

2016 Seattle City Council Green Sheet

Ready for Notebook

Tab	Action	Option	Version
25	1	A	1

**Budget Action Title:** Add \$110,000 GSF to DPD's budget for a term limited (2 years) 1 FTE Senior Housing Inspector to develop and lead an auditing program for the Rental Registration and Inspection Ordinance program.

Has CIP Amendment: No Has Budget Proviso: No

Councilmembers: Licata; O'Brien; Okamoto; Rasmussen

Staff Analyst: Aly Pennucci

Council Bill or Resolution:

Date		Total	SB	BH	JO	TR	NL	TB	JG	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

Summary of Dollar Effect

See the following pages for detailed technical information

	2015 Increase (Decrease)	2016 Increase (Decrease)
<b>General Subfund</b>		
<i>General Subfund Revenues</i>	\$0	\$0
<i>General Subfund Expenditures</i>	\$0	\$110,000
<i>Net Balance Effect</i>	\$0	(\$110,000)
<b>Other Funds</b>		
<i>Planning and Development Fund (15700)</i>		
<i>Revenues</i>	\$0	\$110,000
<i>Expenditures</i>	\$0	\$110,000
<i>Net Balance Effect</i>	\$0	\$0
<b>Total Budget Balance Effect</b>	\$0	(\$110,000)

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***Budget Action description:***

This green sheet would add \$110,000 in GSF and position authority for a term-limited (2 years) Senior Housing Inspector to the Department of Planning and Development (or DPD’s successor) to develop and lead an auditing program for the Rental Registration and Inspection Ordinance (RRIO).

This position will provide the resources needed to implement an auditing program that will include:

- outreach directly to owners and inspectors to collect information;
- conducting site visits to properties to verify inspection reports;
- soliciting feedback from tenants;
- conducting spot checks on new registrations to verify that an owner’s declaration that all units meet the RRIO checklist standards is correct,
- auditing inspection reports and review cases where an inspected rental housing unit fails to verify if additional units in the building (up to a 100 percent of all the units) were inspected;
- verifying whether properties declared “not a rental” are, in fact, not rented; and
- looking for rental properties that should have registered.

In addition, the Council is interested in including in the RRIO auditing program a data collection component to measure the cost and quantify the value of repairs that resulted from the program to understand the overall investment prompted by the RRIO program (see SLI 25-2-A-1).

The fees associated with the RRIO program were set to have a fully self-funded program. The fees were established to run a lean program in order to minimize registration and inspection costs. Providing general fund support for this position to develop and lead the auditing program is a policy change from requiring the program to be fully self-funded, but would allow DPD to focus on the private inspection program without raising the cost of first time registrations. If program fees are to fully fund the cost of the auditing program, fees would likely need to be raised. This green sheet would provide general fund support for a term limited position, and the associated SLI (25-2-A-1) requests that DPD report to Council in 2016 about how fees could be adjusted in future years to cover the costs associated with the auditing program.

**Background:**

In October 2012, the City Council established the RRIO program to protect the health, safety, and welfare of the public and prevent deterioration and blight conditions that adversely impact the quality of life in the city. The RRIO program began registering rental housing in September 2014, and is scheduled to complete the initial round of registrations by the end of 2016. 118,350 units in 11,191 properties have been registered so far; 957 properties have been inspected.

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**Budget Action Transactions**

**Budget Action Title:** Add \$110,000 GSF to DPD's budget for a term limited (2 years) 1 FTE Senior Housing Inspector to develop and lead an auditing program for the Rental Registration and Inspection Ordinance program.

#	Transaction Description	Position Title	Number of Positions	FTE	Dept	BCL or Revenue Source	Summit Code	Fund	Year	Revenue Amount	Expenditure Amount
1	Add 110,000 in GSF to SDCI to support auditing program for RRIO				FG	Planning and Development Fund	Q5971570	00100	2016		\$110,000
2	Increase revenue from GSF for SDCI to support auditing program for RRIO				DPD	General Subfund Support	587001	15700	2016	\$110,000	
3	Appropriate funds for SDCI to support auditing program for RRIO	Housing/Zoning Inspector, Sr - FT	1	1	DPD	Code Compliance	U2400	15700	2016		\$110,000