



Date: March 21, 2017
To: Patrick H. West, City Manager *T.H.W.*
From: Amy J. Bodek, Director of Development Services *AJB*
For: Mayor and Members of the City Council
Subject: **Proactive Rental Housing Inspection Program Update**

The City of Long Beach, in partnership with property owners and tenants, established the Proactive Rental Housing Inspection Program (PRHIP) in June 2015, to preserve the stock of decent, sanitary, and safe rental housing units. Since its adoption, staff continues to work towards full program implementation, including inspecting all multi-unit (four or more units) properties, which is anticipated to be completed within five years.

In 2016, properties containing 9,831 rental units were inspected, which is approximately 14 percent of the estimated 70,000 rental units that are subject to PRHIP. The initial inspection activity focused, in part, on properties with a history of excessive code enforcement activity. Approximately four percent of the properties inspected required significant corrective action (over 120 days of outstanding violations), while 71 percent of the properties inspected did not require any code enforcement activity.

Subsequent to PRHIP's adoption, City Council and the community requested the results of these inspections; specifically, the location of well-maintained properties along with the location of properties that are not being well maintained. In addition, property owners have requested assistance with PRHIP program fees. In order to address these requests, as per the City Council's direction, staff is developing a program that will identify and make inspection results readily available to the community, as well as provide incentives that could reduce costs. It is anticipated that staff will be able to publish inspection results in raw data form within the next 30-45 days and then work with Technology and Innovation Department staff to refine the presentation of the data over the coming months. Additionally, staff anticipates meeting with relevant stakeholder groups regarding potential incentive programs over the next month. If these incentive programs require changes to the PRHIP Ordinance, staff would return to the City Council by late summer.

If you have any questions regarding this matter, please contact Kurt Keating, Code Enforcement Bureau Manager, at (562) 570-6336 or kurt.keating@longbeach.gov.

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CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
TOM MODICA, ASSISTANT CITY MANAGER
ANITRA DEMPSEY, INTERIM DEPUTY CITY MANAGER
REBECCA JIMENEZ, ASSISTANT TO THE CITY MANAGER
OSCAR W. ORCI, DEPUTY DIRECTOR OF DEVELOPMENT
KURT KEATING, CODE ENFORCEMENT BUREAU MANAGER
CITY CLERK (REF. FILE #16-0336)