

**What are the biggest concerns with the City of Lakewood doing a new program?**

Additional regulations with no discernable benefit

Added expense without added value

Being charged a fee so that the City can go out and find the bad landlords

Added burden to the landlord in taxes and regulations Yes

WA landlord association standard supports the tenant. Violations are primarily due to behavior of tenants. The ordinance is lacking balance. The only recourse is to evict the tenants which is very costly and difficult.

Things beyond the control of the landlord

Negative effects on rentals in a tight market

Focus on not building another bureaucracy - Expansion of government where it should not be

The ordinance being too complicated to follow

Relocation costs – Expense and time involved in relocation situations

Public eye watching us displacing people on television

The City needs to build a relationship with the media so they can tell the story correctly  
Enforcement will be difficult

What about funding? What will we give up for this program?

There are privacy issues that the City cannot get around anymore than us landlords

There are already too many inspections by multiple agencies

Increased expense will tend to be more readily absorbed by large corporate owners, creating an uneven playing field with respect to small owner/operators

Developers will look to build where it makes the most sense financially for themselves and potential owner/operators

The program could turn into something completely different over time

Human rights laws are very complicated. Look at existing laws and ways to better administer them

What about trailer parks and lawsuits against us?

What is the frequency of the inspection?

Perception by the landlord when their property is inspected but the house a couple of doors down is not (why me?)

People opposed are those not doing their jobs/will get push back from less reputable landlords

Government/Mission creep – Feb 21 ordinance proposed gives the City a lot of authority.

The ordinance has the landlord hiring a private inspector at their cost, every 3 years. City cost for the program is \$250K/year. Where

Where do you think the money will come from?

It's like the business license that the City of Tacoma has

Government will continue to expand

Just because you can do it legally, does not mean it's right

Discrimination – *City does not have an ordinance for rental cars*

The idea that the rent covers the mortgage is not reality

It hurts the military more than is necessary

In Tacoma's ordinance there is a mediation process - If an owner is in trouble, there is a process that they follow to bring the property up to the standard

We already have business licenses, it should mean something

There are complaints to City but nothing they can do

If we were at a school right now and two kids are causing trouble it spills over to other classes – must take control of the classroom

Can't spend any more money

Need 90 days to take care of criminal issues brought to light

Take a look at the current tool box.

Original Seattle housing program in the 70's hired a lot of people that were inexperienced  
– we would need more people that know how to do inspections

Landlords have a lot on their shoulders to approach drug users and tenants

Property owners are thinking of selling

Law enforcement is something we have in our tool box