

Overview of the proposed Rental Inspection Program

Quality of Life Forum
El Campinal Theater
September 16, 2006

Why is the City Considering a Rental Inspection Program?

- Preliminary review suggests a higher rate of NIS and Police responses to rental units vs. owner occupied.
- Response to Council's concerns, echoed by an increasing number of residents complaints about the condition of rental properties in the City.

What Does the City Hope to Accomplish?

- Proactively identify blighted and deteriorating housing stock
- Ensure the rehabilitation or abatement of housing that does not comply with state and local laws and Codes
- Preserve and enhance the quality of life for residents of the City living in rental units

What is considered a “Rental Dwelling Unit”?

Any building or portion of a building that contains living facilities, including provisions for sleeping, eating, cooking, and sanitation.

Exemptions include:

- Mobile homes, manufactured homes, recreational vehicles and other dwelling units located in a mobile home park
- Hotels and motels
- Affidavit from property owner(s) that the unit(s) are unavailable for rent

How Many Rental Units are in Antioch?

Based on the Federal 2000 Census and 2005 Contra Costa County Assessor Role there are approximately:

- 3,723 – 9,130 single family rental units
- 4,819 – 5,145 multi-family rental units, with 210 apartment complexes

Direction from City Council July 5, 2006 Study Session:

- Include both single and multi-family rental dwelling units
- Inspect interior, exterior and site maintenance
- Program to be self-funded
- Inspections conducted on a 1 or 2-year cycle

- Levy high fines for property owners who fail to bring their properties into compliance
- Utilize legal measures for non-compliant properties
- Self-certification may be permitted to reduce financial impact for “compliant” property owners

Penalties

- Properties found to be in non-compliance on their first physical inspection will be re-inspected without a penalty
- Properties found to be in non-compliance on subsequent inspections will be fined to the maximum extent permitted by local ordinance and by law
- Properties failing to comply will be brought into compliance via legal action

Implementation Plan

- October/November 2006—Council fine tune and adopt Rental Dwelling Unit Maintenance and Inspection Ordinance
- November 2006 to mid-January 2007—Hire required staff, identify rental properties, design notification and inspection documents and notify property owners.
- January/March 2007— Notify property owners, receive registration responses and schedule inspections
- April 2007— Conduct first inspections