



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

### Board Clerk Use Only

Meeting Date: 4/27/2010

Agenda Item #: PD-1

Est. Start Time: 10:00 am

Date Submitted: 4/13/2010

**Agenda Title:** **Unincorporated Multnomah County Rental Housing Ordinance Briefing**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>April 27, 2010</u>	<b>Amount of Time Needed:</b>	<u>40 min.</u>
<b>Department:</b>	<u>Health</u>	<b>Division:</b>	<u>Environmental Health Services</u>
<b>Contact(s):</b>	<u>Kari Lyons-Eubanks</u>		
<b>Phone:</b>	<u>988-3400</u>	<b>Ext.</b>	<u>25860</u>
		<b>I/O Address:</b>	<u>420/SEHC/1</u>
<b>Presenter(s):</b>	<u>Lila Wickham, EH Program Manager; Robert Reardon, Housing Specialist; Rosa Klein, Health Educator</u>		

## General Information

### 1. What action are you requesting from the Board?

The Board approved Resolution 09-104 for the Health Department, Environmental Health Services, to conduct an exterior assessment of all rental housing in the unincorporated areas of Multnomah County on September 3, 2010. The resolution required a follow-up action of reporting back the assessment findings and provide a recommendation to the board regarding licensing of rental properties in the unincorporated area of Multnomah County. This will include an overall briefing of the multiple interventions that have been and are being implemented to support improved health outcomes through healthy housing for residents of Multnomah County.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Low income families suffer higher rates of asthma. Asthma triggers, mold/mildew, dust mites, cockroaches and other pests are prevalent in the homes of asthmatic children. Renting families have less control over housing repairs than property owners. Rental housing codes require landlords to resolve structural problems and other issues that

exacerbate asthma triggers; leaking pipes, inadequate garbage pickup, pest control.

Four deliverables were expected in the first year of the ordinance and resolution: 1) Response to renter complaints with a housing inspection, identification of violations to the International Property Maintenance Code and resolution of violations, 2) Assessment of a statistically significant sample of rental properties to evaluate the state of the housing stock, 3) Evaluation of the assessment findings with key stakeholders to identify the desirable model for ongoing assessment of the housing stock, 4) Development and dissemination of educational materials to renters and landlords focusing on actions that will reduce health hazards in the home.

The briefing will include an overview of the housing interventions that have been implemented to support improved housing for low income residents of Multnomah County including; 1) the unincorporated area assessment and recommendations for rental housing, 2) the Healthy Homes, 3) Asthma Inspection and Referral Program, 4) Lead Poisoning Prevention Program, 5) HUD funding to implement the Community Asthma Inspection Program to begin in September 2010 and 5) education and outreach strategies for landlords and tenants.

**3. Explain the fiscal impact (current year and ongoing).**

This change affects Program Offer #40028 and would enhance the current program services and protect community health and livability through implementation of the HUD grant.

**4. Explain any legal and/or policy issues involved.**

Compliance with landlord and tenant legal rights. Enforcement that includes due process. Adoption of a housing code that protects the health of the renting public.

**5. Explain any citizen and/or other government participation that has or will take place.**

Prior to passing the resolution and ordinance on September 3, 2009, we engaged with the community through several public meetings in impacted areas, as well as advertising and distributing informational materials in select neighborhood locations. We have been advised by stakeholders (landlords, property managers, tenants, government agencies and environmental health organizations) throughout the process, and provided them with an update on March 23, 2010 and received recommendations. We will be releasing a statement to the media in the beginning of May and distributing informational materials about the recommendations to impacted neighborhoods through various locations (schools, churches, community booster newsletters, etc.).

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## Required Signature

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**Elected Official or  
Department/** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Agency Director:** \_\_\_\_\_