



City of Eugene

# Rental Housing Code

*Prepared for Eugene City Council Work Session*

*June 15, 2011*

## HISTORY

# Rental Housing Code

- Code adopted in 2005 *with four housing standards*:
  - Structural Integrity
  - Safe & Sanitary Plumbing
  - Heating
  - Weatherproofing
- Supplements the State of Oregon Residential Landlord and Tenant Act.

## HISTORY

# Rental Housing Code

- Code expanded in 2007 to include:
  - Smoke Detection
  - Security
- Department Advisory Committee (DAC) formed to address the topic of **mold**, which is now incorporated into the code.

## OTHER OREGON COMMUNITIES

# Rental Housing Code

Many Oregon communities have either a rental housing code similar to City of Eugene, or a property maintenance code.

Jurisdiction	Type of Code	Unit Fee
<b>Beaverton</b>	Rental housing code	\$50, plus \$1.25 for each additional unit over 40.
<b>Corvallis</b>	Rental housing code	\$11, scheduled to increase to \$15 by 2015.
<b>Eugene</b>	Rental housing code	\$10
<b>Gresham</b>	Rental housing code	\$35 to \$50 depending on total number of units.
<b>Medford</b>	Rental housing code	\$40, plus \$1 for each additional unit over 1.
<b>Portland</b>	Rental housing business license	Business license fee for more than 10 units.
<b>Salem</b>	Property maintenance code	\$14 for more than 3 units.
<b>Springfield</b>	Property maintenance code	\$10.50
<b>Tigard</b>	Property maintenance & multi-family inspection	

## PROGRAM OVERVIEW

# Rental Housing Code Objectives

*To provide minimum habitability standards for the occupants & users of rental housing to safeguard the:*



- Health
- Property
- Public Wellbeing

# Rental Housing Standards



*Structural Integrity*

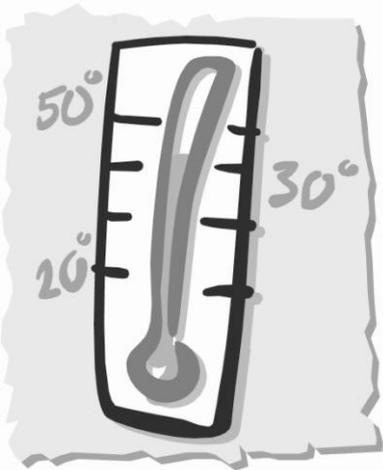


*Plumbing\**

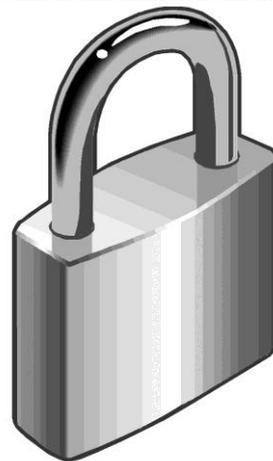
*\*includes the presence of significant visible mold*



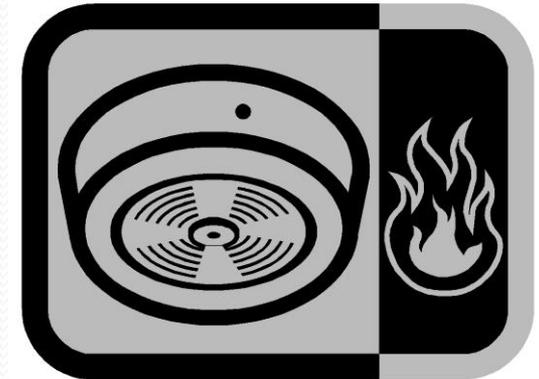
*Weatherproofing\**



*Heating*



*Security*



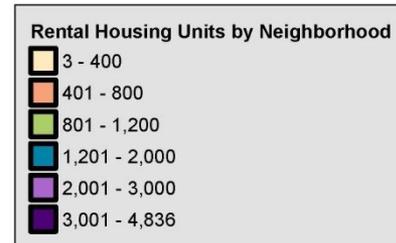
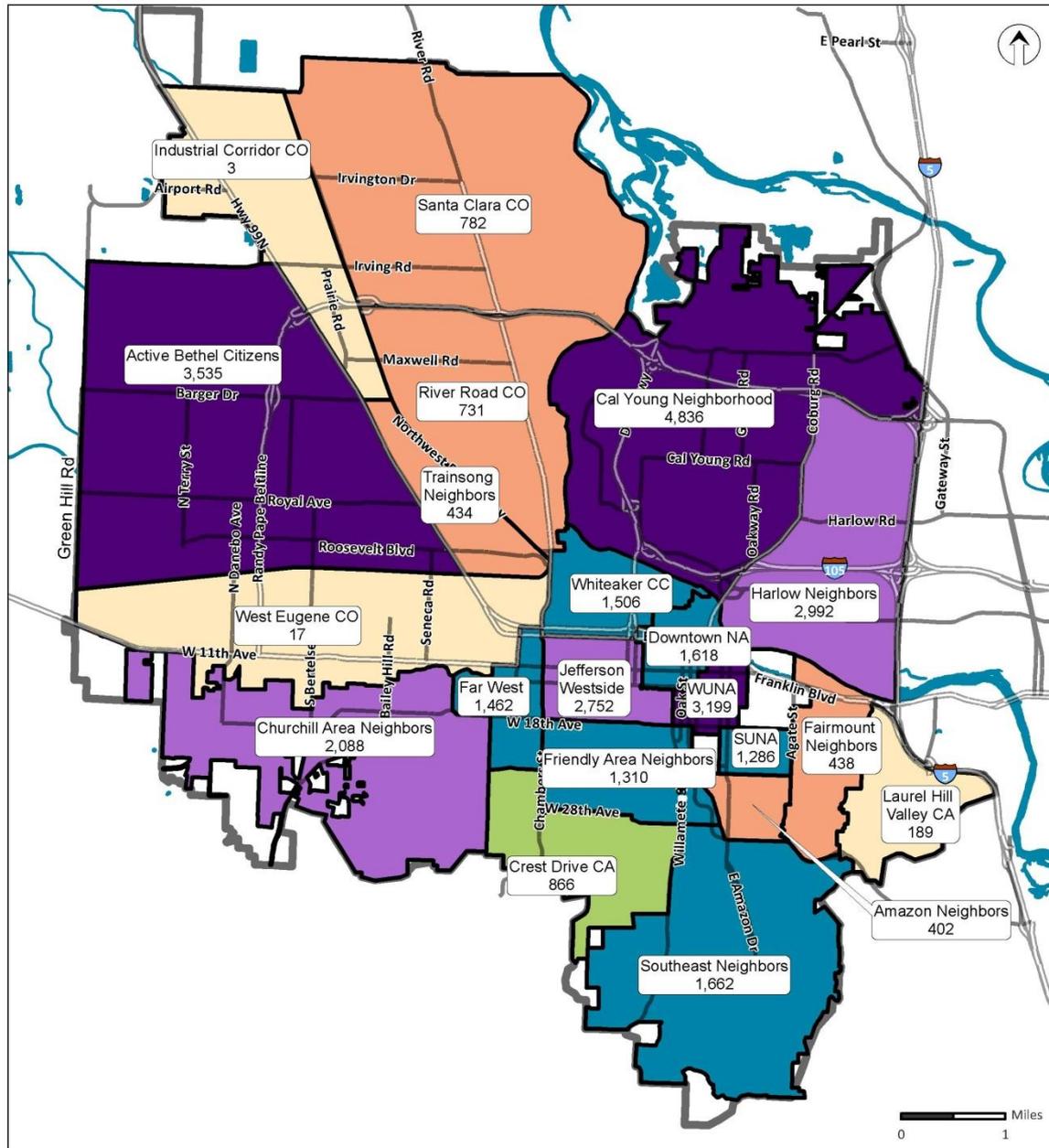
*Smoke Detection*

# Rental Units & Responsible Parties



Unit Counts	
Billable Addresses	29,828
Responsible Parties	6,912

# Rental Housing Units by Neighborhood



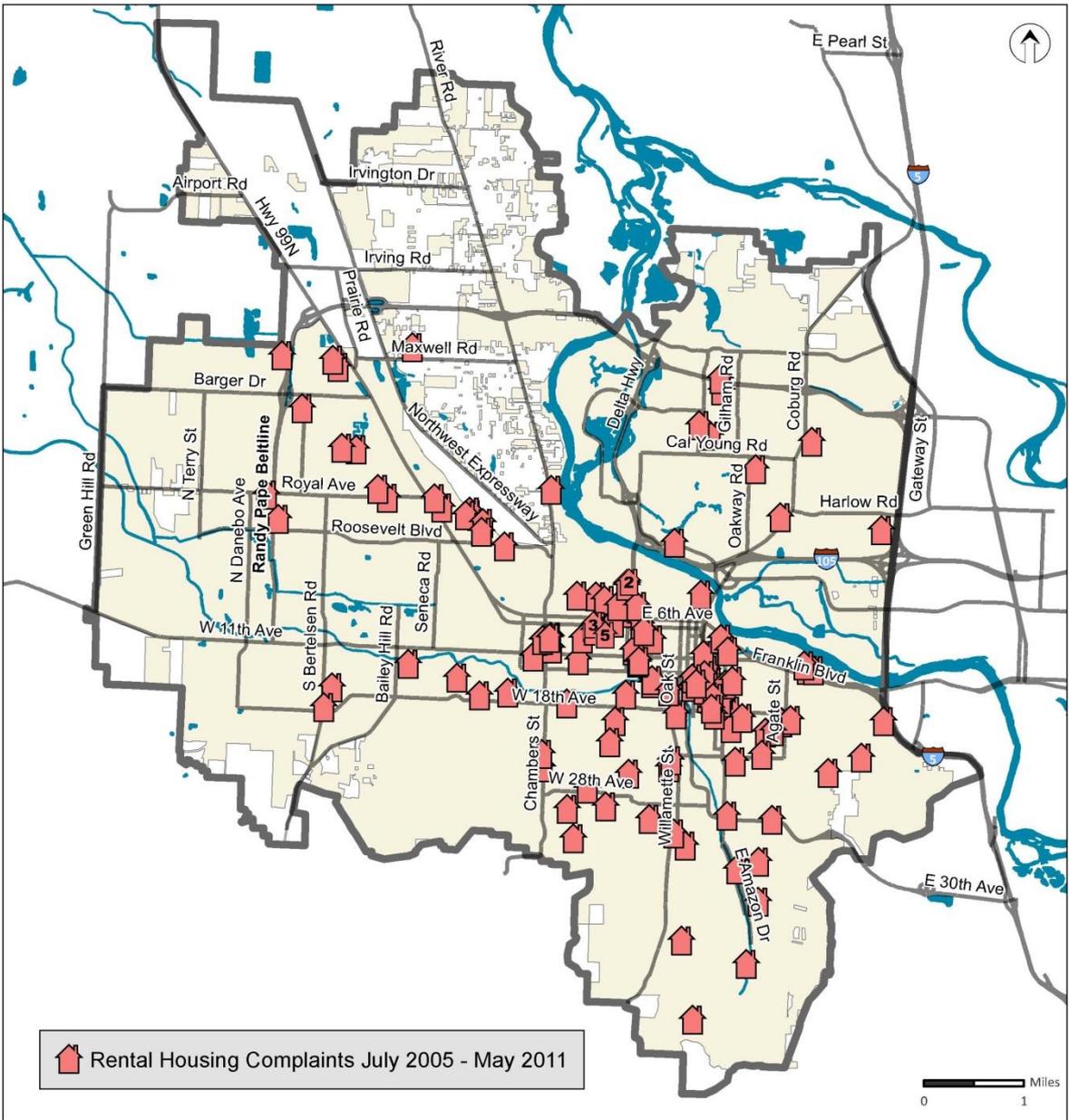
Source: City of Eugene, Planning and Development Department, Rental Housing Program  
 Data reflects rental housing units within Eugene city limits.

City of Eugene - June 15, 2011  
 Planning and Development  
 Community Development Division



Caution: This map is based on imprecise source data, subject to change and for general reference only.

# City of Eugene Rental Housing Complaints July 2005 to May 2011



Rental housing complaints from July 2005 to June 2011

Source: City of Eugene, Planning and Development Department, Rental Housing Program

City of Eugene - June 10, 2011  
Planning and Development  
Community Development Division



Caution: This map is based on imprecise source data, subject to change and for general reference only.

# Complaint Procedure

## City Objective

The primary goal of the complaint procedure is to bring about resolution without the need for City enforcement.

**RENTAL HOUSING PROGRAM  
COMPLAINT FORM**

 **Planning & Development**  
Building & Permit Services  
Rental Housing Program  
50 West 10<sup>th</sup> Avenue  
Eugene, OR 97401  
541-682-5283 Information  
541-682-3119 Fax  
rentalhousing@ci.eugene.or.us  
www.eugene-or.gov/rentalhousing

At least 10 days prior to submitting a complaint to the City, written notice of the alleged violation(s) to the property owner or manager is required.

Has written notice of the alleged violation(s) been mailed or personally delivered to the owner or owner's agent?  
YES  
NO

Please include the following information with this complaint form:  
Documentation that complainant is a party to a rental agreement at the address identified in the complaint. This may include **driver's license, rental agreement, or billing statement.**

A copy of the written notice provided to owner or owner's agent (manager).

TENANT INFORMATION	
TENANT NAME	
TENANT ADDRESS	
MAILING ADDRESS	
CONTACT PHONE NUMBER	
E-MAIL	

OWNER / MANAGER INFORMATION	
OWNER / MANAGER NAME	
OWNER / MANAGER PHONE	

Please describe the alleged code violation(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

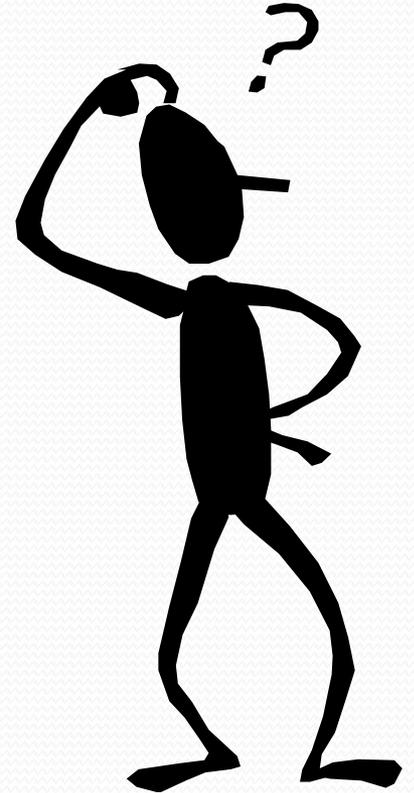
Complainant Signature \_\_\_\_\_

Date \_\_\_\_\_

*You can submit this completed form by FAX, US Mail, E-Mail or Hand Delivery to the address above.*

# Complaint Procedure

- Tenant written notice describing issue(s) to owner/manager required. Owner has **10 days** to respond.
- For valid complaints, an *Order to Correct* is issued to owner, providing 10 days to complete repairs.
- Additional time may be provided.
- Failure to comply with the Order to Correct may result in civil penalties.
- The owner has a right to appeal.



# Examples of Rental Housing Code Violations

*The following slides illustrate the types of conditions found while responding to Rental Housing Code complaints.*

# Safe & Sanitary Plumbing



*2<sup>nd</sup> floor bathtub drain (sewer trap) leaking in downstairs kitchen cabinet.*

# Safe & Sanitary Plumbing with Mold



*Plumbing leak from upstairs unit, causing damage to ceiling in unit below; moisture promoting mold growth.*

# Permanent Source of Heat



*Non-functional baseboard heater.*

# Weatherproofing



*Open gap allows weather penetration into dwelling.*

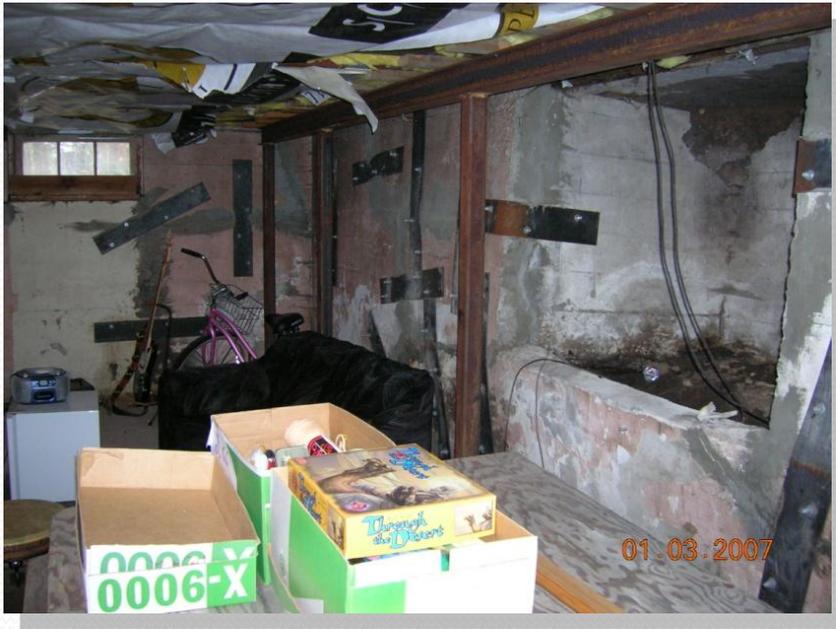


*Glass separated from window casing.*



*Ceiling damage from leaking roof.*

# Structural Integrity

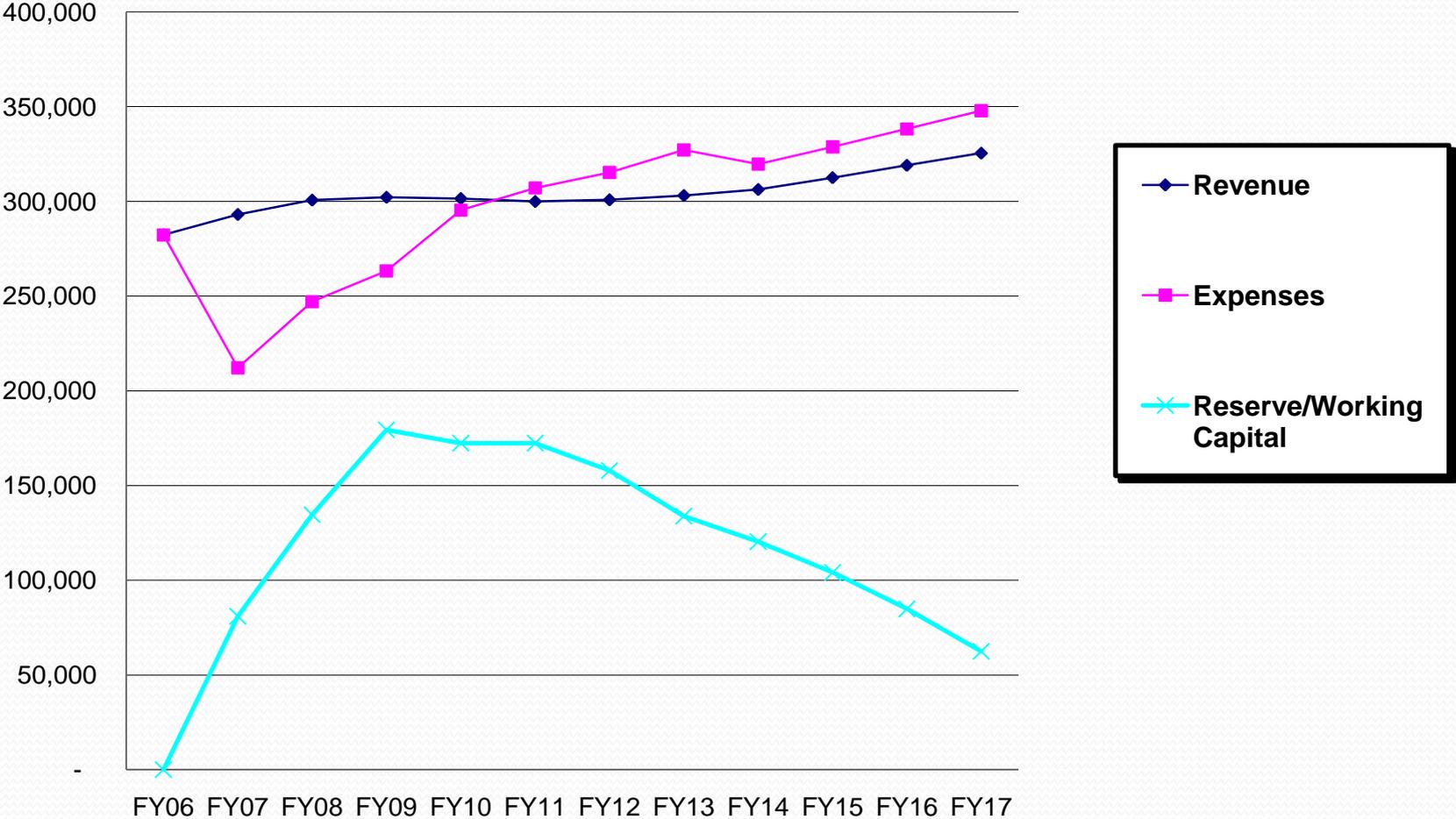


*Attempted repair to failing foundation.*



*Water damage to ceiling.*

# Rental Housing Fund Overview



## PROGRAM STATUS & NEXT STEPS

# Rental Housing Code

Without further action, the Rental Housing Code is automatically repealed effective **December 31, 2011.**

### Factors to Consider in Regard to Rental Housing

<b>Envision Eugene Strategy Refinement</b>	<ul style="list-style-type: none"><li>▪ Provide affordable housing for all income levels.</li><li>▪ Promote compact urban development &amp; efficient transportation options.</li><li>▪ Protect, repair &amp; enhance neighborhood livability.</li></ul>
<b>Neighborhood Livability</b>	<ul style="list-style-type: none"><li>▪ The City, University and neighborhood partners are working on issues of neighborhood livability in the University area.</li></ul>
<b>Community Climate &amp; Energy Action Plan</b>	<ul style="list-style-type: none"><li>▪ Strategies for improving energy efficiency and reducing greenhouse gas emissions in the current housing stock (<i>66% constructed pre 1980</i>).</li></ul>
<b>Triple Bottom Line Review</b>	<ul style="list-style-type: none"><li>▪ Staff will conduct a triple bottom line assessment of the program to inform future decision regarding the program.</li></ul>
<b>Stakeholder Outreach</b>	<ul style="list-style-type: none"><li>▪ Staff will continue to evaluate the existing program and seek feedback from members of the DAC and community regarding the best outcomes for rental housing in Eugene.</li><li>▪ Staff will return in the fall with a program recommendation for Council consideration.</li></ul>