

Rental Housing Safety Program Year-End Report 2022



March , 2023

Overview

Property Map

Registered Properties at a Glance

Year-end Registration – 2022

Inspection/Re-Inspection By Property Type

Common Inspection Items Failed

RHSP Property Inspections & Improvements

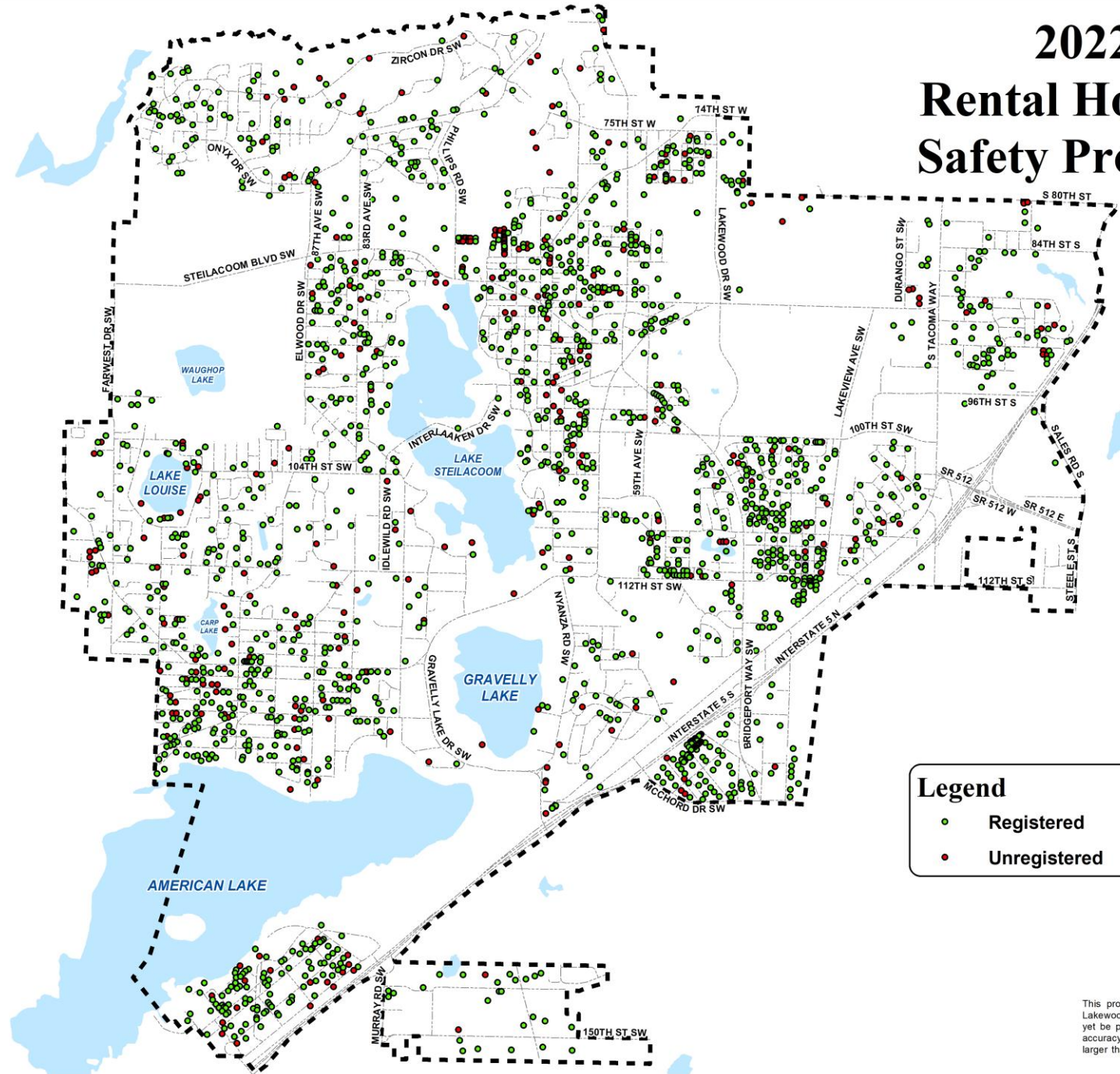
Mandated Inspections and Outcomes

5 Years In Review



Map Date:
N
W E
S
January 26, 2023

2022 Rental Housing Safety Program



Legend

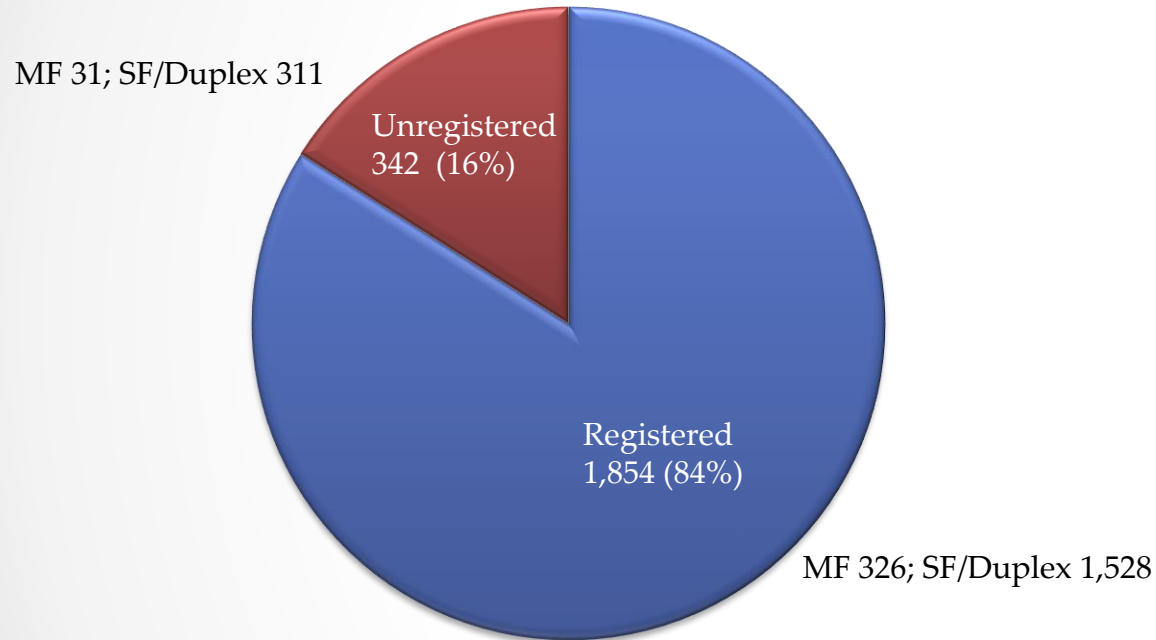
- Registered
- Unregistered
- City Limit

0 0.5 1 Mile

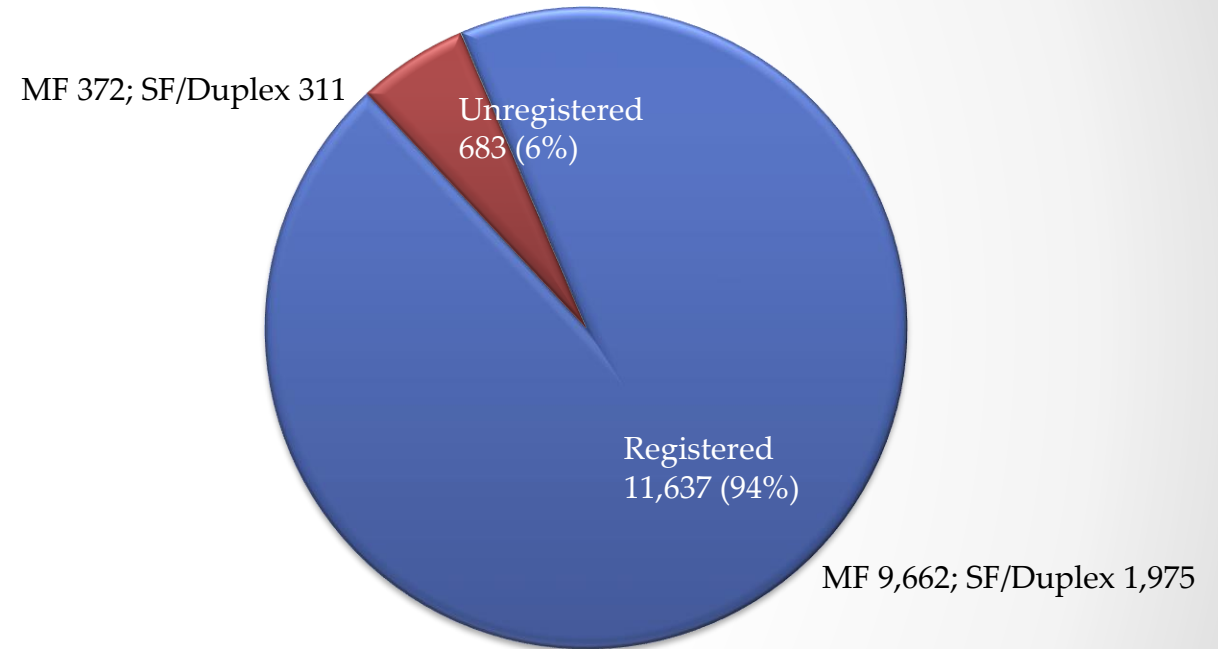
This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.
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Year-end Registration - 2022

Rental Properties



Rental Units

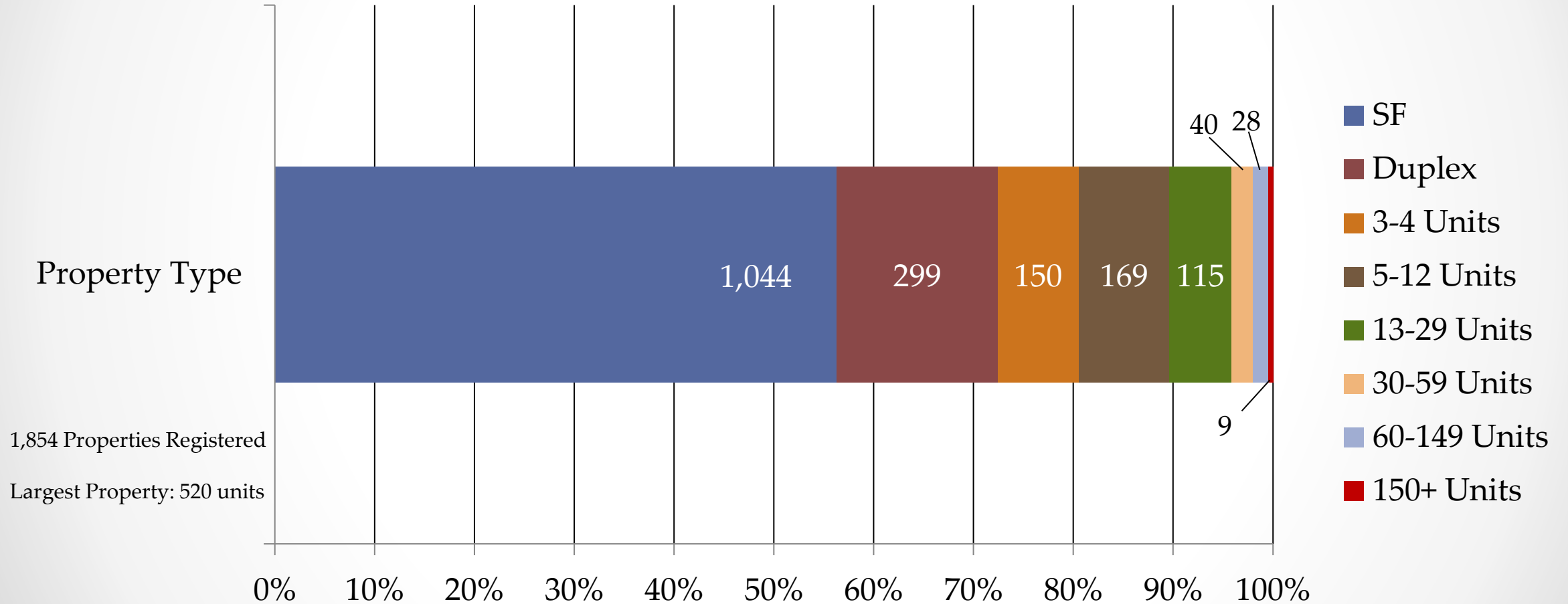


Year-end Registration - 2021

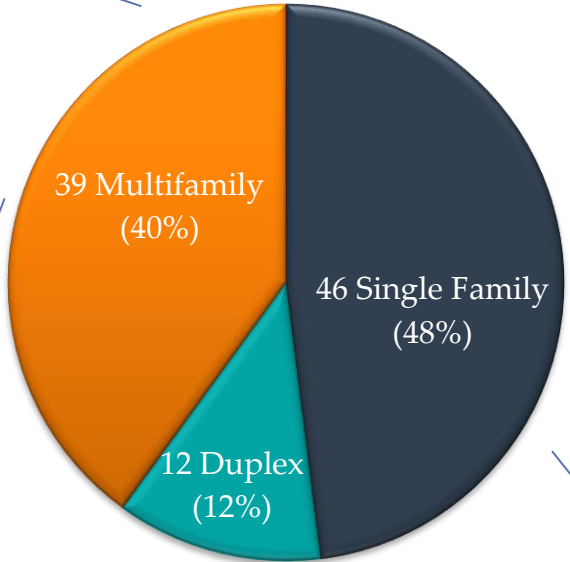
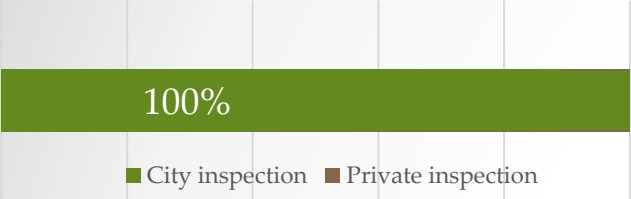
Properties
Unregistered: 585 (24%)
Registered: 1,818 (76%)

Units
Unregistered: 712 (6%)
Registered: 10,923 (94%)

Registered Properties at a Glance - 2022



2022 Initial Inspections by Property Type

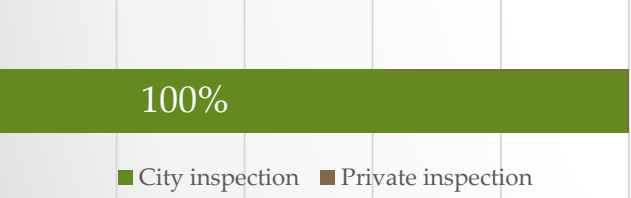


Initial Property Inspections - 255

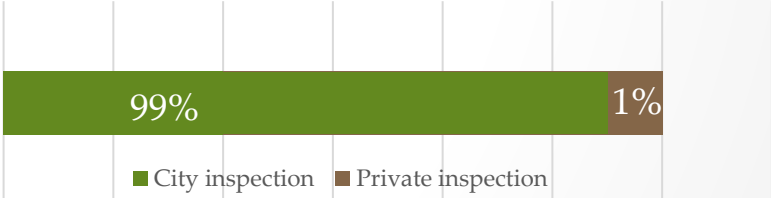
96 Total Inspections Conducted by City Inspectors (99%)

1 Total Inspections Conducted by City Approved Private Inspectors (1%)

Comparison: 2021 Initial Inspections - 255

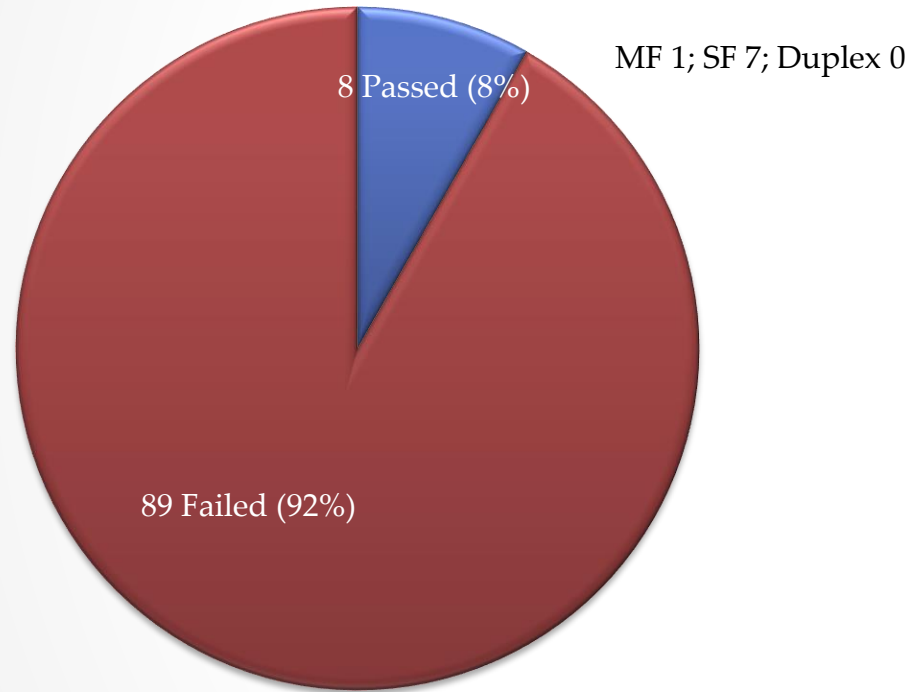


■ Single Family ■ Duplexes ■ Multi-Family



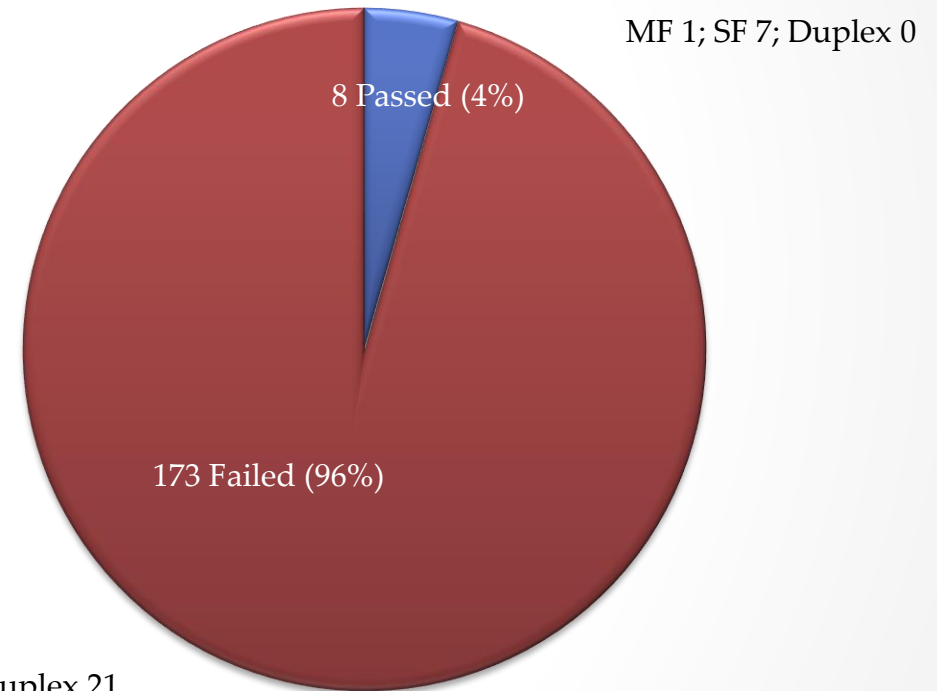
Initial Inspection Results - 2022

97 Total Properties Initially Inspected



MF 38; SF 39; Duplex 12

181 Total Units Initially Inspected

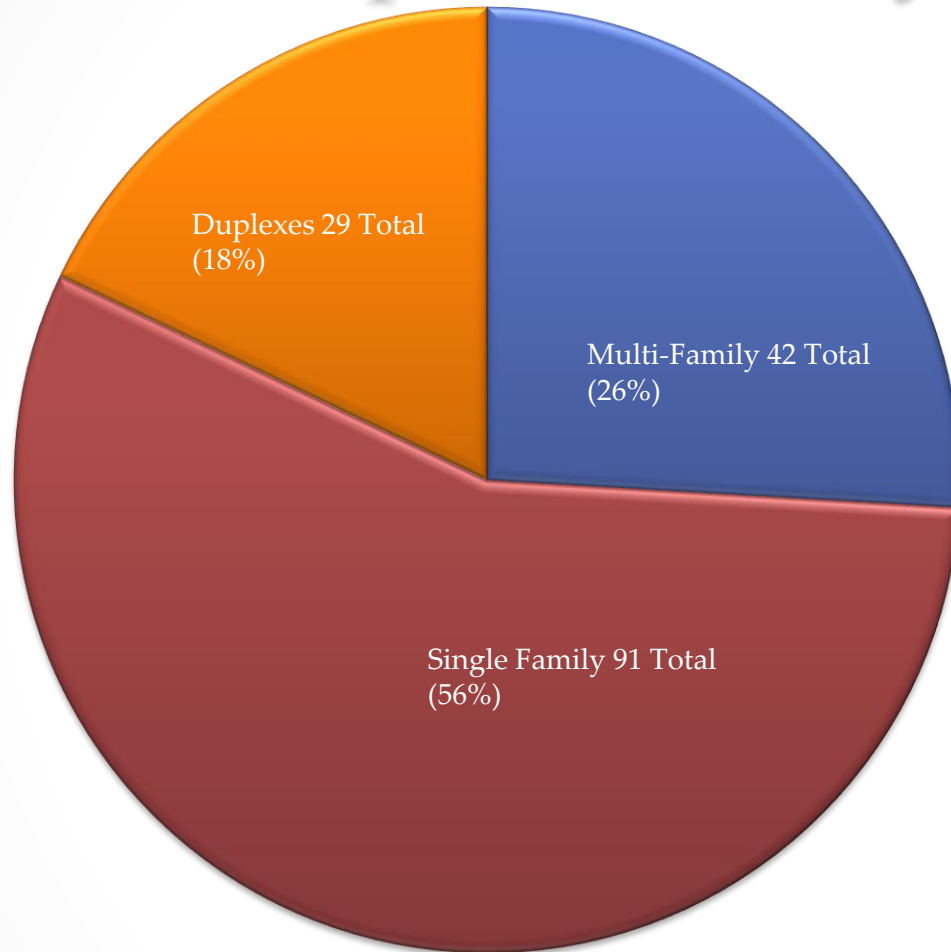


MF 113; SF 39; Duplex 21

Comparison: 2021 Failed – 87%

2021 Failed – 91%

2022 Re-Inspections by Property Type



■ Multi-Family ■ Single Family ■ Duplex

Property Re-Inspections – 162

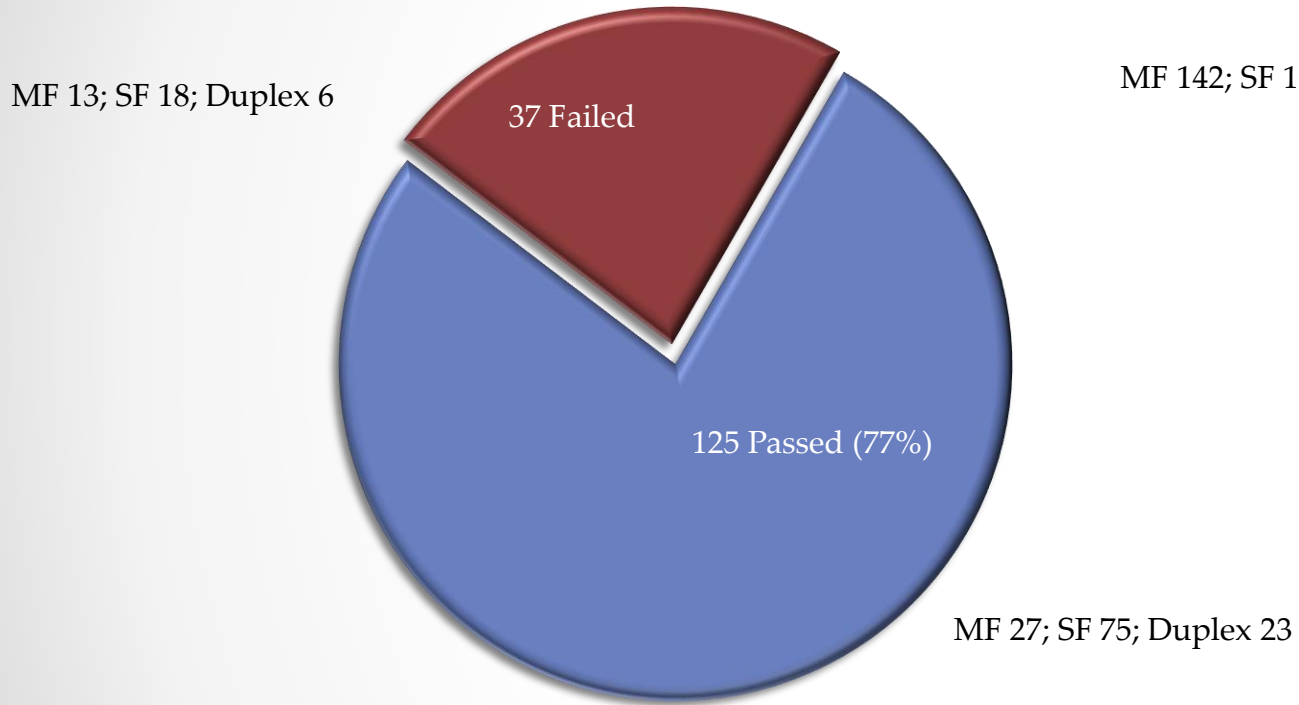
All Re-Inspections Completed By City of Lakewood.

Comparison: 2021 Re-Inspections - 257

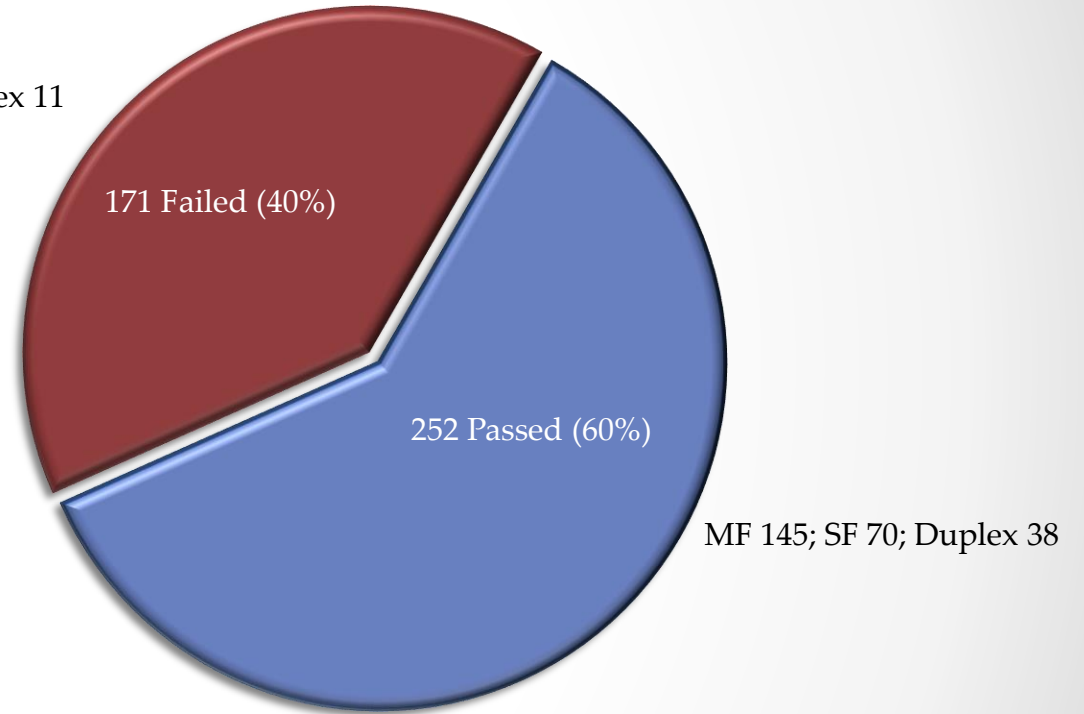
27%

Re-Inspection Results - 2022

162 Total Properties Re-Inspected



423 Total Units Re-Inspected

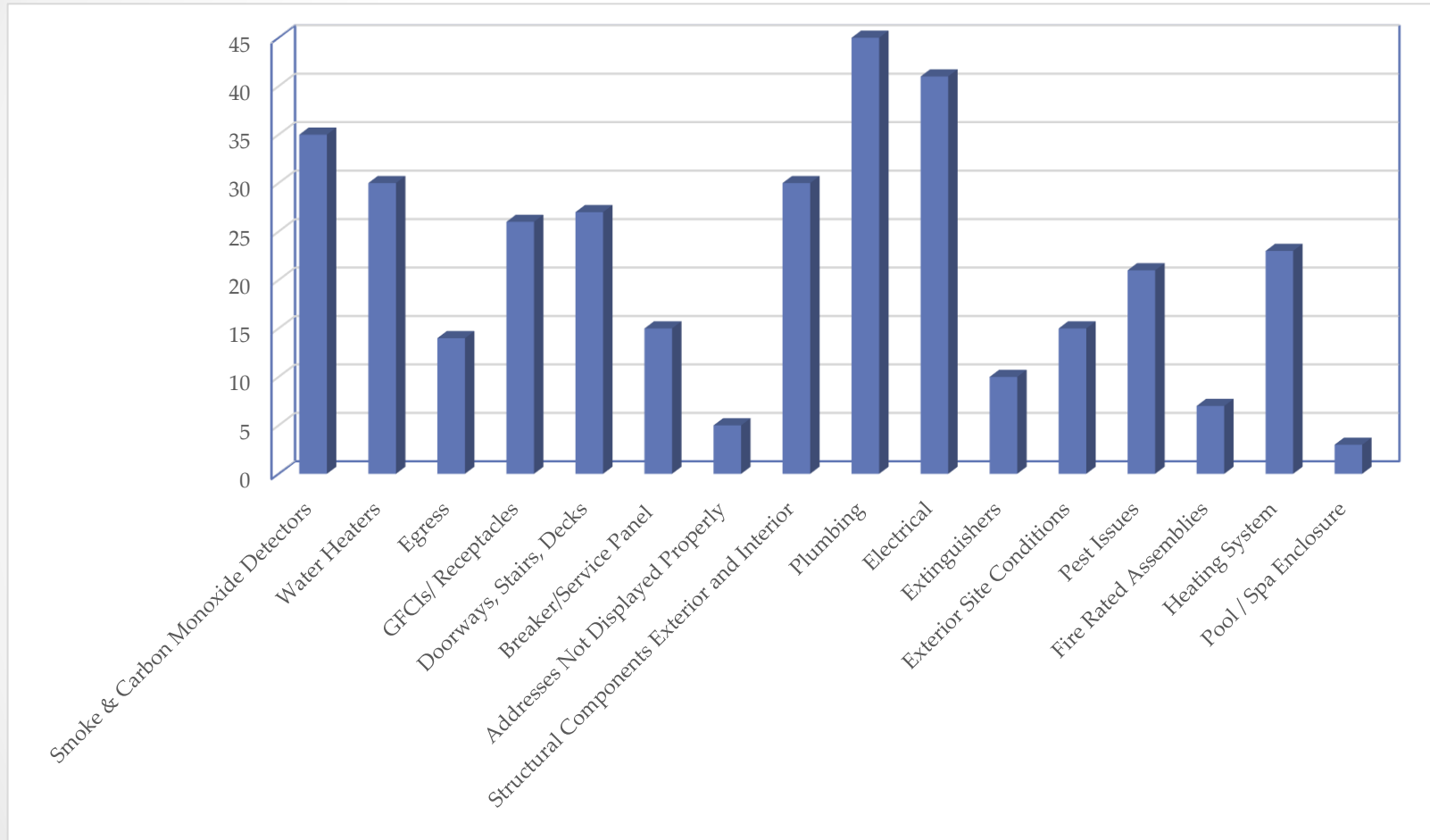


Comparison:

2021 Passed – 75%

2021 Passed – 47%

Common Inspection Items Failed

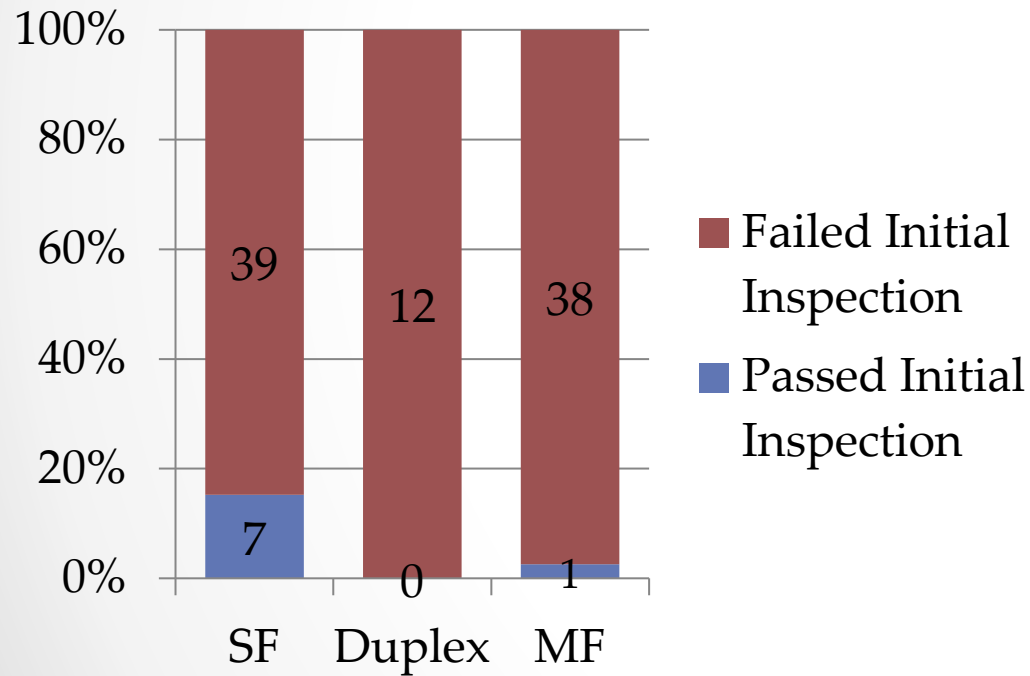


Comparison:

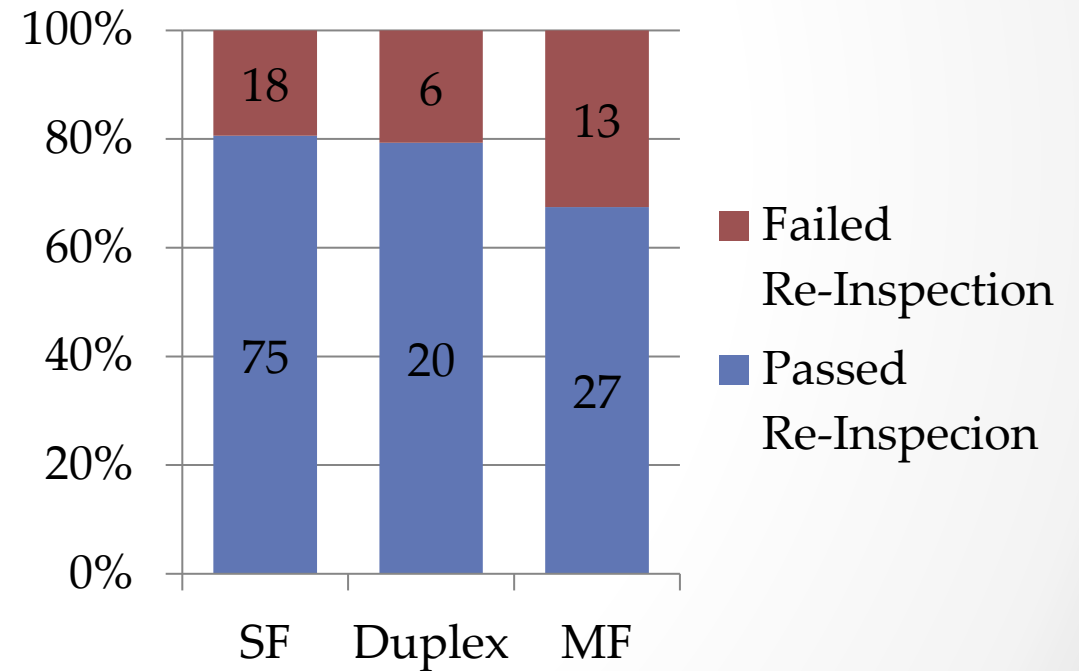
2021 Common Items Failed - 1) Smoke & CO Detectors; 2) Water Heaters; 3) Electrical and 4) Plumbing

Inspection Insights – 2022

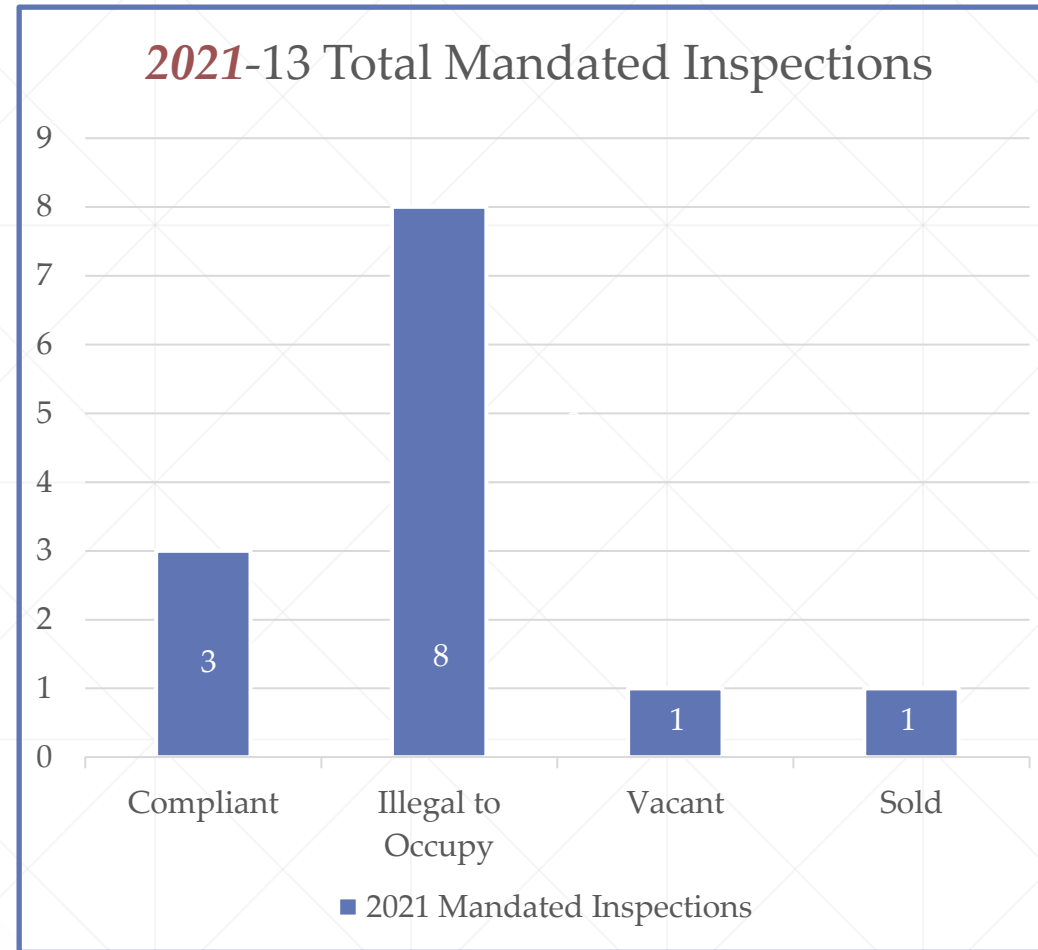
Initial Inspection Results – By Property



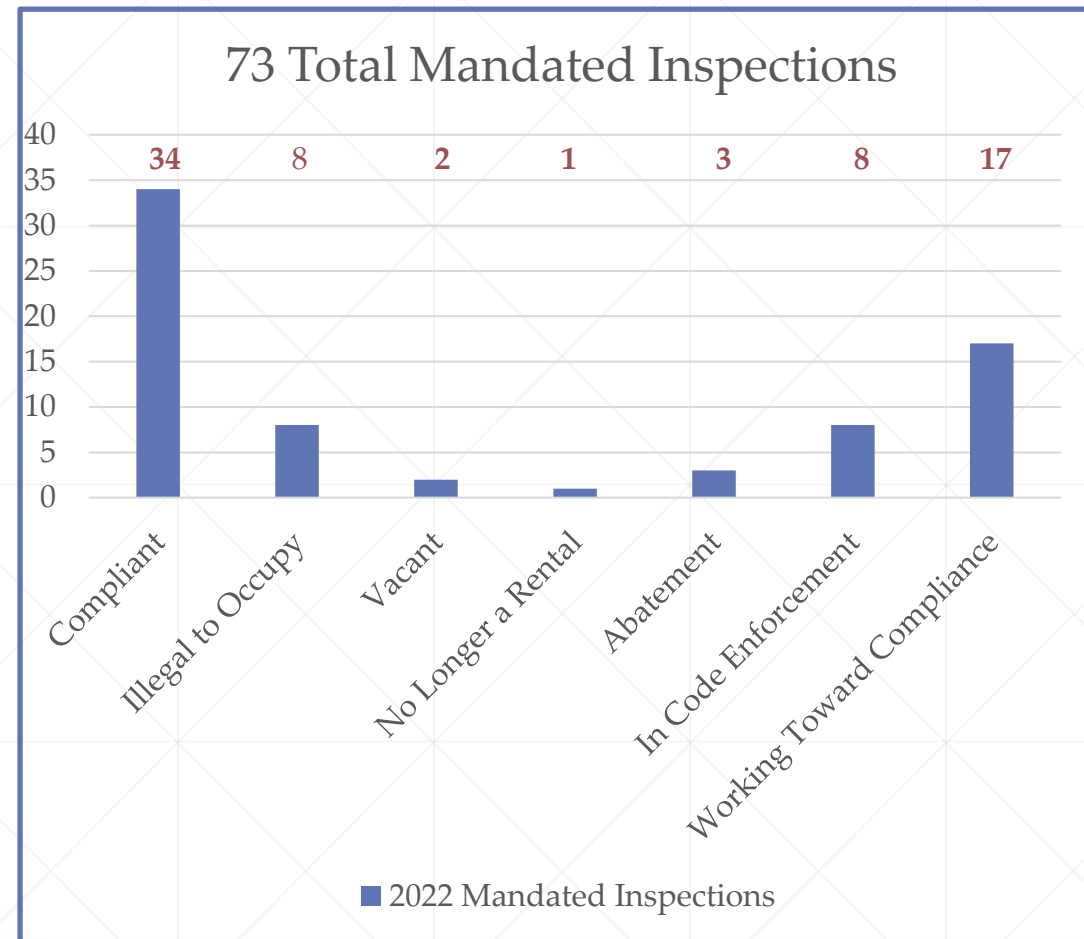
Re-Inspection Results – By Property



Mandated Inspection Outcomes for 2021



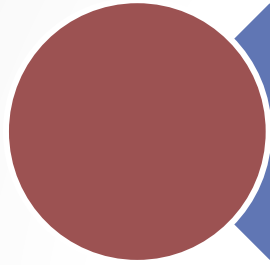
Mandated Inspection Outcomes for 2022



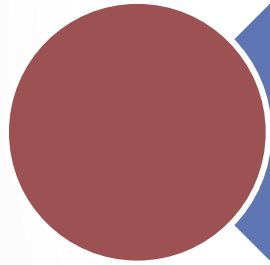
Challenges Experienced –2022

- Working with remaining properties to complete re-inspection of units which failed between 2019 and 2022.
- Enforcement of unregistered properties.
- Mandating Inspections for unregistered and noncompliant properties.

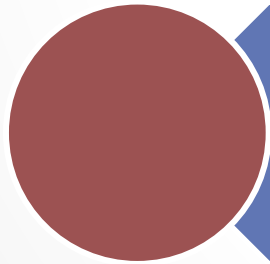
Five Years In Review



Registered Properties and Units Per Year

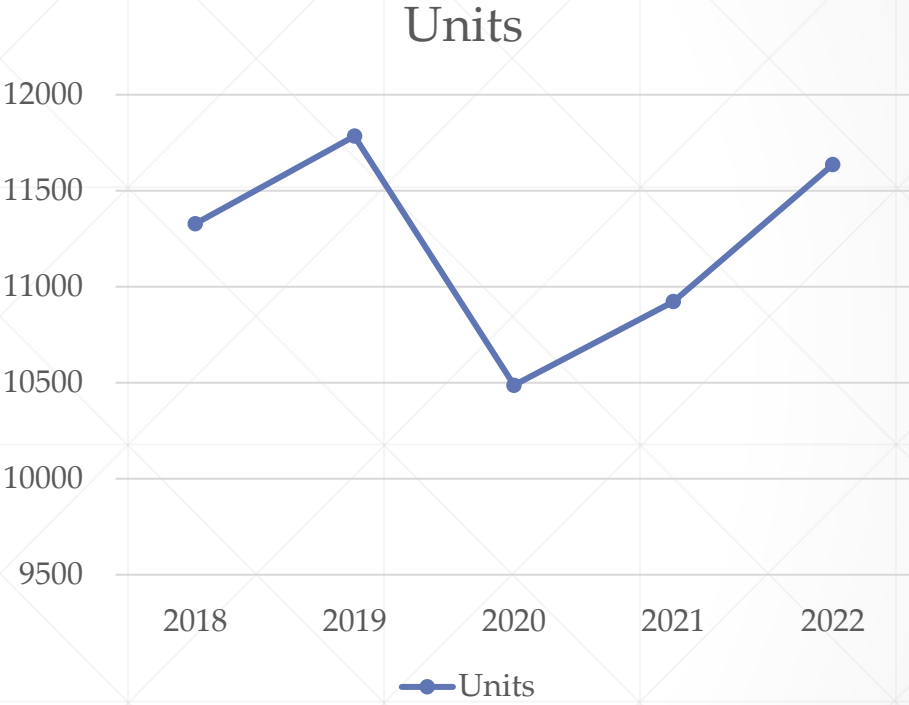
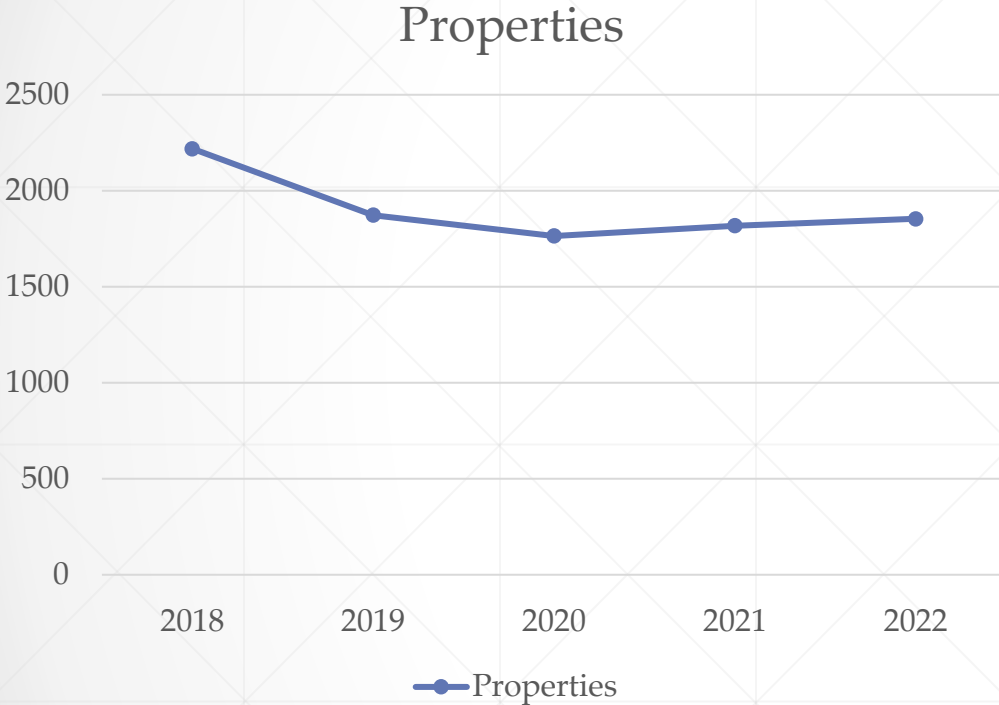


Inspected Properties and Units Per Year



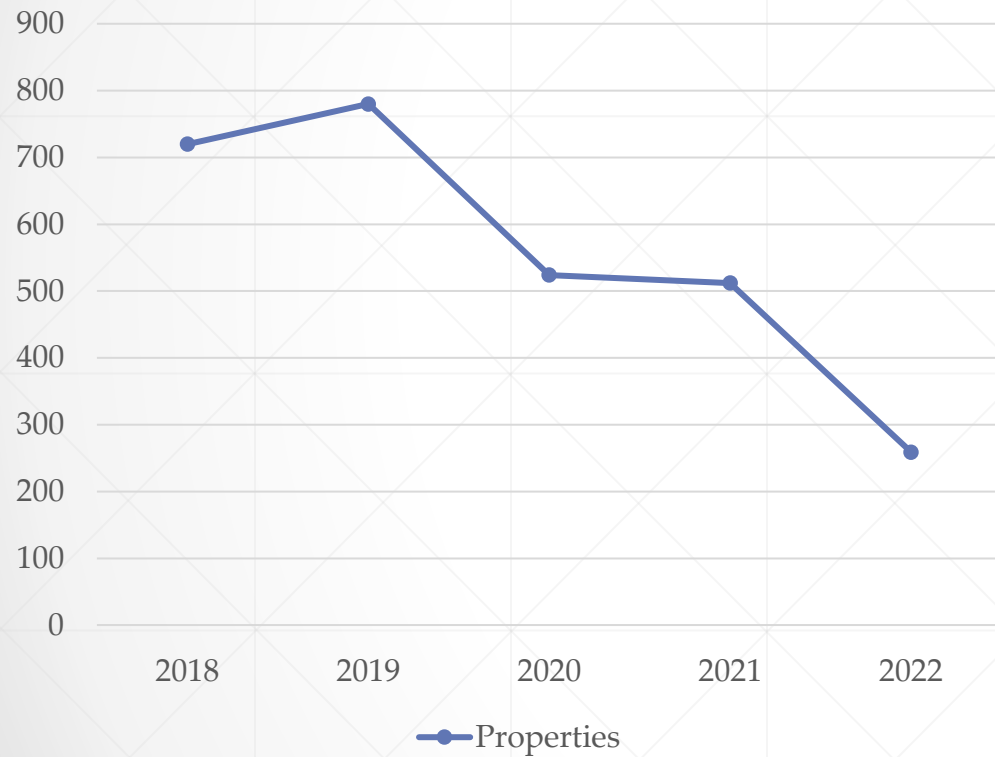
Inspected Properties and Units Passed & Failed
Per Year

Registered Properties and Units By Year

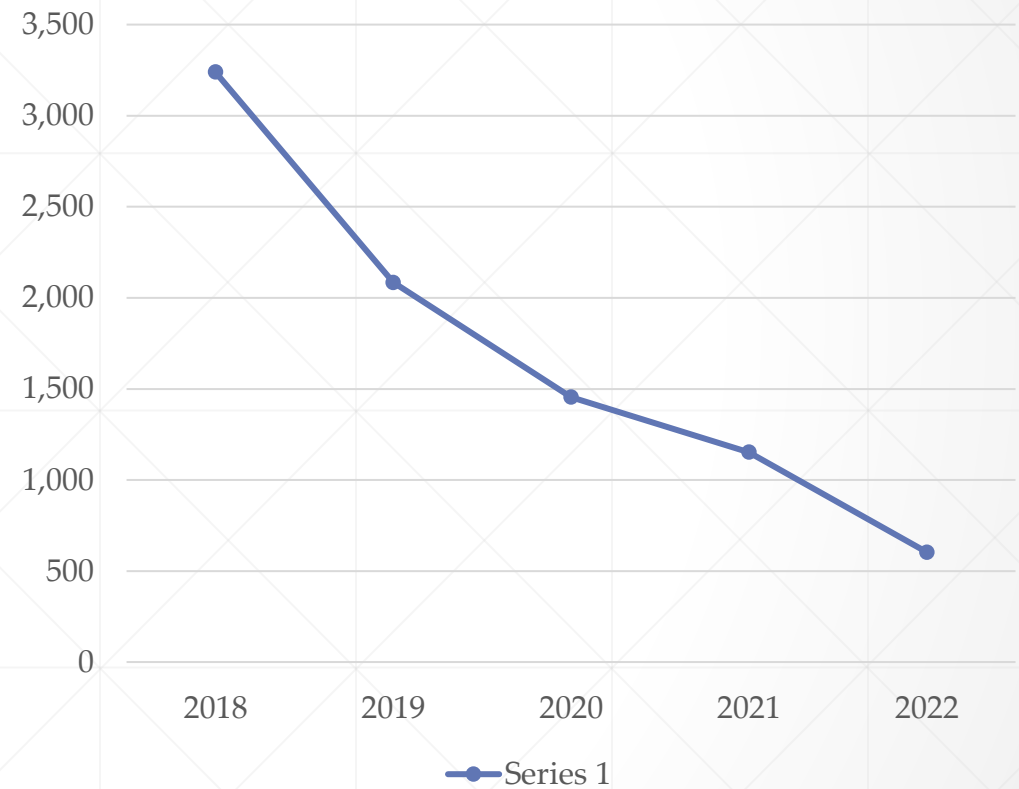


Inspected Properties and Units By Year

Properties

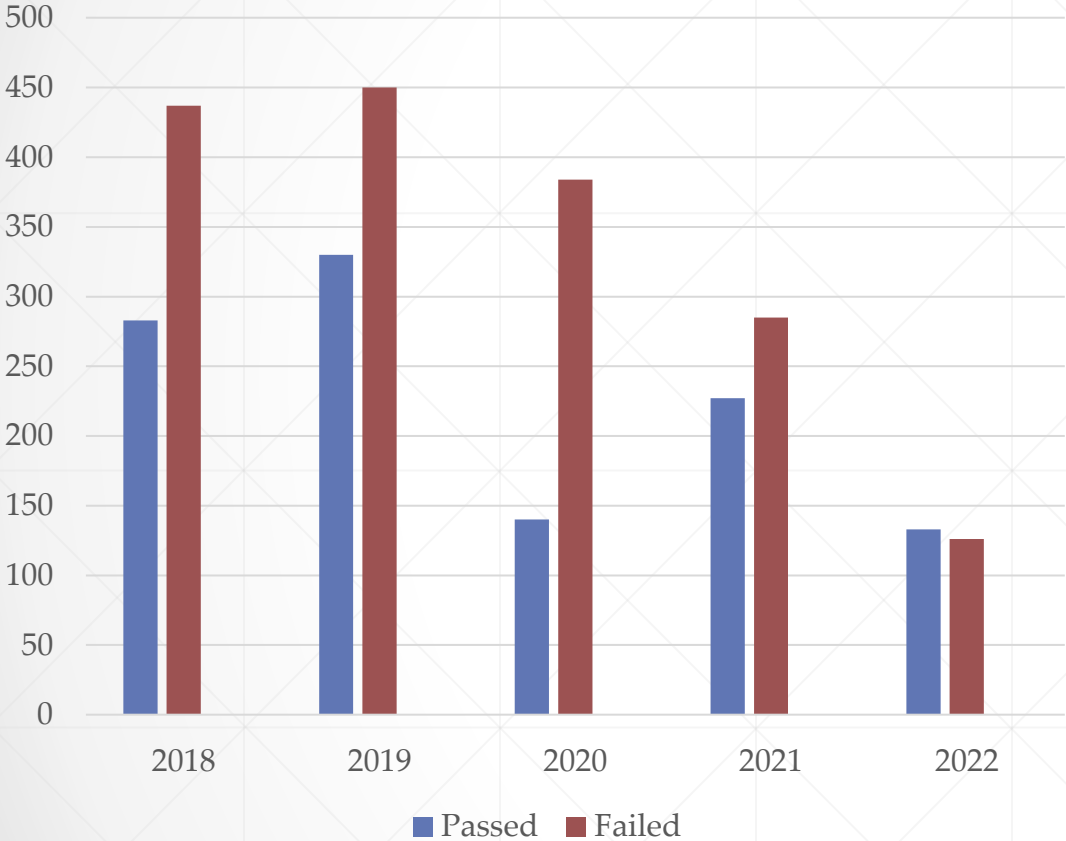


Units

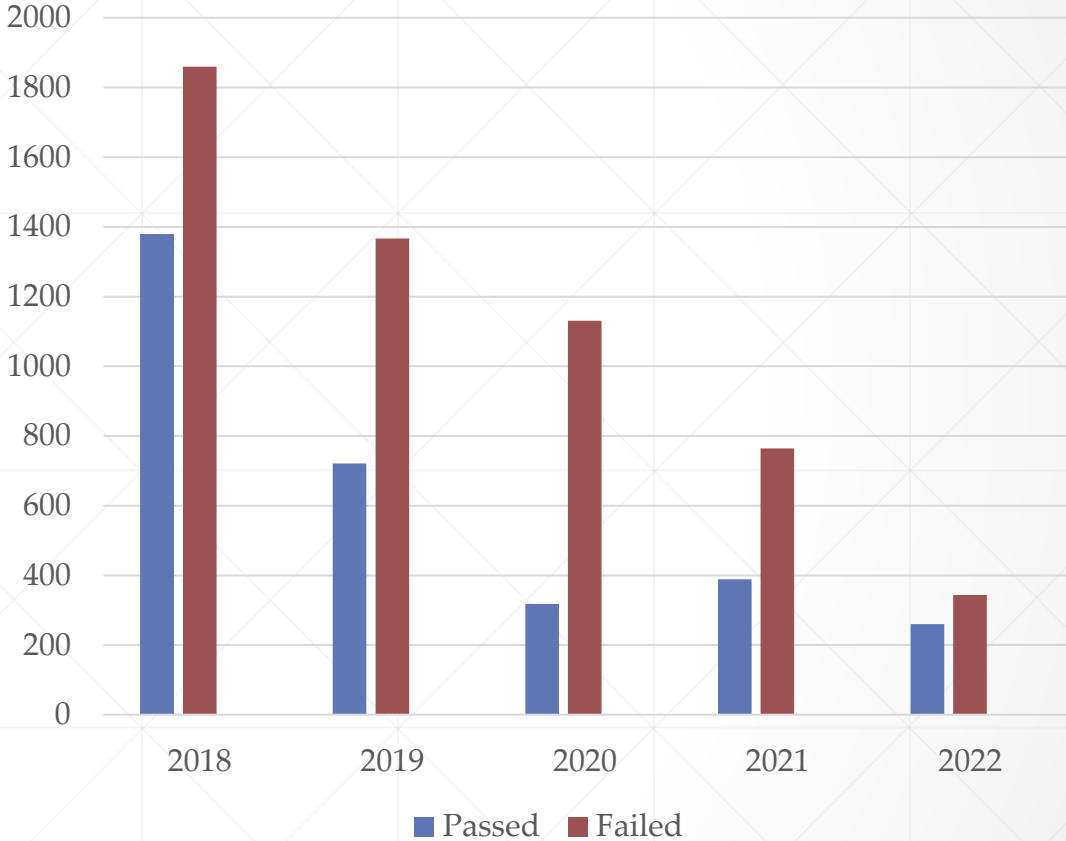


Passed and Failed Properties and Units by Year

Properties



Units



QUESTIONS?