

Item No. 21

Supplemental Material

For City of Sacramento

City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority

Agenda Packet

Submitted: 8/10/07

For the Meeting of: August 14, 2007

Additional Material

Revised Material

Subject:

Rental Housing Inspection Program Update

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Please include this supplemental material in your agenda packet. This material will also be published to the City's Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604 B (916) 808-7200.

City of Sacramento

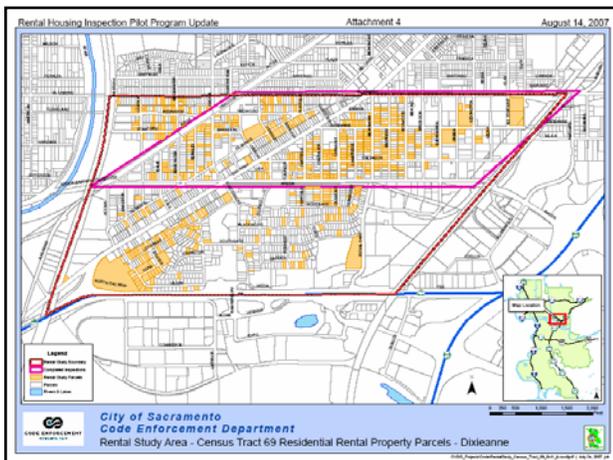


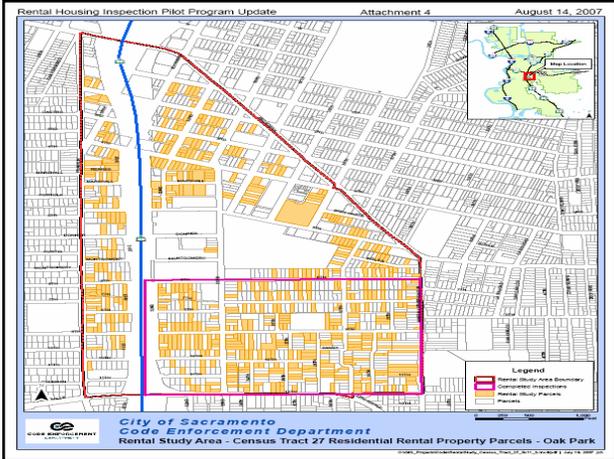
Rental Housing Inspection Program

Focused Area Criteria

- Housing and dangerous building cases
- Neighborhood code enforcement cases
- Density of rental properties
- Police calls for service
- Fire calls for service













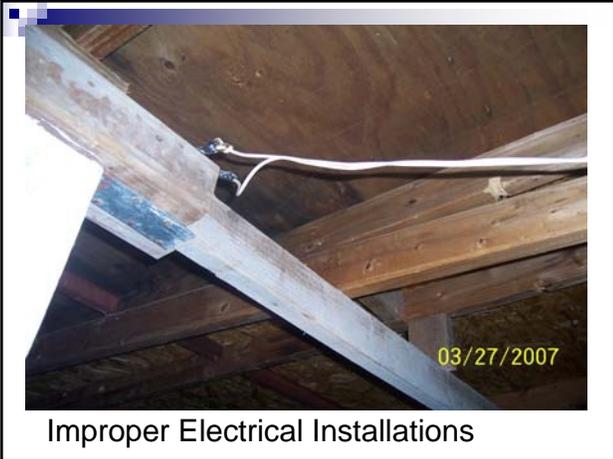








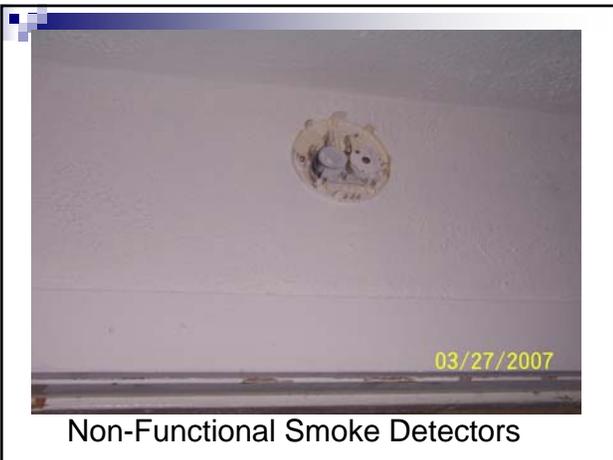




Improper Electrical Installations



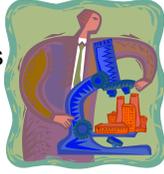
Unsafe electrical service equipment.



Non-Functional Smoke Detectors

SUMMARY OF FINDINGS

- 1 in 3 rental units had violations
- 80% complied voluntarily
- Proactive systematic inspections improves compliance with maintenance codes







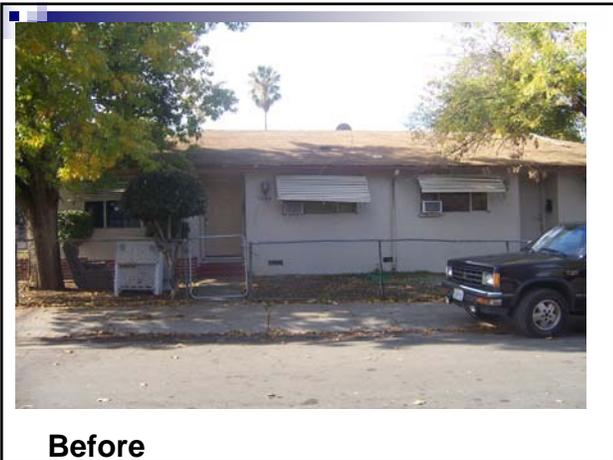








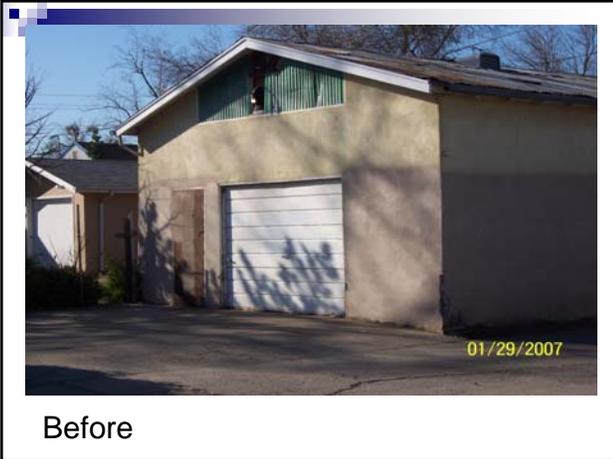
AFTER



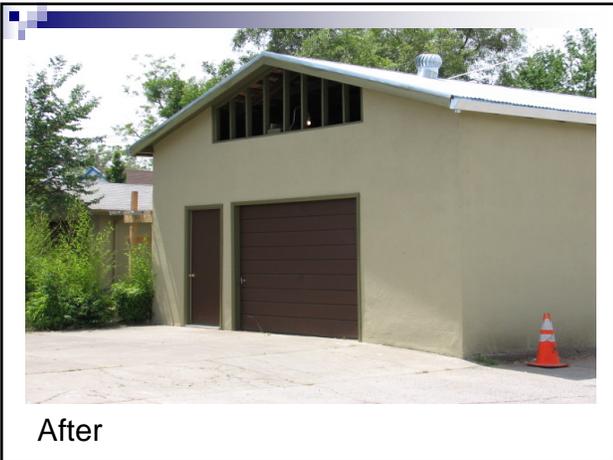
Before



After



Before



After



The benefit being improved neighborhoods.

Program Policy Decisions



- Inspect All Units
- Inspect All Parcels (minimum 1 unit or 10% of units)
- Inspect All Parcels Using Pilot Process (Systematic Approach)
- Expansion or Continuation of Current Pilot Program

Administrative Options

- Mandatory Self Certification With Incentives
- Random Audits
- Sliding Scale for Multiple Units Door Fees