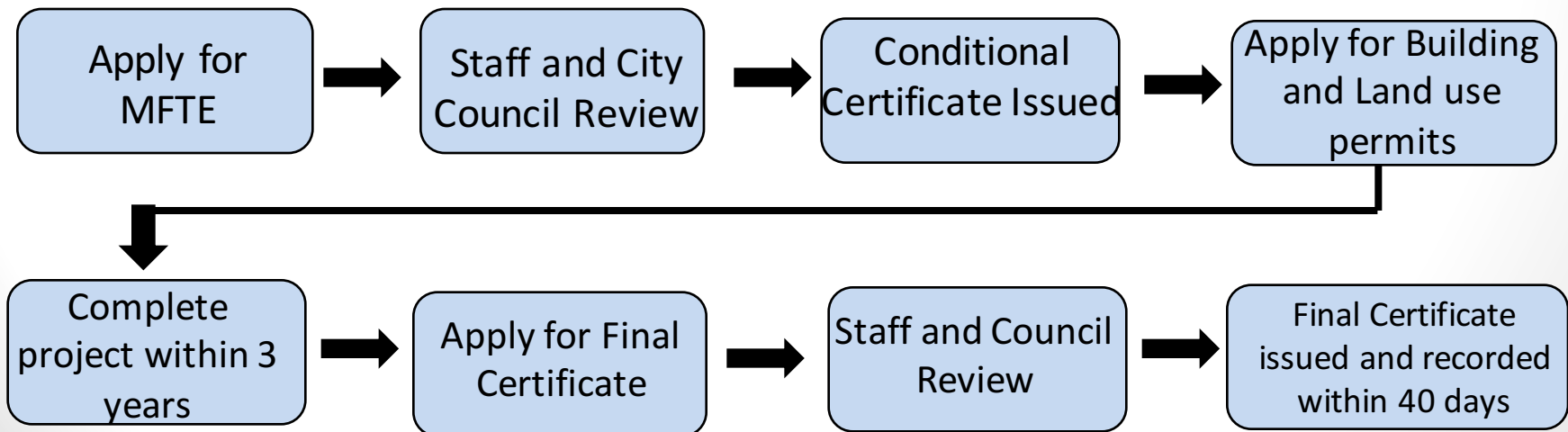
# Overview

1. Multifamily Tax Exemption Program
2. Rental Housing Safety Program
3. Dangerous Building Abatement
4. Proactive Code Enforcement

# Multifamily Tax Exemption Program

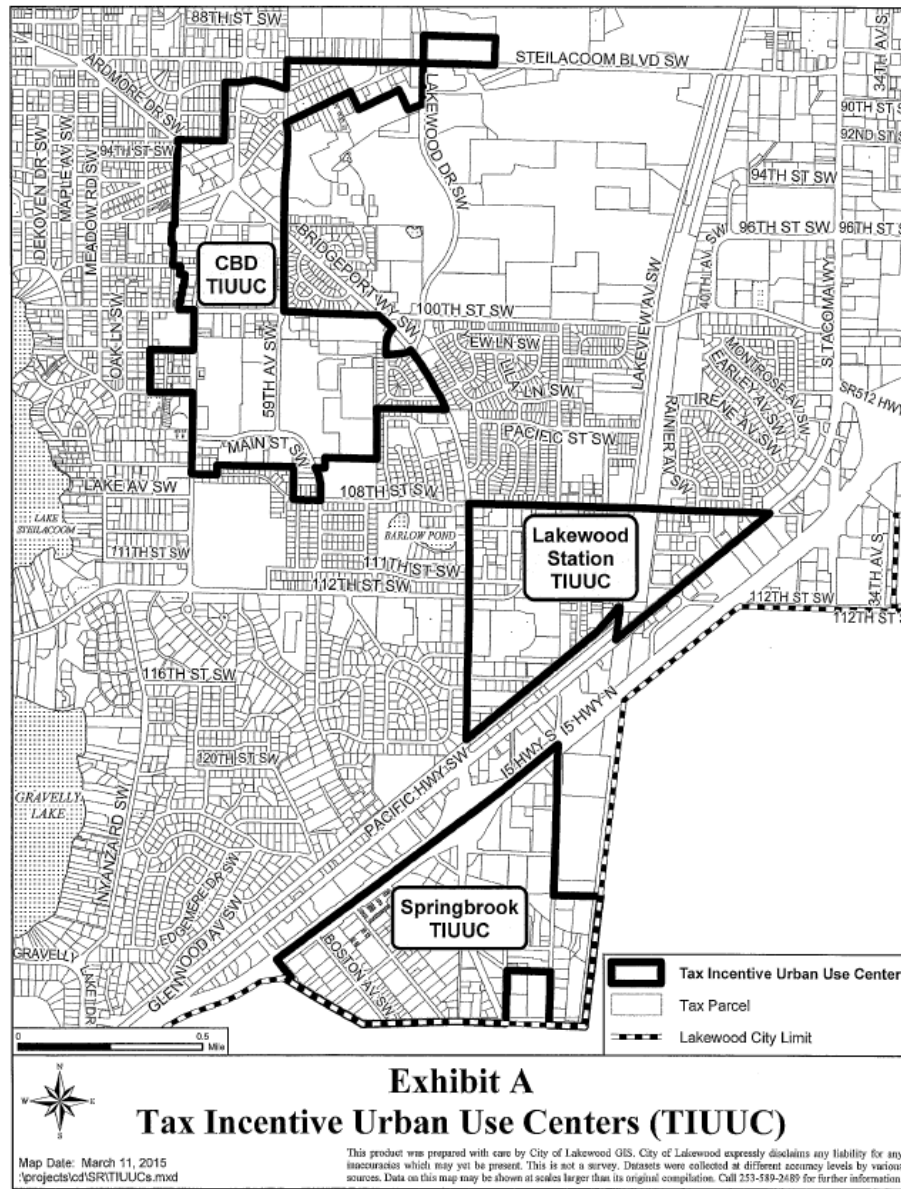
# Multifamily Tax Exemption (MFTE)

- Eight or Twelve year exemptions from property taxation for multi-family housing in Tax Incentive Urban Use Center(s).
- Project eligibility
  - Located within a Residential Target Area (RTA)
  - At least four units of multi-family housing within a residential structure or as part of a mixed-use development
  - At least fifty (50) percent of units provide for permanent residential occupancy





# Residential Target Areas



# Rental Housing Safety Program

# Rental Housing Safety Program

## State Enabling Legislation

- *City of Pasco v. Shaw, etal* (decided September 13, 2007)  
In 1997, the city of Pasco enacted Pasco Ordinance 3231, which requires landlords to submit certification every two years ensuring that their rental units have met all applicable health, safety, and building code requirements.



- RCW 59.18.125  
Local municipalities may require that landlords provide a certificate of inspection as a business license condition.



- Local business license regulations (City of Lakewood adopted Ordinance 644 on August 1, 2016)

# Washington Cities with Rental Housing Programs

- Bellingham (2015)
- Des Moines (2010; crime-free housing program)
- Lakewood (2016; currently in process)
- Mountlake Terrace (2010 with an effective date of January 2012)
- Pasco (1997)
- Seattle (2013, 2015)
- Tacoma (2010 with an effective date of January 2012)
- Tukwila (2010)

# Lakewood's Program Statistics

- 15,233 rental units in Lakewood (includes single family & multi-family).
- About 2,700 or 18% of all rental units are single family.
- The 15,233 rental units equate to 4,802 separate accounts.
- About 800 rental properties, or 17% are being sold/purchased annually.



# Program Details

- All electronic Registration & Inspection processing
  - All properties must register and receive a business license
  - Business licenses expire after 1 year
- Property management companies can easily manage rental units for taxpayers.
- Inspections chosen at random (approximately 700 expected to be completed in year one)
  - ~ 574 multifamily and 126 single-family
- Property owners can choose to have their unit inspected by a city-certified inspector prior to being selected for the lottery.
  - A list of qualified inspectors will be available online.
- Properties that pass inspection will be issued a certificate of compliance- valid for 5 years. Prior to expiration, the property owner must schedule to have a unit re-inspected.

# Current Status

- City finalizing website portal and database.
- Database to pre-populate all rental units associated with same owner(s).
- Inspectors (both city and private) will use the online portal to access the inspection checklist virtually and have data and inspection results uploaded in real time for owners.
- Staff training (July/August 2017).
- Community outreach (August/September 2017).
- Registration (September/October 2017).
- Lottery (January 2018).

# Dangerous Building Abatement Program



# Abatement Program

- Began program in 2009.
- Authorized under RCW 35.80; Lakewood Municipal Code (LMC) 15A.05 incorporates the provisions of RCW 35.80.
- RCW 35.80 authorizes local governments to “abate” structures that are unfit for human habitation, dangerous, and/or are harmful to public health and welfare.
- RCW 59.18.085- Rental Condemnation Relocation Assistance - Authorizes local governments to enforce relocation assistance requirements upon a landlord if a building is condemned or unlawfully occupied due to the existence of conditions that violate applicable codes, ordinances or regulations.

# Current Status

Projects Completed 2016: 15

(13 Dangerous Building/ 2 RCW 59.18.085 Rental Relocation)

\*10 completed by owner/ 5 completed by City\*

Projects Completed YTD 2017: 7

(7 Dangerous Building)

\*1 completed by owner/ 6 completed by City\*

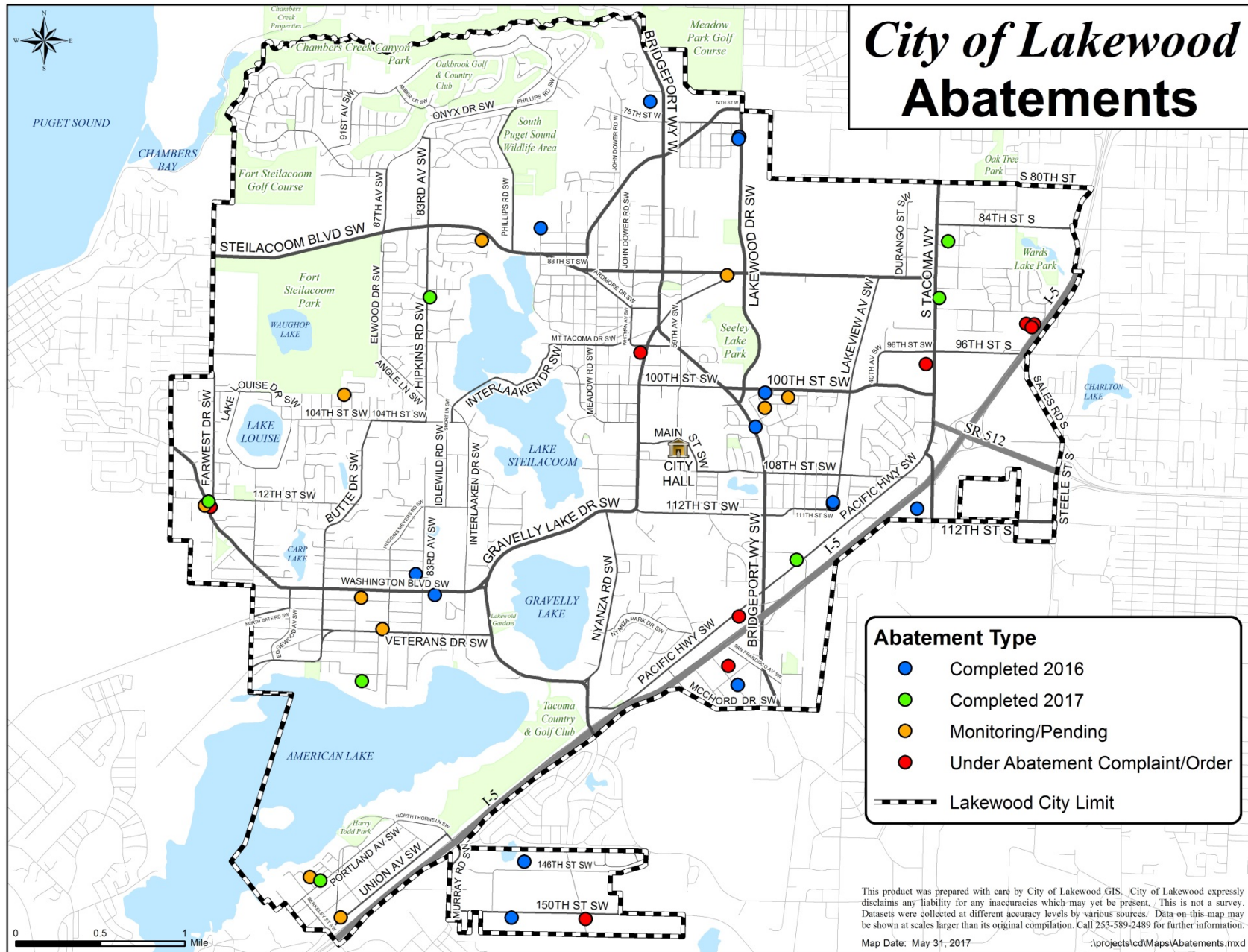
Under Abatement Complaint/Order: 9

(1 Complaint & Notice/ 8 Abatement Order)

\*1 project currently being demolished\*

Monitoring/Pending: 10

(10 Dangerous Building)



# Abatelements Completed - 2017



# 9021 S. Tacoma Way



# 9021 S. Tacoma Way





# 9021 S. Tacoma Way



04.18.2017 11:38

# 11618 Pacific Highway S





# 11618 Pacific Highway S





# 8809 Frances Folsom St. SW





# 8809 Frances Folsom St. SW





# 15210 Portland Ave. SW





# 15210 Portland Ave. SW



# Pending Abatements



# 12117 Pacific Highway SW



# 9616 Gravelly Lake Dr. SW



03.15.2017 18:36



# 15302 Union Ave. SW



# Proactive Code Enforcement

# Community Safety Resource Team

- Community Safety Resource Team (CSRT) is comprised of the following:
  - Police (NPO, CSO, LT, SGT, Behavior Health Contact Team)
  - Community & Economic Development (Building Official, Inspectors, Code Enforcement, Housing)
  - Legal Department (Assistant City Attorney)
- Addresses quality of life issues that require education, enforcement, abatement, coordination, and often legal resolution.
- Assists citizens in neighborhood blight removal, understanding what remedies are available for them when faced with uncomfortable neighbor relations, and pairing people with agency assistance.
- Construction Patrols: Upon request, the Police Department provides construction patrols for sites with ongoing construction/development.

# Questions?

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