



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 25, 2022

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, Assistant Director of Development Services

AGENDA CONTENT: Presentation and discussion concerning a proposed policy on residential rental registration and inspections to support health, safety, quality of life, and Code compliance.

AGENDA ITEM SECTION: Regular agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

On January 1, 2021, City of Angleton staff in Development Services launched a city-wide effort to identify residential structures unfit for human habitation and eligible for demolition. Staff spent one year making contact with property owners of identified substandard structures to establish a timeline for demolition or a plan for property repair and maintenance.

Outreach with property owners of identified substandard structures revealed that several of the substandard properties on the list of 68 were rentals. To the knowledge of staff, no studies had previously been conducted to estimate the number of rental properties in Angleton. Due to the degree of degradation of several rental properties, staff researched the possibility of implementing a policy for rental property owners to register rental properties on an annual basis and have an inspection of the property done annually or as tenants change.

Staff found that several other cities in Texas, of all populations, have rental registration and inspection policies. The purpose of proposing a rental registration and inspection policy is to promote health and safety, preserve a high quality of life in Angleton with suitable housing for people of all incomes and backgrounds, retention of property values, and Code compliance.

The presentation covers the purpose of the proposed "3RPI" policy, statistical data and estimations on the rental property population conducted by city staff, proposed fees to sustain the program – not for the purpose of creating a new municipal revenue stream, comparison of fees to other Texas cities with rental inspection policies, and arguments for and against the policy.

In preparation for this presentation, staff conducted outreach with community stakeholders, property owners, developers, business owners, rental tenants, and the religious community

(Public Service Ministry Alliance), to gather feedback on 3RPI and to encourage stakeholders of all opinions to share their thoughts on the program with City Council.

In addition to the presentation and cost calculations, an ordinance has been prepared and reviewed by Legal for Council's review. Other supporting documentation includes a program guide for tenants and property owners. While this item is not presented for the purpose of adoption at this meeting, staff seeks input from the community and direction from City Council.

Statistical research and program cost estimations were conducted from July 2021 to October 2021 with the intention of implementing the 3RPI program by January 1, 2022, therefore annual cost estimations are based on the calendar year – not the fiscal year. Cost calculations are fluid and can be adjusted.

RECOMMENDATION:

Staff recommends that City Council review the policy in its entirety and give staff direction on any changes they believe are necessary to implement a successful rental property registration and inspection policy, should Council determine such a policy is needed.