

**A comparison of program elements between proposals for amending the City's rental housing registration and inspection program**

<b>Program element</b>	<b>DPD proposal</b>	<b>RHA proposal</b>	<b>Licata proposal</b>
Declaration by property owner concerning compliance with select housing standards prior to receiving authorization to rent	X	X	X
New declaration required at registration renewal	X	X	X
All rental units must be registered; authorizes rental of unit for three years	X	X	X
Mandatory interior inspection of all rental properties over 10 year period			X
All rental properties subject to interior inspection, using random selection of a to-be determined number of properties	X		
Mandatory interior inspection of properties with history of code enforcement problems <sup>1</sup>	X	X	X
Interior inspection of properties with code enforcement complaint after receiving authorization to rent <sup>2</sup>	X	X	X
Expand use of third party complaints as basis for enhanced use of civil warrant authority <sup>3</sup>	X	X	X
Conduct exterior assessment as basis for interior inspection <sup>4</sup>		X	
Audit property owner declarations <sup>5</sup>	X	X	X
DPD to conduct ongoing outreach to identify and register all rental properties	X	X	X
Civil fine when rental units are not registered or owner declaration is knowingly false	X	X	X

<sup>1</sup> Estimated to be approximately at 80 properties per year that are, or will be, in violation of housing code requirements enforced in this program.

<sup>2</sup> All proposals assume an increase in complaints as a result of outreach and education. RHA estimates this pool to be up to 1,000 properties, up from current estimate of 500 with no outreach/education component; access to unit (s) requires either tenant or landlord permission to enter or civil warrant.

<sup>3</sup> RHA maintains enhanced use of civil warrant authority could result in 250 additional inspections per year. Civil warrant authority still requires notice to property owner, and posting of notice of hearing at property, prior to obtaining warrant.

<sup>4</sup> RHA maintains 2.5% of rental properties per year would be affected; no information as to criteria or process. Unless owner or tenant permission is given to enter the property, will be subject to civil warrant process.

<sup>5</sup> Any valid auditing mechanism must assume inspection of units assessed in declaration; RHA proposal of auditing 2,040 per year does not mention an interior inspection requirement to confirm the validity of information on declaration.