

# Rental Housing Safety Program Update



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City Council Presentation  
March 11, 2019

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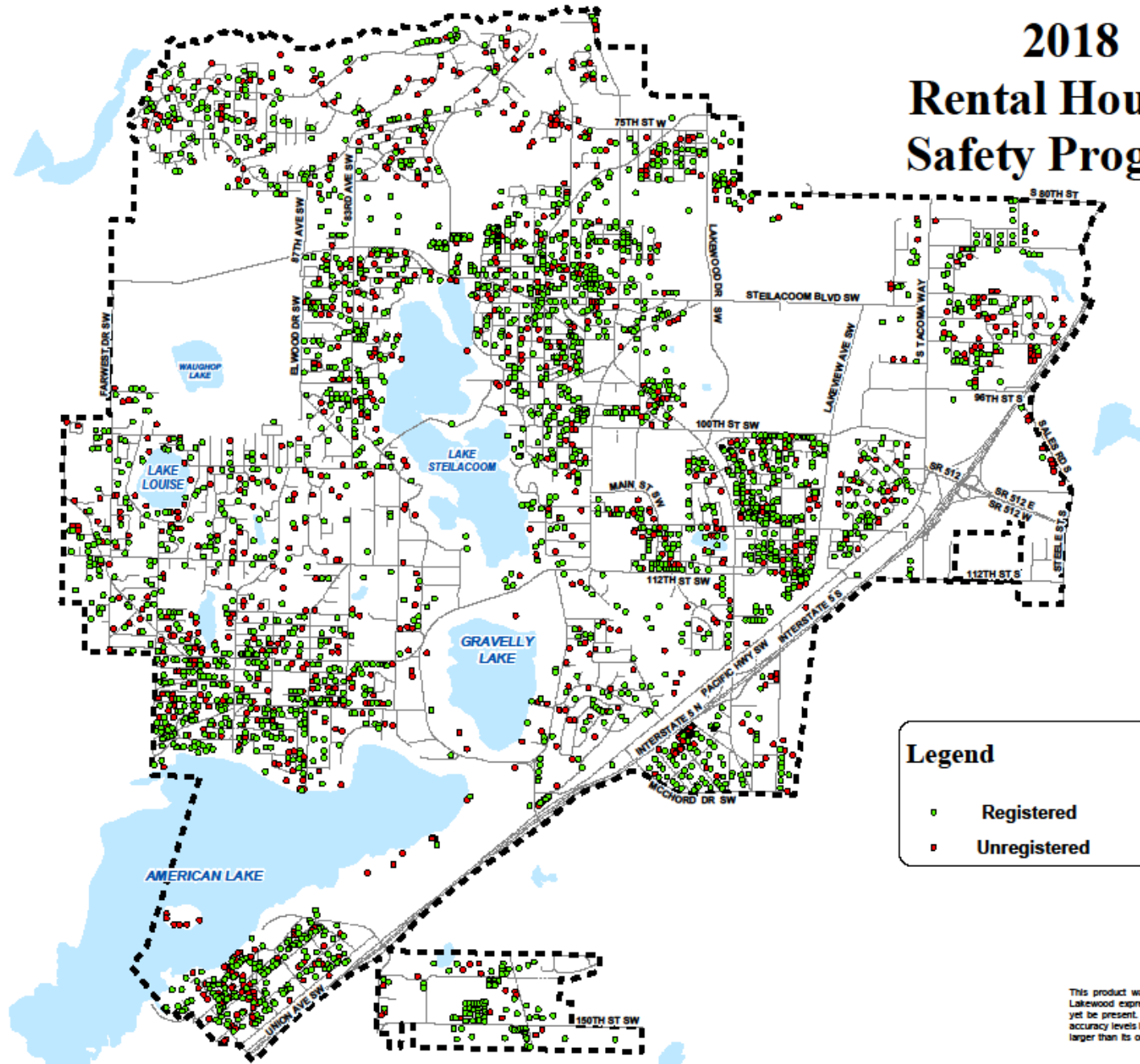
# Overview

- Year-end Registration – 2018
- Property Map
- Registered Properties at a Glance
- Inspection By Property Type
- Inspection/Re-inspection Results
- Common Inspection Items Failed
- Inspections of Note
- Looking Forward – 2019





# 2018 Rental Housing Safety Program



## Legend

- Registered
- Unregistered

City Limit

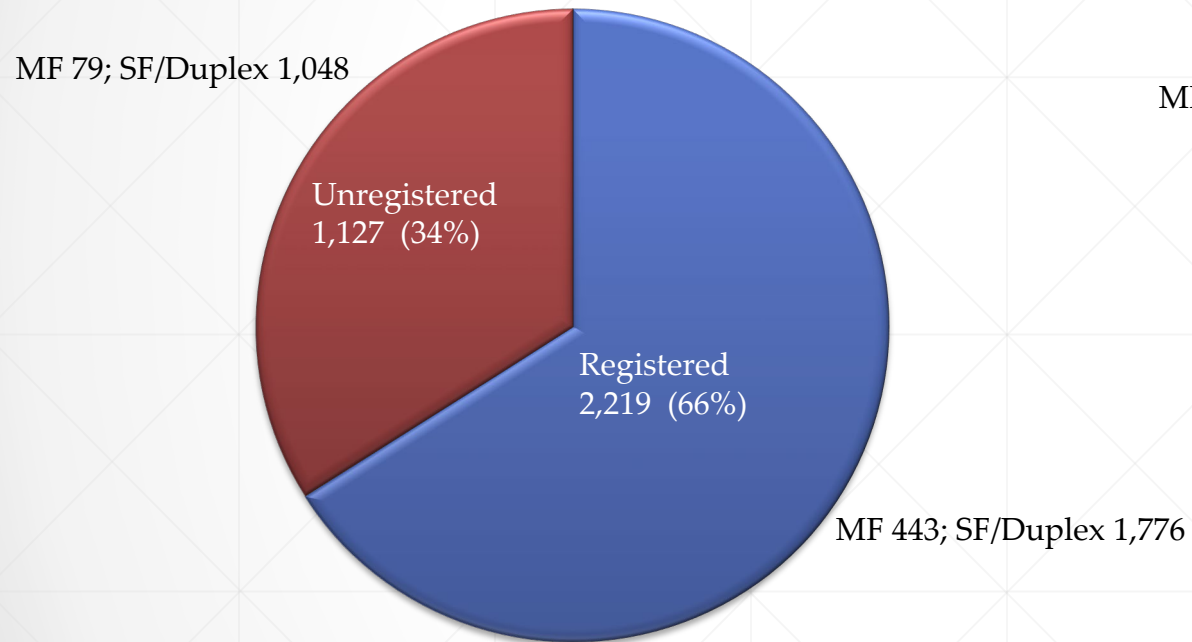
0 0.5 1 Mile

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

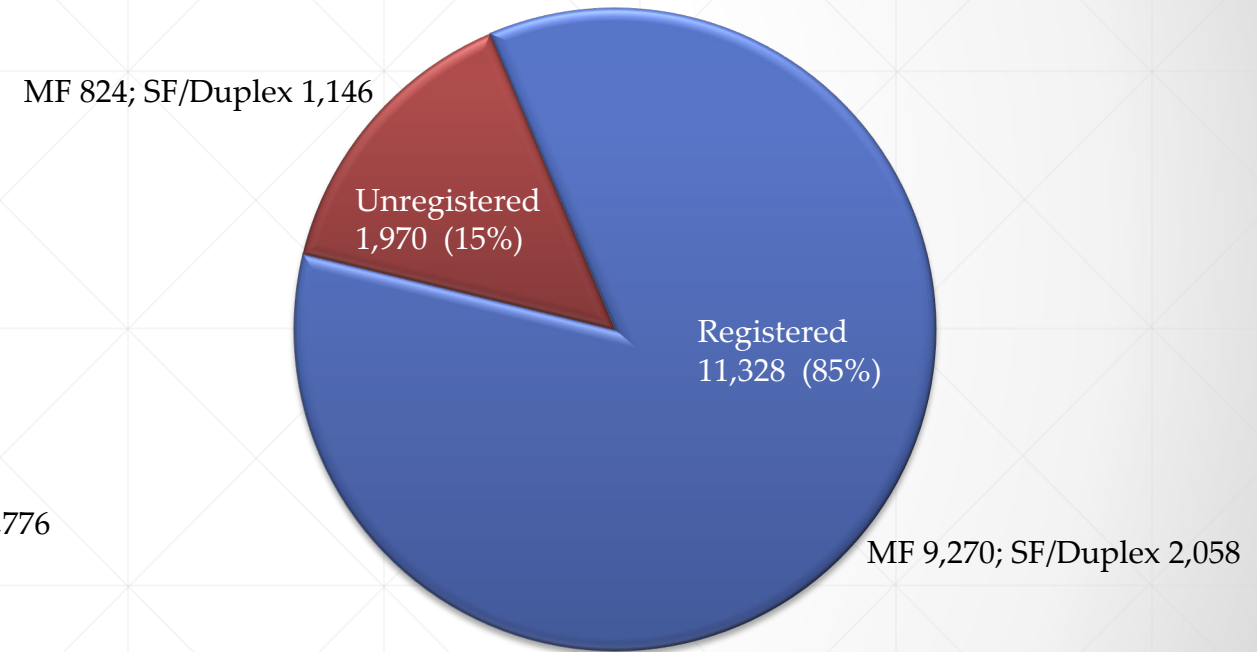
\\Projects\CD\Maps\RHSP.mxd

# Year-end Registration - 2018

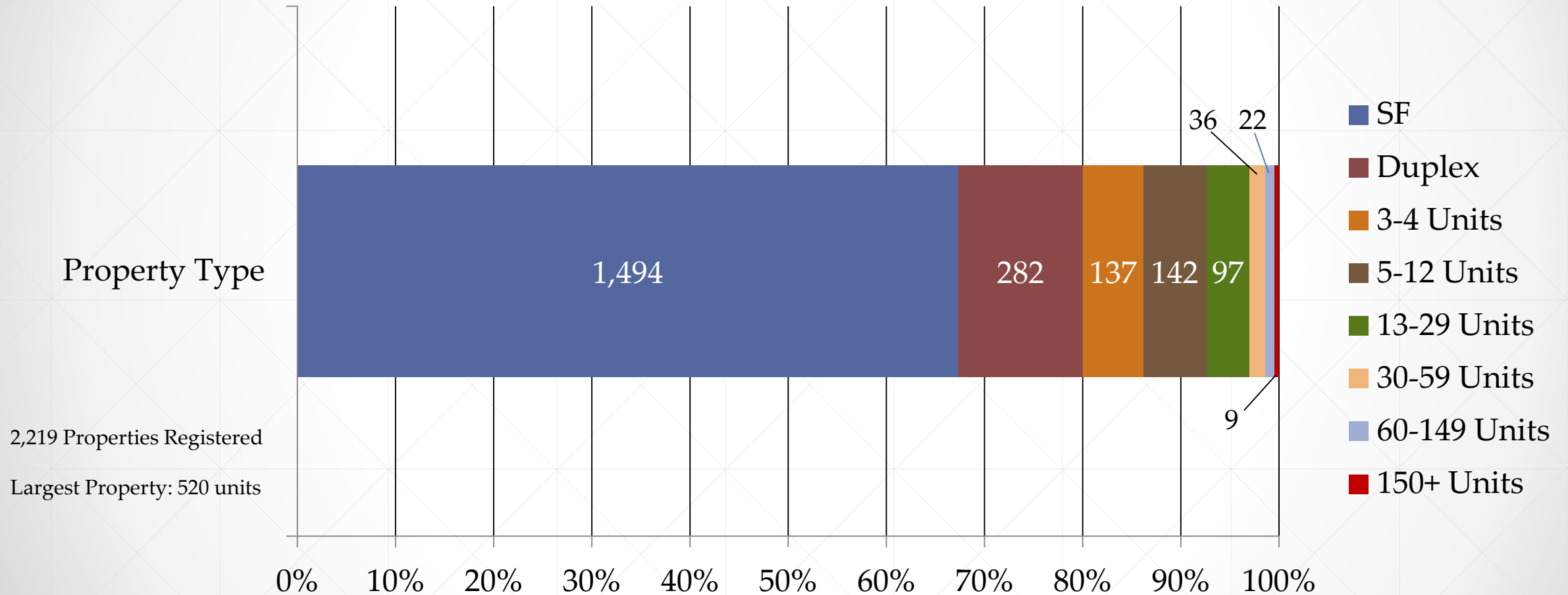
## Rental Properties



## Rental Units

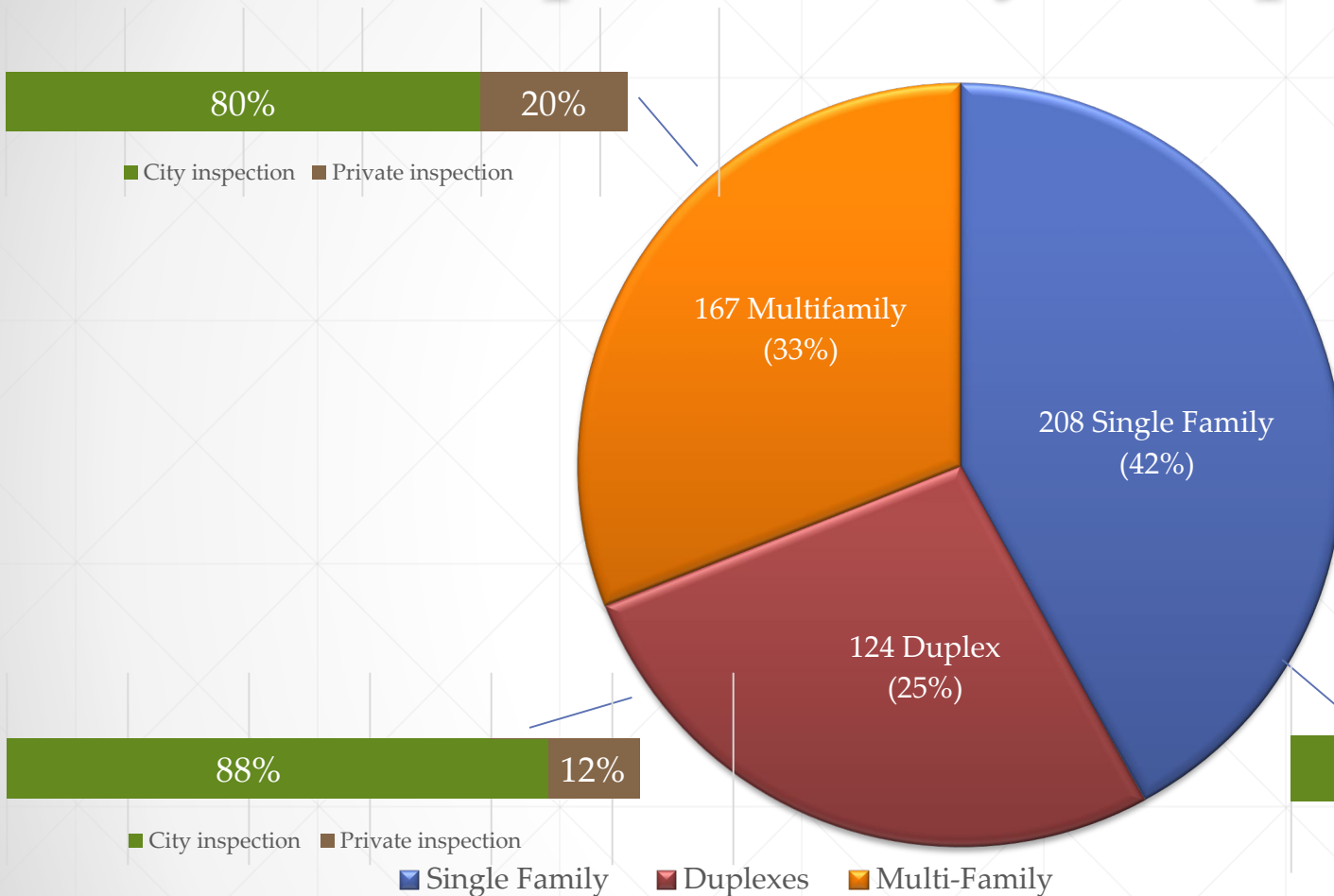


# Registered Properties at a Glance - 2018





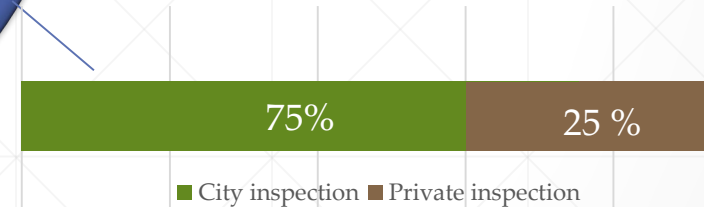
# Inspection by Property Type



## Initial Property Inspections

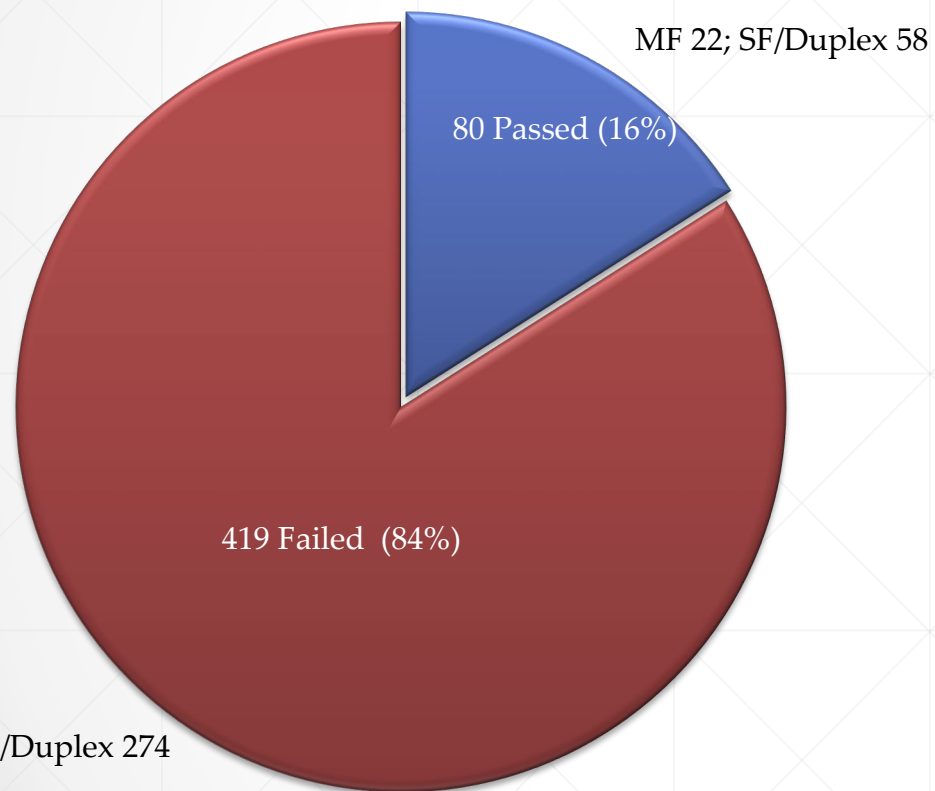
\* 400 Total Inspections Conducted by City Inspectors

\* 99 Total Inspections Conducted by City Approved Private Inspectors.

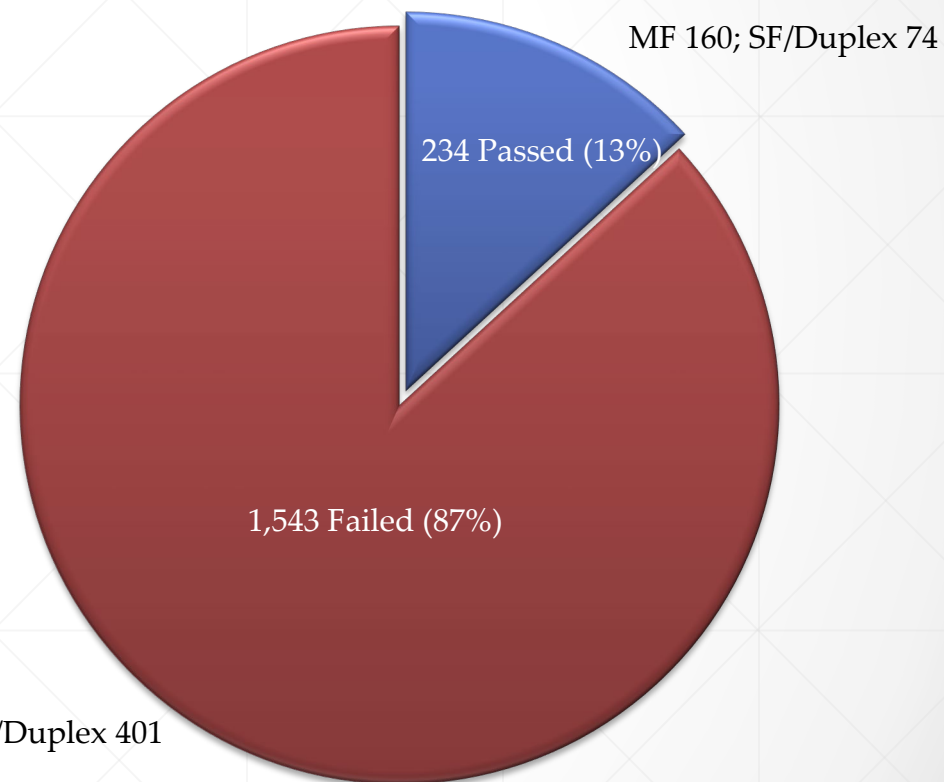


# Inspection Results

## Property Initial Inspection

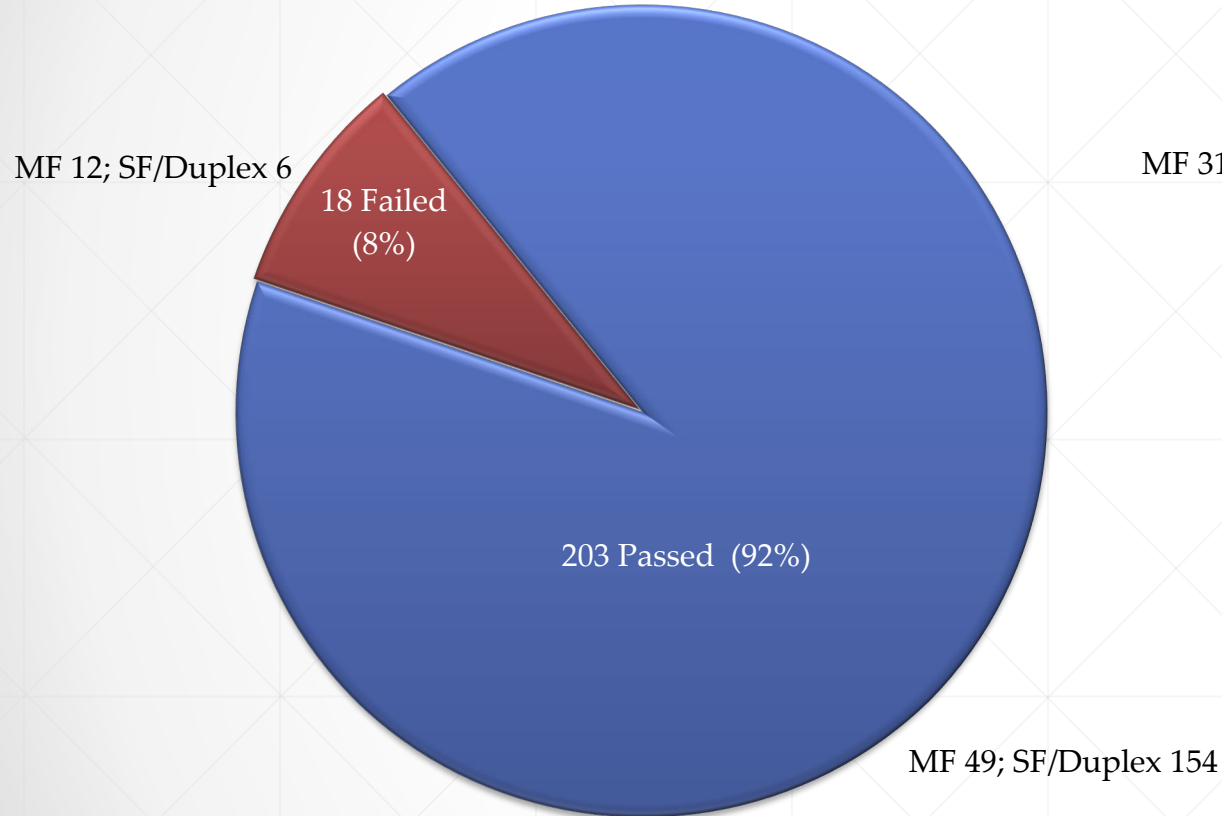


## Units Initial Inspection

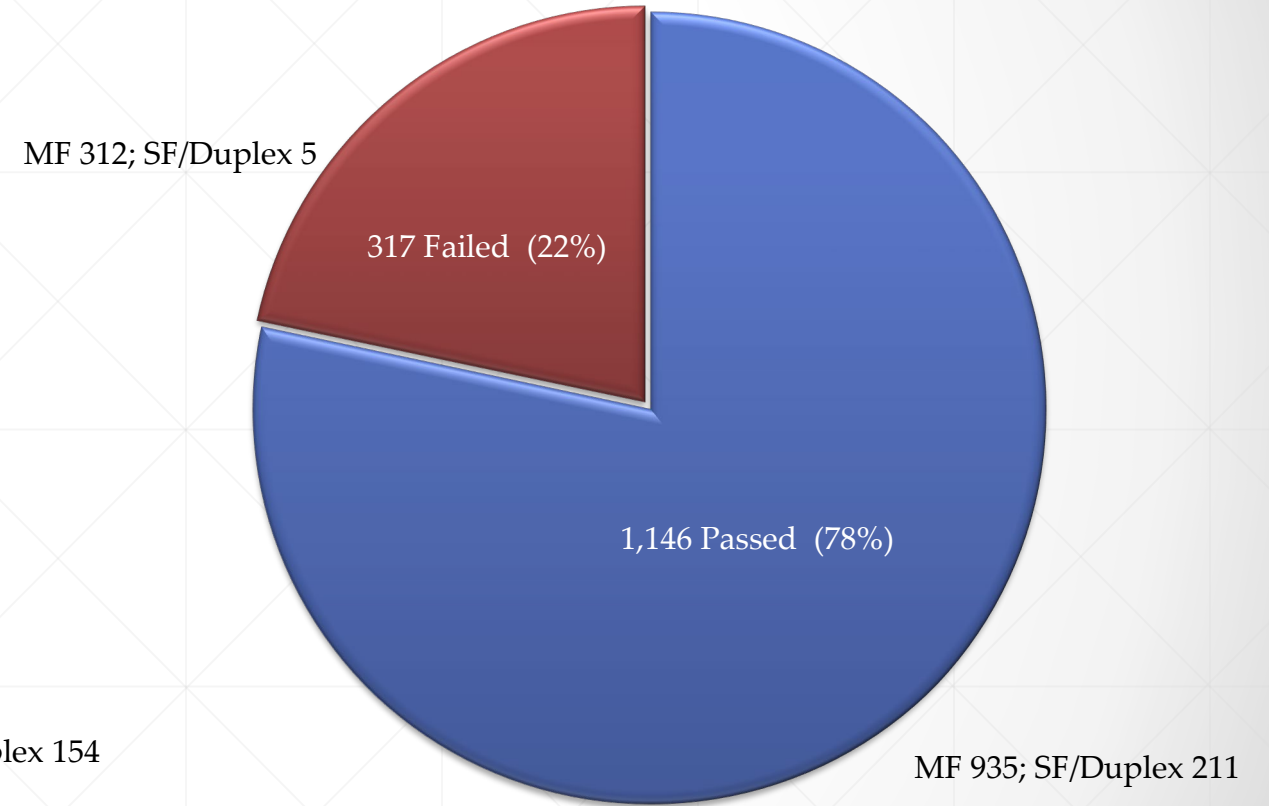


# Re-inspection Results

## Properties Re-inspected



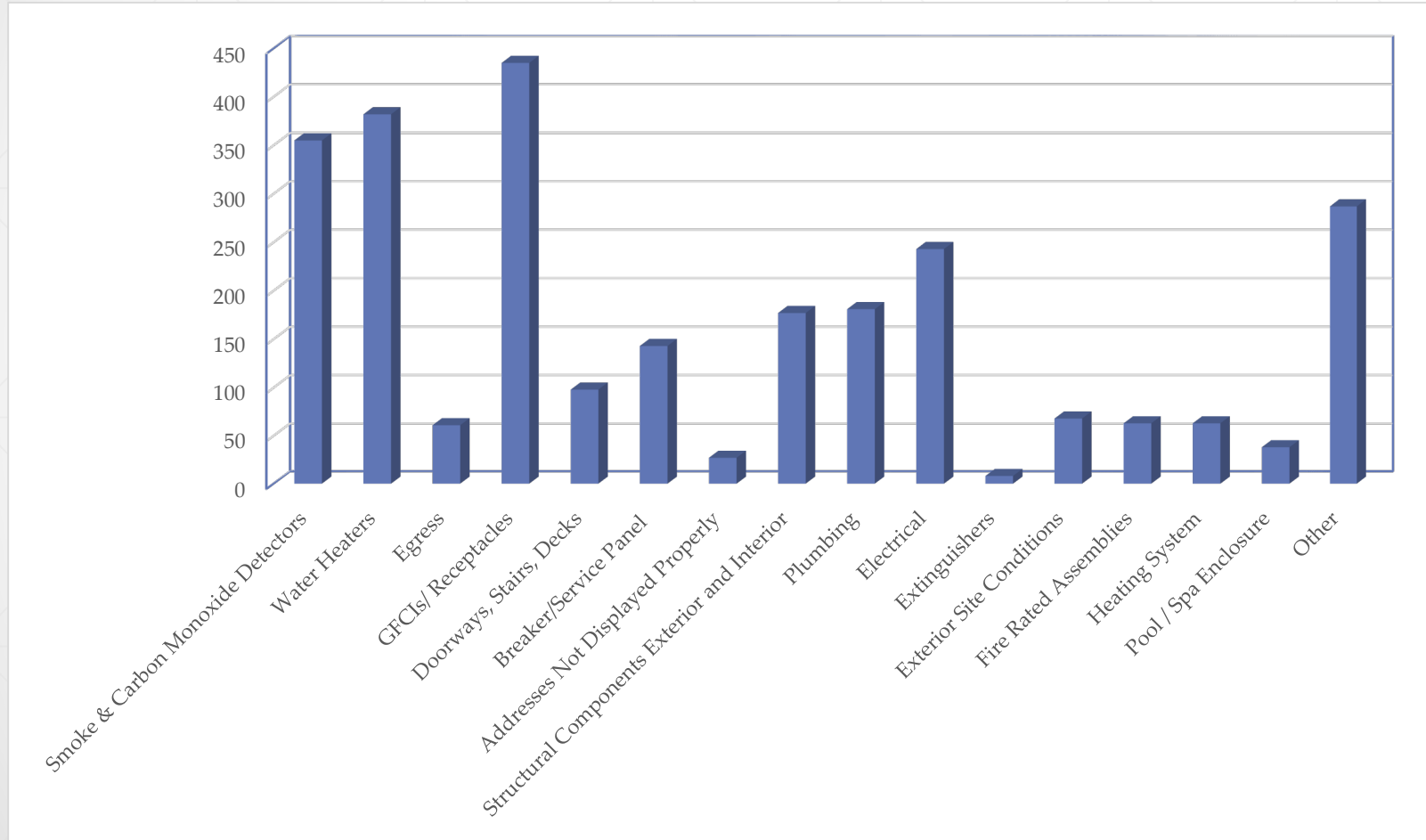
## Units Re-inspected



\*Of the 18 Properties that failed re-inspection, 12 have passed 3<sup>rd</sup> inspection (200 units) and 6 remain to be inspected (117 units).



# Common Inspection Items Failed



# Inspections of Note

- Morning Tree Apartments – 8101 83<sup>rd</sup> Ave. SW (403 units)





# Inspections of Note

- Village at Seeley Lake Apartments – 9501 59<sup>th</sup> Ave. SW (520 units)





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# Inspections of Note

- Hawaiian Village Apartments – 40 Thunderbird Pkwy. (99 units)





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# Inspections of Note

- Colonial Court Apartments – 9120 Lawndale Ave. SW (25 units)





# Inspections of Note

- Jet Apartments – 12901 47<sup>th</sup> Ave. SW (16 units)





# Inspections of Note

- Hunters Glen Apartments – 10404-10420 116<sup>th</sup> St. SW (135 units)



# Looking Forward - 2019

- 2019 Inspection Lottery – March 8, 2019
- 2019 Registration Deadline – March 31, 2019
- Enforcement of Unregistered 2018 Properties – Begins April 1, 2019
- Hiring 2<sup>nd</sup> Program Staffer – ½ RHSP; ½ Dangerous Building Enforcement – March/April 2019
- Monitor Registration/Inspection Trends
- Continue Code Violation Triggered Inspections





QUESTIONS?