



# City of Sacramento City Council

24

915 I Street, Sacramento, CA, 95814  
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**Meeting Date:** 10/30/2012

**Report Type:** Staff/Discussion

**Title:** Annual Update of Rental Housing Inspection Program

**Report ID:** 2012-00844

**Location:** Citywide

**Recommendation:** Receive and file.

**Contact:** Ron O' Connor, Operations Manager, (916) 808-8183, Community Development Department

**Presenter:** Ron O' Connor, Operations Manager, (916) 808-8183, Community Development Department

**Department:** Community Development Dept

**Division:** Rental Housing Inspection Program

**Dept ID:** 21001312

**Attachments:**

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- 1-Description/Analysis
- 2-Background RHIP Ordinance

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**City Attorney Review**

Approved as to Form  
Steve Itagaki  
10/23/2012 3:34:37 PM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Russell Fehr  
10/11/2012 4:27:03 PM

**Approvals/Acknowledgements**

Department Director or Designee: Max Fernandez - 10/17/2012 1:04:54 PM



## Description/Analysis

**Issue:** The Council adopted Chapter 8.120 of the Sacramento City Code establishing a Rental Housing Inspection Program (RHIP) on March 4, 2008. The purpose of this program is to address the issue of substandard rental properties, promote greater compliance with health and safety standards and preserve the quality of Sacramento's neighborhoods and available housing. The program achieves compliance of health, safety and welfare code violations in/on residential rental property that: 1) threaten occupant safety; 2) threaten the structural integrity of the building; or 3) negatively impact on the surrounding neighborhoods.

**Policy Considerations:** This report provides information on the RHIP and proposed revisions to the ordinance. Staff will return to Council in early spring of 2013 with the proposed RHIP ordinance for review and adoption.

**Environmental Considerations:** Under the CEQA guidelines, continuing administrative activities do not constitute a "project" as defined in Section 15378 of the CEQA Guidelines and are therefore exempt from review.

**Commission/Committee Action:** None.

**Rationale for Recommendation:** The intent of this report is to provide Council with information on the RHIP and to outline proposed revisions to the ordinance.

**Financial Considerations:** RHIP recovers costs through the collection of program fees. As part of the ordinance revision, fee systems will be examined to determine cost recovery based on increased self-certifications.

**Emerging Small Business Development (ESBD):** Not applicable. No goods or services are being purchased.



# BACKGROUND

## Rental Housing Inspection Program

On March 4, 2008, the City of Sacramento adopted Chapter 8.120 of the Sacramento City Code, establishing a Rental Housing Inspection Program (RHIP) to address the issue of substandard rental properties, promote greater compliance with health and safety standards, and preserve the quality of Sacramento’s neighborhoods and available housing. The program achieves compliance of health, safety, and welfare code violations in/on residential rental property that: 1) threaten occupant safety; 2) threaten the structural integrity of the building; or 3) negatively impact on the surrounding neighborhoods.

This program has reduced housing and dangerous building cases by 22 percent since its inception. The following are key statistics regarding RHIP:

	FY2008/09	FY2009/10	FY2010/11	FY2011/12	Total
Parcel Inspected	2,932	4,223	5,213	4,876	17,244
Units Inspected	2,943	6,951	5,909	6,847	22,650
Violation	9,892	17,249	15,551	9,223	51,915
% Parcels w/Violations	69%	43%	42%	30%	46%
Self-Certified Parcels	2,401	3,872	4,960	4,600	15,833

*Note: Inspections commenced September 2008*

RHIP has implemented a systematic process to inspect rental properties within the City. The department is completing the process of inspecting rental properties initially registered with the program. The program is now moving into self-certification which will include random inspections to ensure safety and compliance. New properties subject to the program will continue to be inspected. Corrections were issued for a variety of violations. The 10 most common violations are:

1. Lack of smoke detectors;
2. Faulty electrical service panels;
3. Lack of ground fault circuit interrupter;
4. Faulty weather protection;
5. Lack of door viewer;
6. Faulty water heaters;
7. Improper venting;
8. Unapproved plumbing;
9. Faulty electrical wire; and
10. Inadequate or lack of heating.

In this regard, staff is working with key stakeholders representing tenants, real estate businesses, and rental property owners to review the ordinance and develop amendments to update the ordinance. The revisions will address the need to move the

program from implementation to ongoing operations and maintenance. The significant elements of these revisions will include but will not be limited to:

- Defining a self-certification program for rental property owners;
- Establishing mechanisms to encourage compliance and to appropriately penalize violators;
- Establishing a fee system to determine cost recovery based on increased self-certifications; and
- Clarifying the general language of the ordinance.

Staff will return to Council in early spring of 2013 with the proposed RHIP ordinance for review and adoption.