

# More than four unrelated

## Strategic enforcement rather than reactionary

- **Collection of accurate data on all properties is now occurring regularly**
  - All relevant departments share data
- **Proactive enforcement model of evaluation prior to housing inspections**
  - Ongoing approach for the last two years includes an examination of each property for inconsistencies in the number of approved bedrooms across each city database and compares that to the number of reported occupants. Code Enforcement inspectors have access to bedroom counts from Assessor's records, Planning and Zoning files and landlord registration documents before they enter a rental unit
  - Clearly worded occupancy language on rental registration forms submitted by landlords provides an excellent tracking mechanism
  - Landlords cannot add bedrooms or residents without an accompanying Zoning Permit
  - Year-to-year comparisons are available for detecting irregularities
- **Priority is placed on enforcement at properties with complaints or evidence of non-compliance**
  - Investigation is always within 7 days of receipt

# Continuing challenges with enforcement

- Confusion about the ordinance
  - Zoning ordinance only prohibits more than 4 in RL and RM. RH zones were restricted after 2012
- The 48 hour tenant notification
  - Provides an opportunity for scrambling to avoid detection by removing beds or people prior to an announced inspection
- Zoning Enforcement is a lengthy process
  - Complainants expect immediate results
  - Warning notice, NOV, DRB appeals and Environmental Court review takes time. The time to resolve issues can be extensive if we do not have voluntary compliance

# More than 4 unrelated violations in 2017

Complaints –

7 properties (5 were single family units)

Confirmed violations –

5 properties

3 with 5 occupants

1 with 6 occupants

1 with 8 occupants

Violation results

4 owners received Notices of Violation

1 is still within a 10 day warning notice