



# MULTIFAMILY RENTAL INSPECTION PROGRAM

DS-21-102

August 3, 2021

# Multifamily Rental Inspection Program

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- ❑ Housing is a significant component of the City's tax base. Goal is to address multifamily rental properties by proactively inspecting units based on building codes, fire codes, health and safety codes, and crime prevention techniques.
- ❑ Inspecting these properties will help stabilize neighborhoods, reduce blight, crime and fire hazards, while ensuring safe and sanitary housing for our residents.

# Texas cities with similar programs

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- ❑ Carrollton
- ❑ Garland
- ❑ Mesquite
- ❑ Lake Jackson
- ❑ Farmers Branch
- ❑ Richardson
- ❑ Missouri City
- ❑ Sugar Land
- ❑ Rowlett
- ❑ Plano
- ❑ Irving
- ❑ Ennis

# Program Staffing

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- ❑ Development Services will function as the primary department for the program.
- ❑ The Fire and Police Departments will assist in the operation of this program.
- ❑ The Multifamily Rental Inspection Team will consist of two personnel from each department (six total).

# Registration and Inspections

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- ❑ Applies to developments consisting of four units or greater
- ❑ Requires mandatory registration:
  - ❑ 1-20 units (\$175); 21-50 units (\$275);
  - ❑ 51-120 units (\$450); 121-200 units (\$690);
  - ❑ 21-300 units (\$1,000); 301 units and greater (\$1,300)
- ❑ First inspection is \$10 per unit; re-inspection fee is \$50 per failed unit.
- ❑ Provides an interior inspection of at least 25% of a development's overall units, as well as an inspection of the exterior of the site.

# Citywide Districts

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- ❑ Create citywide districts that contain all identified housing stock consisting of four units and greater.
- ❑ Focus on properties that are declining due to age, lack of maintenance and/or fire safety or crime related activity.
- ❑ Rental properties located in an identified district must register with the program within thirty (45) days after being notified by the Department.
- ❑ Exempt properties:
  - ▣ Units less than 48 months old
  - ▣ Government owned properties



CITY OF KILLEEN  
GIS TEAM

## Legend

### Address Points

#### Point Types

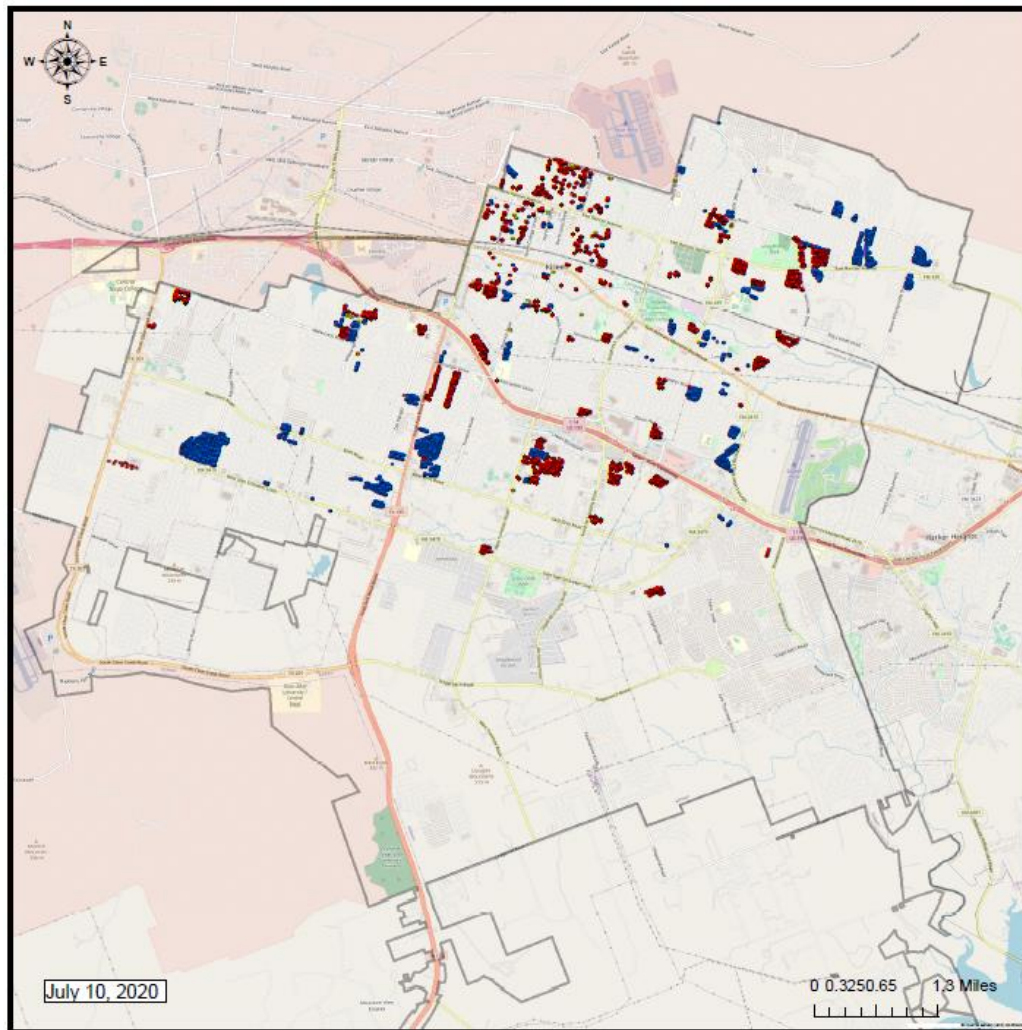
- RESIDENTIAL, 3 PLEX
- RESIDENTIAL, 4 PLEX
- RESIDENTIAL, 5 PLEX
- RESIDENTIAL, APARTMENTS

3 PLEX	96 Units
4 PLEX	4,995 Units
5 PLEX	15 Units
APARTMENTS	10,497 Units
<b>Total:</b>	<b>15,603 Units</b>

Total Properties Identified 1,427



# Killeen Residential Breakdown 2020



July 10, 2020

0 0.3250.65 1.3 Miles

# Exterior Inspections

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- **Exterior Property inspections include:**
  - ▣ **Fire safety.** Includes fire extinguishers in common areas, Knox Boxes for gated property.
  - ▣ **Exterior structure.** Building siding, stairs, balconies, roof, doors, windows, all in good repair and weather tight.
  - ▣ **Parking lot.** Striping and fire lanes clearly marked, free from pot-holes.
  - ▣ **Sanitation.** Trash, debris, standing water, sewer lines, regular pest extermination.
  - ▣ **Grounds.** Graffiti, junked vehicles, fencing, screening devices, security lighting, receptacles, dumpster area clean and other general nuisances.



# Interior Inspections

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- ❑ **Interior inspections include:**
  - ▣ All Office and common buildings.
  - ▣ 25% of representative dwelling units.
  - ▣ Plumbing, Electrical, and HVAC systems working properly
  - ▣ Doors and windows working properly
  - ▣ Smoke alarms functioning
  - ▣ Address tenant property maintenance concern complaints.

# Crime Prevention

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- Police Department will inspect, and review apartments based on the following criteria:
  - ▣ Lighting and Landscaping
  - ▣ Access controlled/ Locked common areas
  - ▣ Key control plan
  - ▣ Entry doors
  - ▣ Criminal history report
  - ▣ Residential security surveys
  - ▣ On-site security
  - ▣ Crime watch meetings

# Certificate of Compliance

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- Upon passing inspection, properties are issued a Certificate of Compliance
  - ▣ Certificate of Compliance is for 12 months
- If violations are found, owners will be given up to thirty (30) days to complete repair and schedule re-inspection. This timeline does not apply to health and safety violations.

# Program Analysis and Survey

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- ❑ Staff will conduct internal control analysis of program's effectiveness (i.e. hours per inspections vs. compliance rate).
- ❑ Staff will provide annual survey of the program's effectiveness to owners of the multifamily properties.

# End Goals

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- End goals:
  - ▣ Improve living conditions
  - ▣ Proactively mitigate and reduce crime
  - ▣ Proactively mitigate and reduce fire hazards
  - ▣ Reduce blight
  - ▣ Stabilize neighborhoods
  - ▣ Increase property values and tax base