

# Rental Housing Safety Program Year-End Report 2019



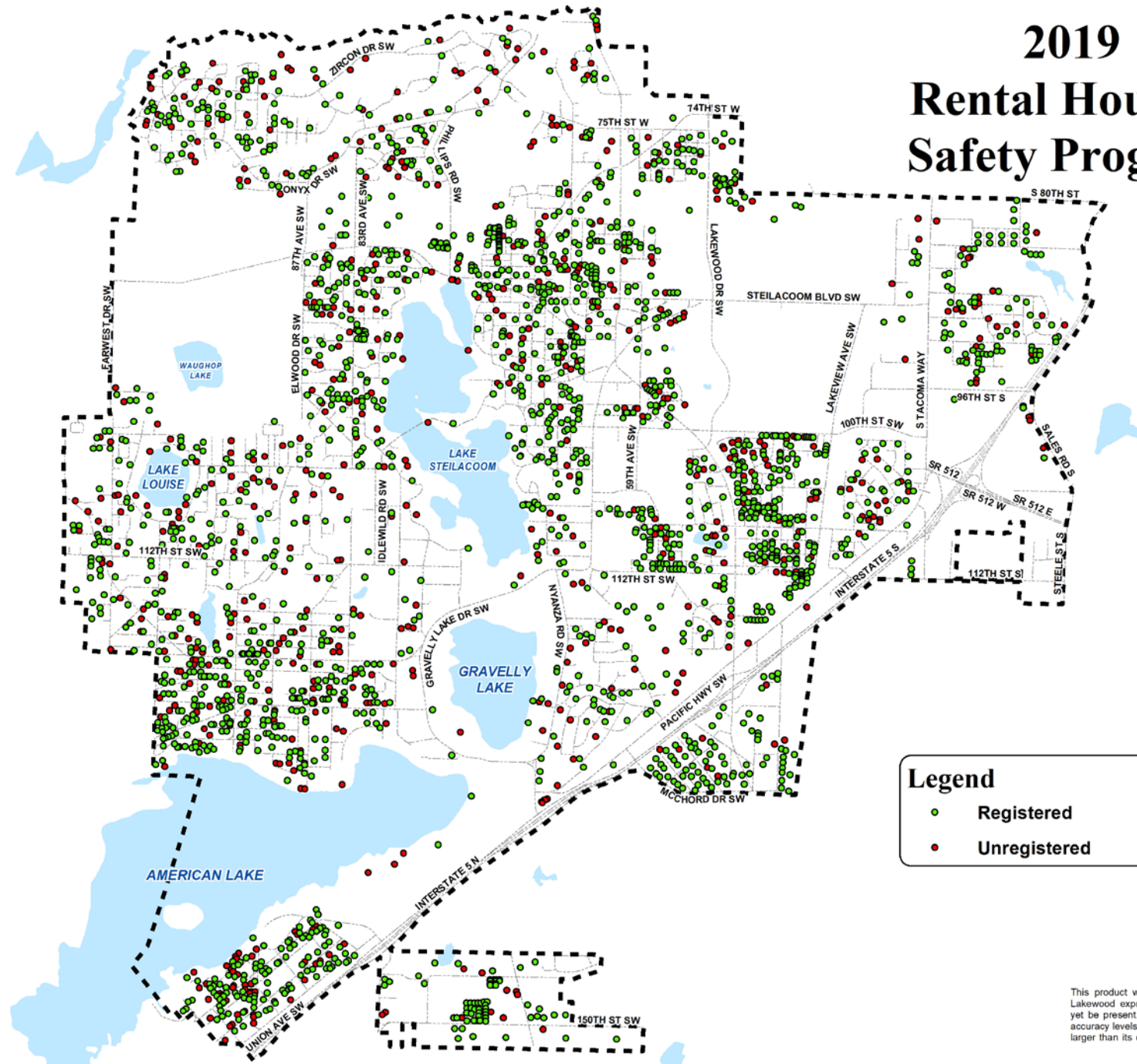
March 9, 2020

# Overview

- Year-end Registration – 2019
- Property Map
- Registered Properties at a Glance
- Inspection/Re-Inspection By Property Type
- Inspection/Re-inspection Results
- Common Inspection Items Failed
- Inspection Quick Facts/Insights
- RHSP Property Improvements
- Inspection of Note
- Looking Forward – 2020



# 2019 Rental Housing Safety Program



## Legend

- Registered
- Unregistered

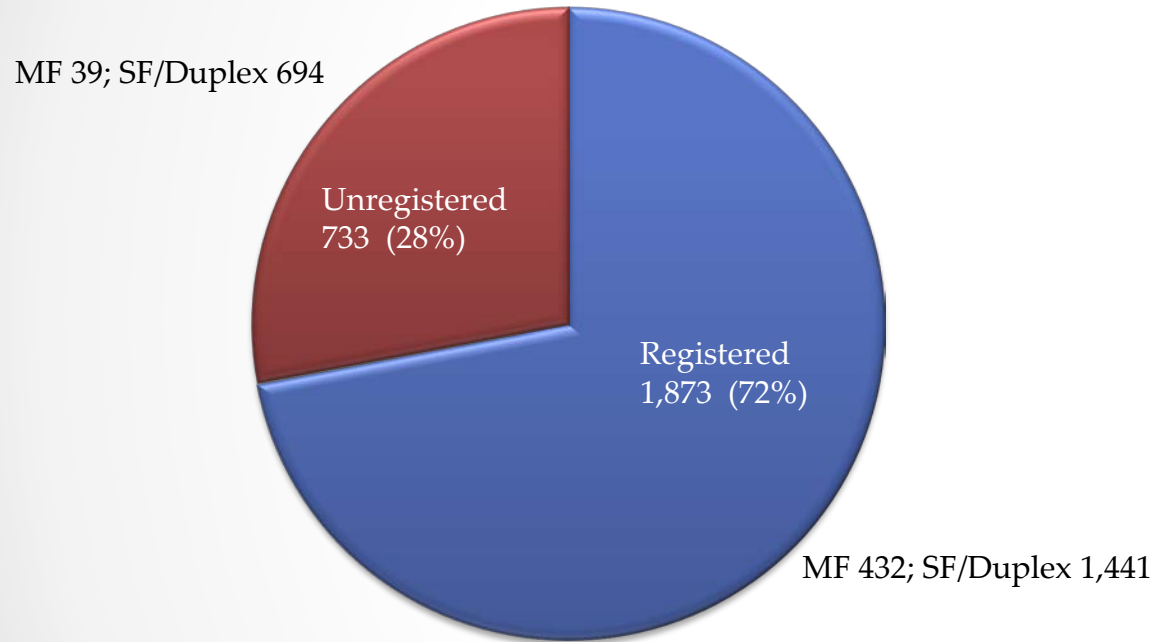
City Limit

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.

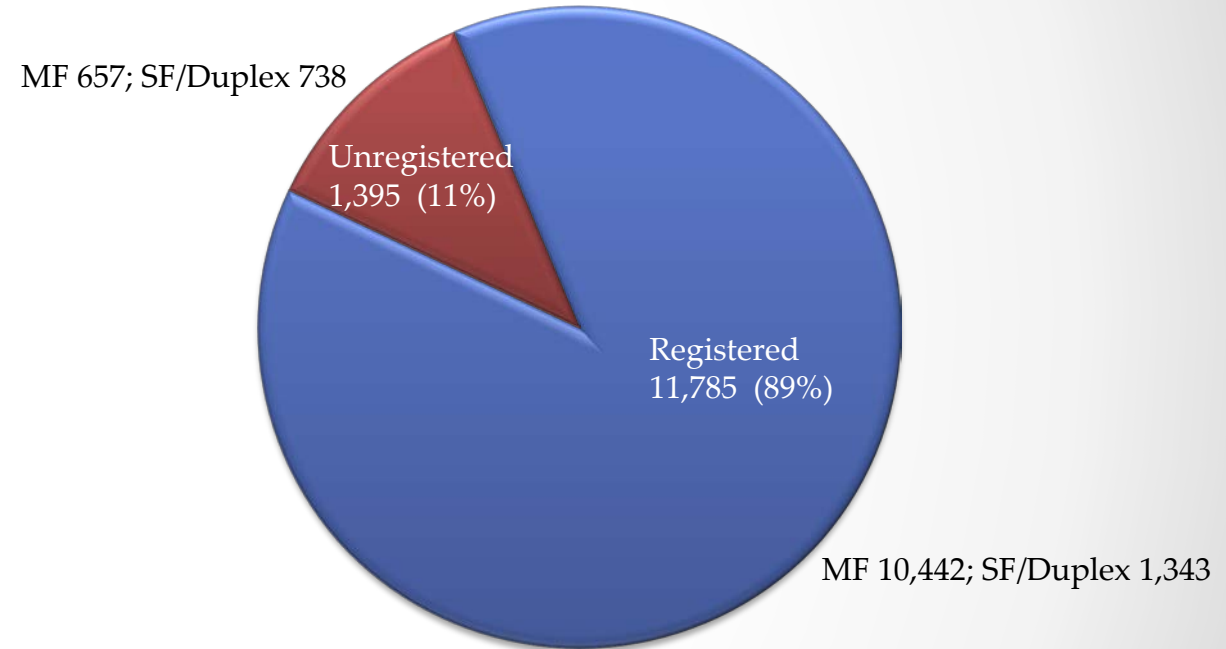
\\Projects\CD\Maps\RHSPnEx.mxd

# Year-end Registration - 2019

## Rental Properties



## Rental Units



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## Year-end Registration - 2018

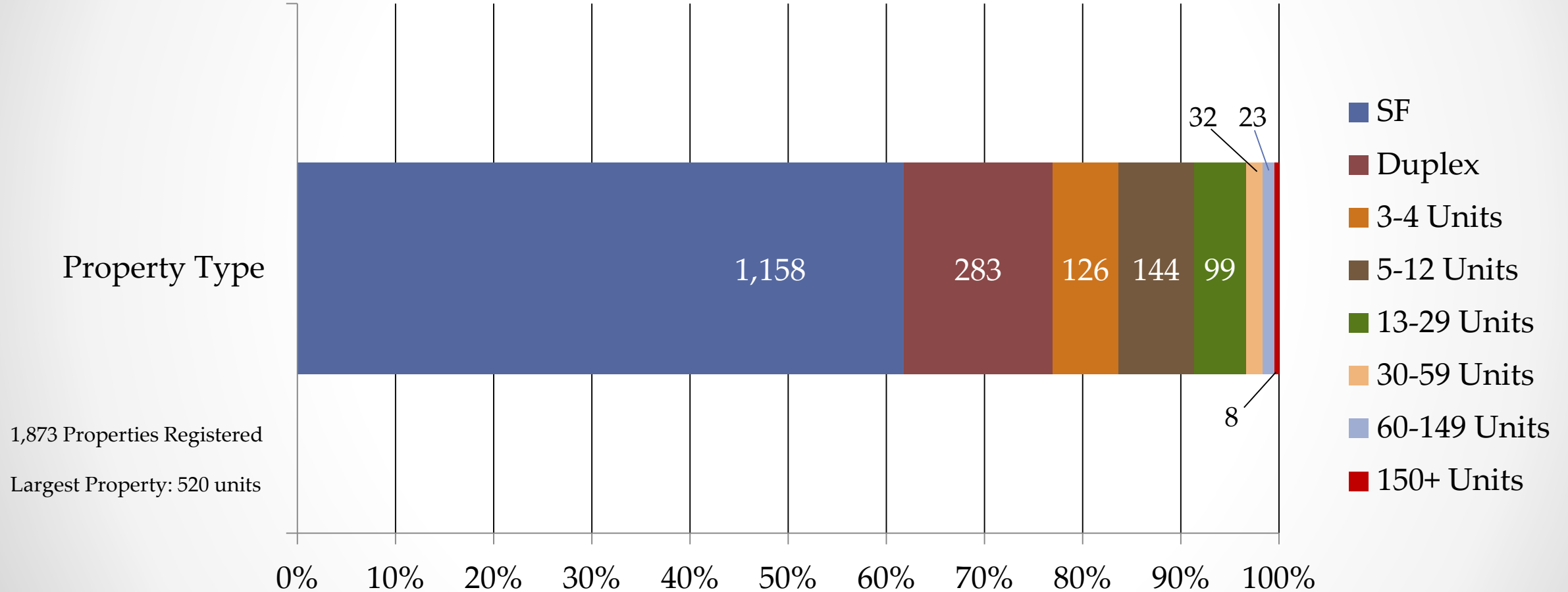
### Properties

Unregistered: 1,127 (34%)  
Registered: 2,219 (66%)

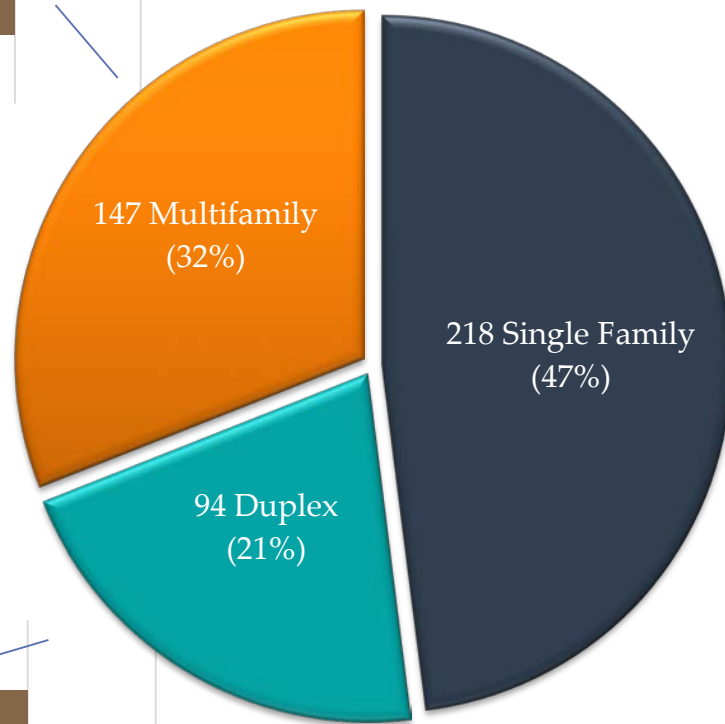
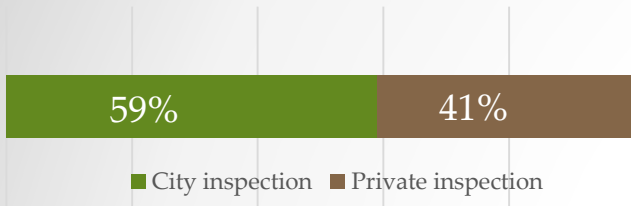
### Units

Unregistered: 1,970 (15%)  
Registered: 11,328 (85%)

# Registered Properties at a Glance - 2019



# 2019 Initial Inspections by Property Type

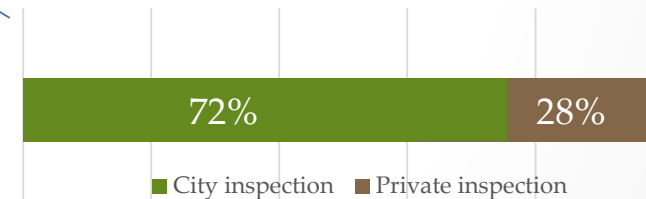
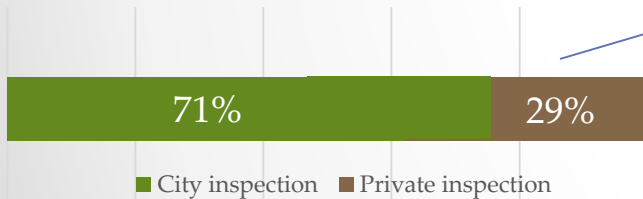


## Initial Property Inspections - 459

311 Total Inspections Conducted by City Inspectors (68%)

148 Total Inspections Conducted by City Approved Private Inspectors (32%)

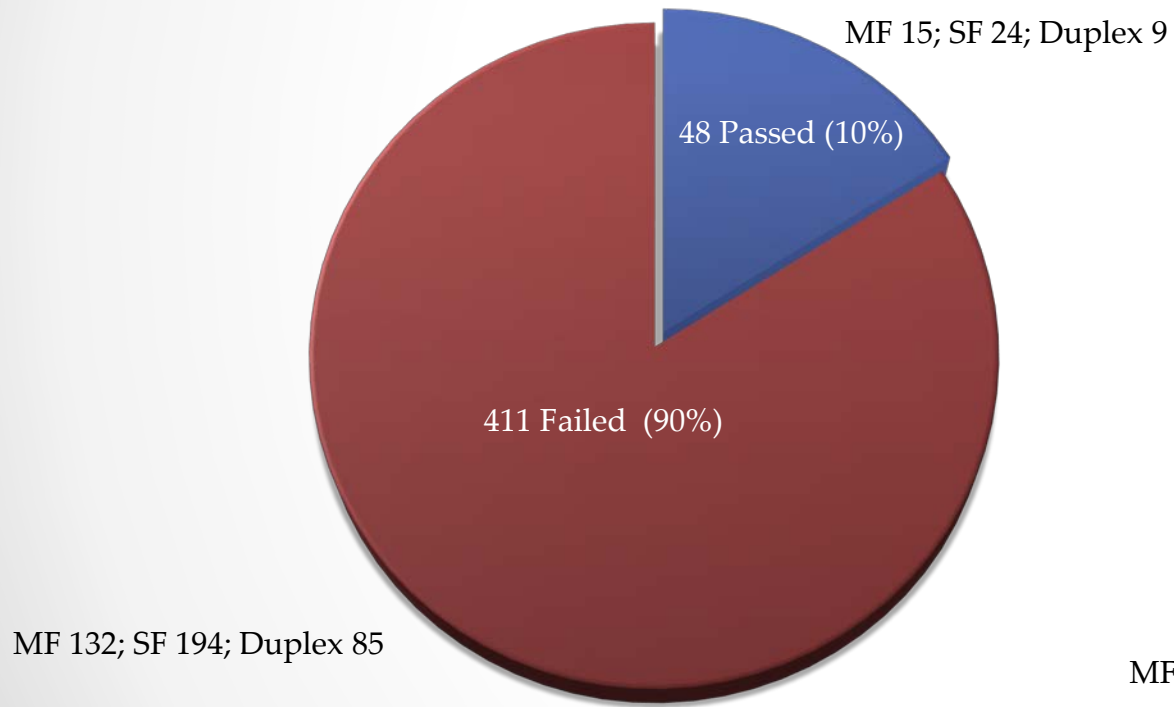
Comparison: 2018 Initial Inspections - 499



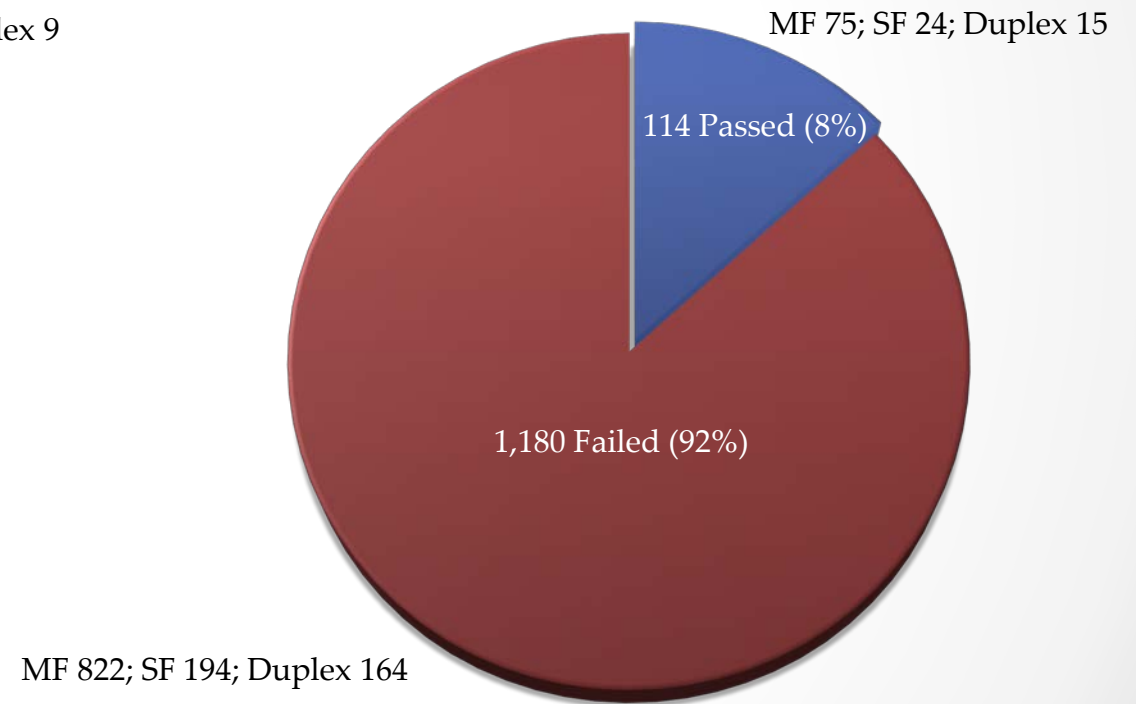


# Initial Inspection Results

## Properties Initial Inspection



## Units Initial Inspection

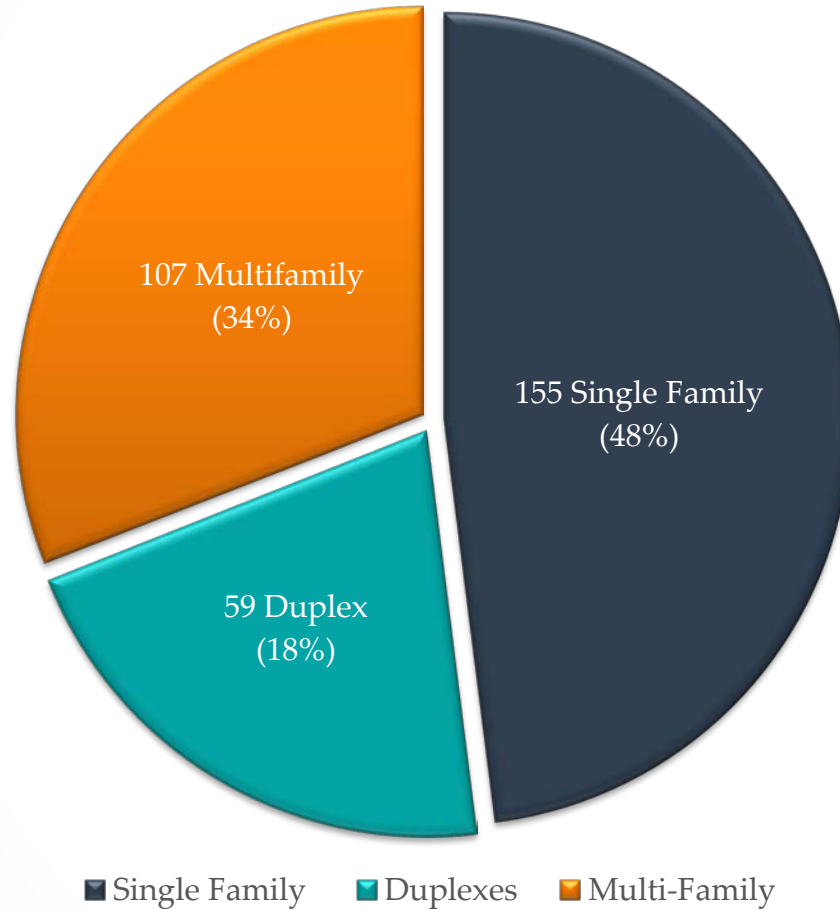


Comparison:

2018 Failed – 84%

2018 Failed – 87%

# 2019 Re-Inspections by Property Type



Property Re-Inspections – 321

All Re-Inspections Completed By City of Lakewood.

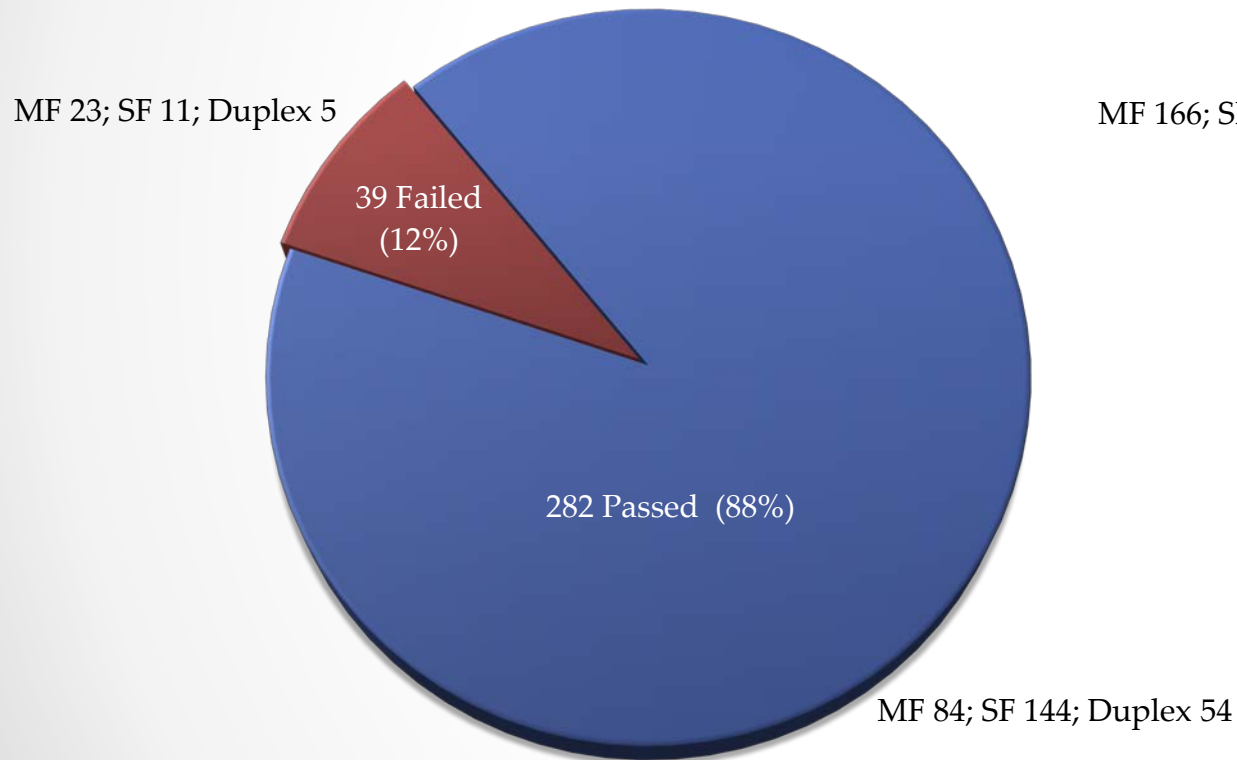
Comparison: 2018 Re-Inspections - 221

27%

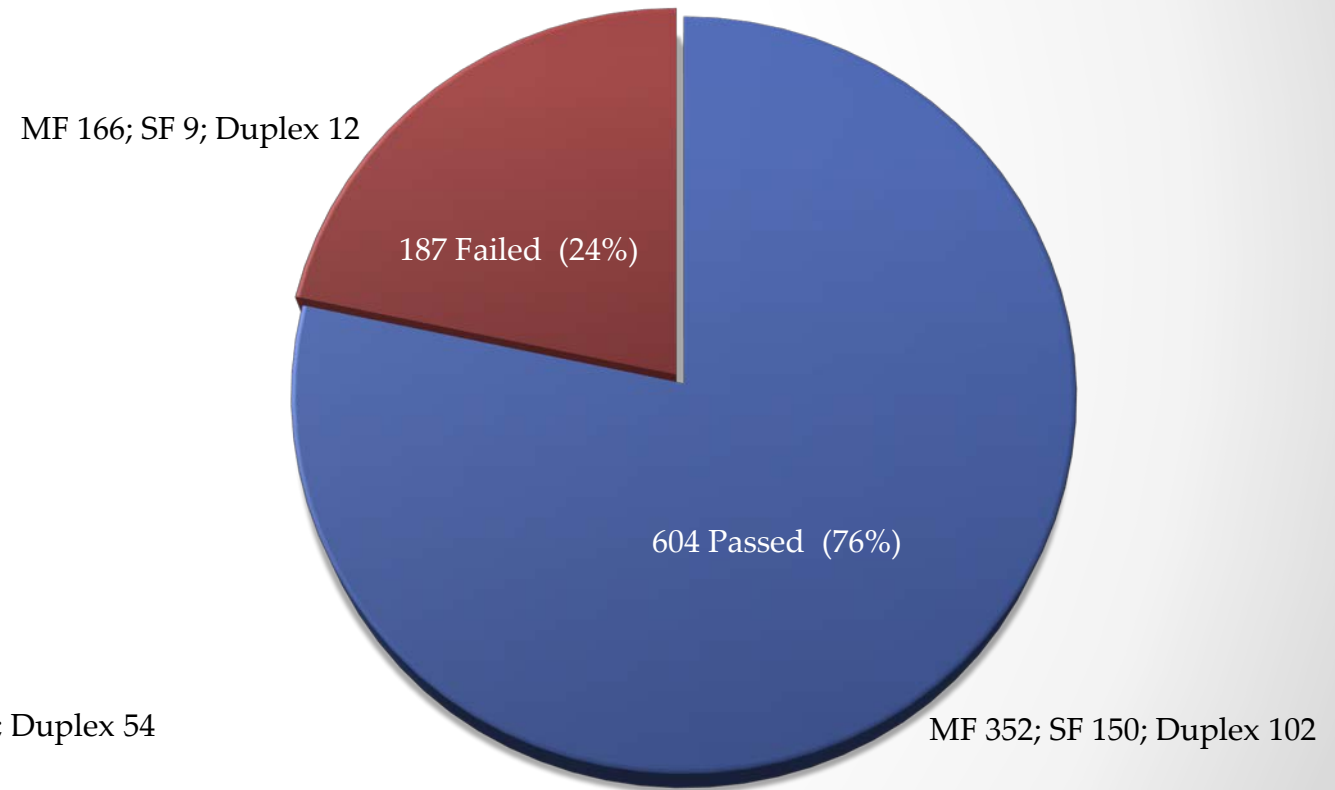


# Re-Inspection Results

## Properties Re-Inspection



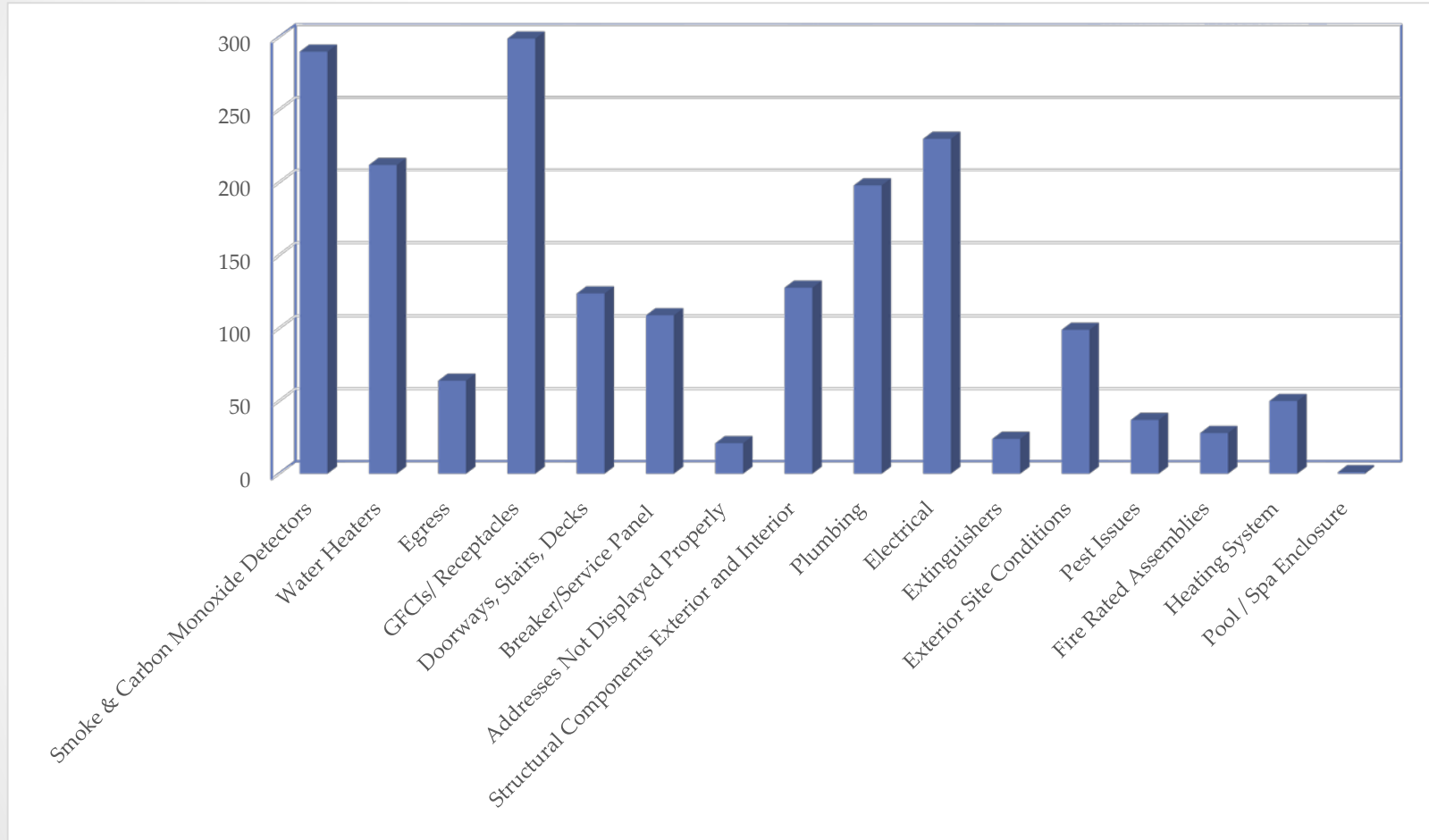
## Units Re-Inspection



Comparison: 2018 Passed – 92%

2018 Passed – 78%

# Common Inspection Items Failed



Comparison:

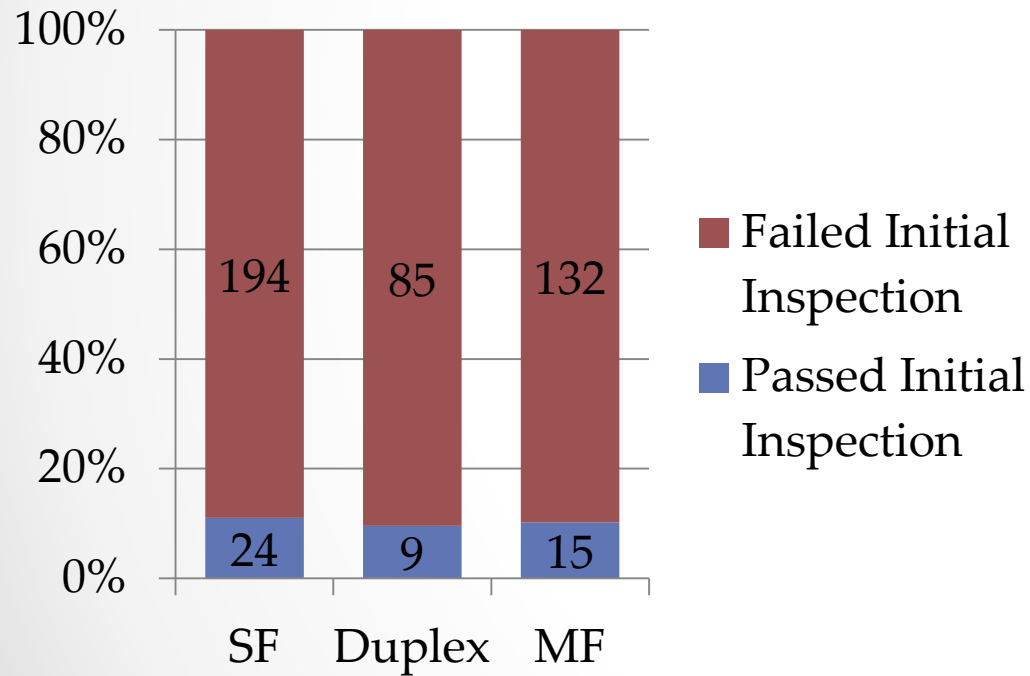
2018 Common Items Failed - 1) GFCI/Receptacles; 2) Water Heaters; 3) Smoke & CO Detectors; and 4) Electrical

# Inspection Quick Facts - 2019

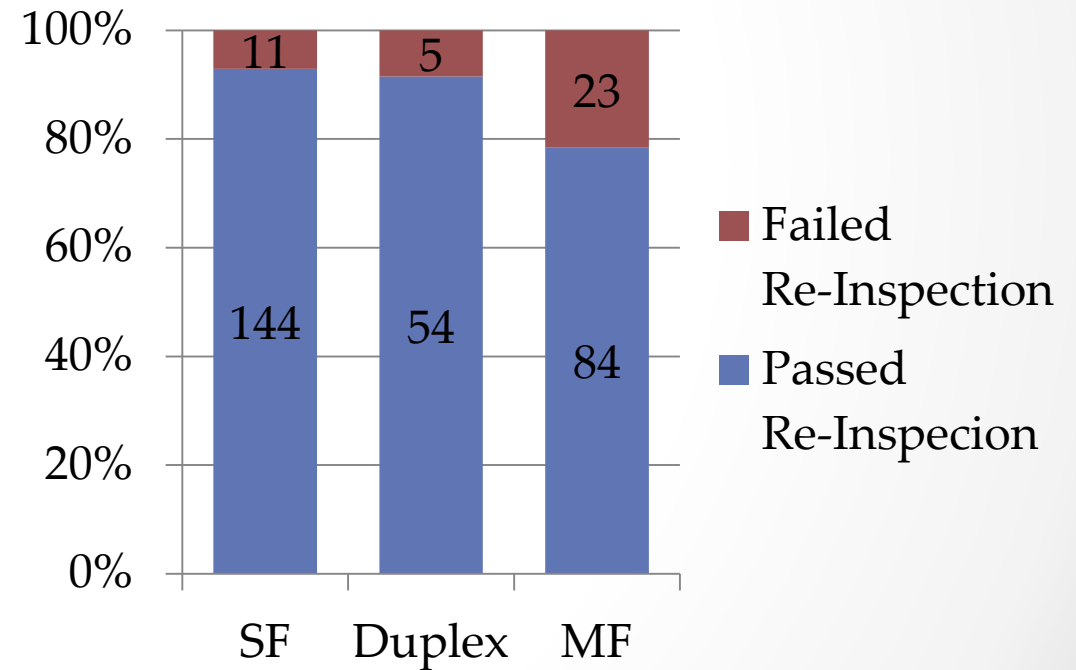
- Largest property that passed initial inspection:  
56 units (Ridgewood Apts; Chicago Ave.) – Private Inspector
- Largest property that failed initial inspection:  
198 units (Arbor Pointe Apts; 105<sup>th</sup> Ave. SW) – Private Inspector
- Largest property that passed re-inspection:  
195 units (Forest Village Apts; Phillips Rd. SW) – City Inspector
- Largest property that failed re-inspection:  
55 units (Woodlake Estates; Mt. Tacoma Dr. SW) – City Inspector

# Inspection Insights - 2019

Initial Inspection Results – By Property



Re-Inspection Results – By Property





# RHSP Property Improvements - 2019

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



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



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- 8410 S. Tacoma Way (5 units)



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# RHSP Property Improvements - 2019

- 8410 S. Tacoma Way (Abandoned Contractor Yard)





# RHSP Property Improvements - 2019

- 8816 34<sup>th</sup> Ave. S (SF Rental)



# RHSP Property Improvements - 2019

- 9027 Meadow Rd. SW (SF Rental)





# RHSP Property Improvements - 2019

- Common Repairs



# Inspection of Note

- Crown Pointe – 2608 to 2704 84<sup>th</sup> St. Ct. S (77 units)





# Looking Forward - 2020

- 2020 Inspection Lottery Letters Mailed – February 28, 2020
- 2020 Registration Deadline – March 31, 2020
- Enforcement of Noncompliant 2018 Properties – Begins April 2019
- Follow-Up With Properties Still Correcting Deficiencies Identified In 2018/2019 Inspections
- Continue Code Violation Triggered Inspections
- Update RHSP Portal
- Monitor Registration/Inspection Trends



QUESTIONS?