

## **What should the standard be?**

Follow the building code

There seems to be gradations of safety – sometimes it's unsafe but people do not have to move – consider life safety vs. non-life safety

There are times where the whole complex should be closed due to an unsafe situation (i.e. stairway with unsafe support beams) but that would require relocation – do we close the entire building or just issue a fix it ticket?

Include landlords who allow drug use and dealings on their properties

There should be a list of items pared with who addresses them (i.e. Lakewood does not do mold)

It is not acceptable for property owners not to pay for garbage

Two important features 1) meaningful consequences; and 2) relocation for tenants

There must be minimal requirements for smoke and carbon monoxide detectors, and testing - hallways next to the kitchen must have smoke detectors

What about occupant loads? This could be a conflict of interest

Are occupants being responsible?

Stress health and safety

Be specific about codes enforcement

Are you going to make the 1955 building come up to 2014 standards?

Impact for affordable housing is huge – takes it out of the picture

Old building – is there grandfather clause? Examine what the need is.

Are you saying Lakewood will take over enforcement of all these? Staff – We do it all

Why are we here? How bad does it get – Don't throw the baby out with the bath water.

The bad is really bad. If near you, it detracts from your property.

Cities should take care of dangerous building with current services

Don't single out rental housing

There is a difference between our building code and that of Pasadena, don't compare us to California

Staff says that about 5% of the properties are way below a reasonable standard with exposed wires, mold (refer to tenant/landlord act) and other health and safety issues. The goal of an inspector is to make sure you are protected so no child dies in the bathtub from a dangerous wire.

The City only has two inspectors that do about 18-20 inspections/day

Costs of repair and maintenance have shot through the roof

There is lack of communication between government and the landlords

We are not sharing the fault where we should

Many people will lose interest in properties - Landlords forced to get out due to regulations

Now to the point where the landlords are going to stand their ground and it can only be discussed in court

The landlords that aren't the problem and they should have support

Landlords no longer have control over their properties

We need to be heard - No one is supporting the landlord

Tenants are suffering -consider them victims

This is out of control

Where does the City feel they are in deficit? Do your abatements.

Council said do the deep dive on the problem

What if we have a substandard place next to a good place, what actions do we take?

Instead of creating a new level of bureaucracy increase code enforcement

Law enforcement is a big issue – they know there is a problem, but don't do anything about it and they don't address it

Does the police have the tools they need and don't know it? Or, do they not have the tools?

Violations seem to be city-wide. Why are we focusing on rental housing? Why not every type of housing?

It seems that they are putting renters in a different class

Look at the City as a whole

There are certain apartments and commercial buildings in Tillicum – certain areas that are drug infested

We can see the violations – why not shut them down?

We put in a new sewer system that we did not need (Tillicum)

People that are low income can't afford much

Don't loop us into this and charge more money

Police say their hands are tied

Regarding the Tacoma Rental Inspection Program - Heard opposing opinions – actually feel that Tacoma has a good program working with all types of non-profit services but there are mixed feelings

The only other model there is, is the Philadelphia model, the Seattle model

We do have to decide what the whole big problem is - It is the police department?

We have to address more than just housing

Define the problem

Look at cost of the unit versus the quality of the unit

Why are we putting everyone in one bundle and then we have to pay for it?

We have not gotten to the cost of this