



**CITY OF BEVERLY HILLS**  
**STAFF REPORT**

**Meeting Date:** November 7, 2006  
**To:** Honorable Mayor & City Council  
**From:** David Yelton, Building Inspection Manager  
George Chavez, City Building Official *GC*  
**Subject:** Rental Housing Inspection Program  
**Attachments:** 1. Exhibits A & B

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**INTRODUCTION**

This memo is intended to provide an update to the City Council on the progress of Building & Safety's Rental Housing Inspection Program (The Program) approved as part of the Community Development's 2006/2007 department budget goals.

The Program is intended to provide a proactive approach to property maintenance & habitability standards targeted at the aging multi-family housing stock consisting of over 8,700 rental units. Exhibit A (attached) illustrates some interesting statistics related to rental housing within the city.

**DISCUSSION**

Currently, Code Enforcement staff deal with rental housing issues on a complaint basis. The current process is purely reactive and adopted housing codes are minimum standards dealing with basic health and safety issues. The current process seeks and generally achieves voluntary compliance, however, some cases require stepped up enforcement measures requiring significant staff time and occasionally requiring the involvement of the City Prosecutor's Office.

Again, our current approach is complaint driven and the mere fact Code Enforcement staff is asked to respond to a complaint often places a tenant in an awkward and

sometimes adversarial position with managers and/or property owners. The Program being developed is comprehensive, systematic with a proactive approach largely eliminating the need for tenants to contact us in most cases. It should be noted that housing inspection programs are not unique and can be found throughout the State (Exhibit B)

### **The Program**

The systematic housing inspection program is being developed to ensure that all residential multi-family rental dwelling units meet and exceed minimum habitability standards. A primary goal of The Program is to ensure the on-going quality, maintenance and safety of the City's aging multi-family housing. Once The Program is initiated, the rental housing stock will be routinely inspected and the quality of life for renters in the city will remain constant and in many cases, improve. This will be achieved by conducting systematic inspections of these buildings and individual dwelling units on a two to three year basis.

The Program anticipates the following:

- Improved housing codes consistent with Beverly Hills standards.
- Inspection of all multi-family buildings with two or more units.
- Systematic inspections with advance notices sent to property owners, managers and tenants allowing plenty of time to schedule and prepare for inspections.
- Staff resources dedicated solely to rental housing issues.
- Incentives for well maintained buildings
- Certificate of Tenancy's issued and valid until for two years (inspection period).

### **Program Benefits**

- Preserving a high quality of life for renters in the City of Beverly Hills.
- Proactive vs. Reactive city services.
- Systematic inspection approach will reduce or eliminate landlord-tenant animosity caused by tenants initiating complaints.
- Preserve and extend the usable life of city's existing rental housing stock.
- Safer, healthier and more comfortable multi-family buildings.
- Multi-family neighborhoods will improve.
- Reduce demand for complaint-driven code enforcement services.
- Dedicated Housing Inspection staff will free up Code Enforcement Officers to deal with other code enforcement issues throughout the City.
- Substandard housing units will be proactively identified and rehabilitated.
- Illegal units will be identified and eliminated.
- Properties will be checked to ensure City Business Tax is current.

### **Community Outreach**

As part of the Program development, staff will notify and invite property owners, tenants, associations and members of the community to meetings in an effort to properly shape the Program by seeking stakeholders input. It is anticipated that the community outreach will be extended to but not limited to:

- Apartment Owner's Associations
- Board of Realtors
- Rent Control Association
- Home Owners' Associations
- Beverly Hills Chamber of Commerce

In addition to seeking input from Community groups and associations, staff will present information to the Human Relations Commission to gain their feedback and perspective.

#### **Implementation Timeline**

The Program implementation timeline is anticipated to be as follows:

- Community Outreach            November-December 2006
- Ordinance Development        December 2006
- City Council                     January-February 2007
- Recruitment                     March-May 2007
- Program Implementation        June 2007

#### **FISCAL IMPACT**

The Program is being developed to be self-sustainable through funding paid for by building owners on a cost per dwelling unit basis. Preliminary estimates suggest the program will cost approximately \$590,000 annually which translates to \$6 per/unit, per/month for a bi-annual Program.

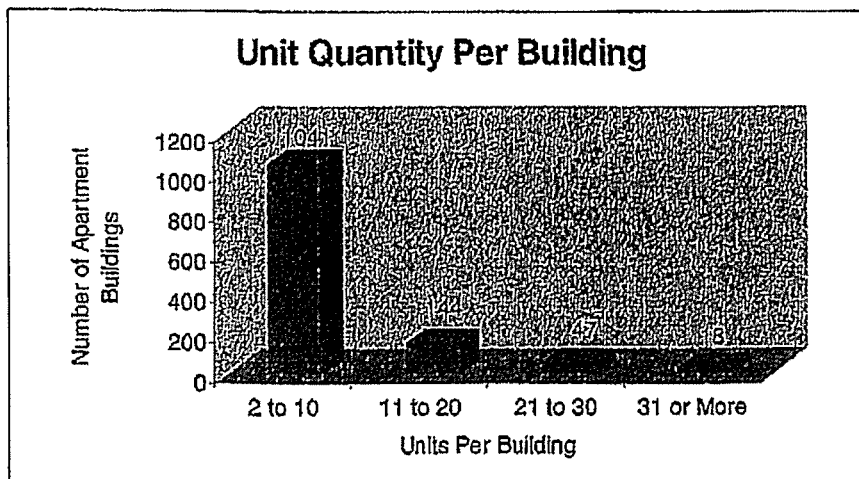
#### **RECOMMENDATION**

Staff is providing a progress report at this time. Once outreach is complete, staff will prepare a draft housing inspection ordinance and return to the City Council in January 2007 to provide an update and seek feedback. Should Proposition 90 pass today, this program will be re-evaluated based on advice from the City Attorney.

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Mahdi Aluzri  
Approved By

**EXHIBIT A**

Dwelling Units Per Property	Properties	Percentage
2 to 10	1041	83%
11 to 20	144	12%
21 to 30	47	4%
31 or More	18	1%



Year	Structures Built	Percentage
1922 to 1930	290	23%
1931 to 1950	663	52%
1951 to 1970	296	23%
1971 to Present	28	2%

- Average Age of Apartment Buildings is 65 years old.
- 15% of Apartment Housing was built between the years of 1935 & 1936 (191 Apartment Buildings)

- 69% of Apartment Housing was built before 1941.  
(877 Apartment Buildings)

**EXHIBIT B**

**CITIES SURVEYED WITH HOUSING INSPECTION PROGRAMS**

City Jurisdiction	Units Covered	Inspection Frequency
Azusa	All Units	Annual
Lincoln Park	All Units	Annual
City of Los Angeles	All Units	5 Years
County of Los Angeles	All Units	4 Years
Long Beach	All Units	Annual
Montclair	Apartments	Voluntary
Palmdale	All Units	3 Years
Pasadena	All Units	4 Years
Rialto	Apartments	Annual
Concord	All Units	3 Years
Berkeley	All Units	3 Years
Sacramento	Apartments	Annual
San Francisco	Apartments	Annual
Santa Ana	Apartments	Annual