



Permitting and Inspections Department
Michael A. Russell, MS, Director

Housing Committee Update July 30, 2018

FY18 Financials

	Total	Long term	Short term
Revenue	\$614,266***	\$522,484	\$91,782***
Expenditures	\$484,785*	\$393,003	\$91,782
Tyler Technology	\$129,481**	-	-

*Staff expenditures represent 91% of all expenditures.

**Contribution towards City's \$2 million investment.

***After contributing \$33,139 to the Housing Trust Fund

FY18 Short Term Rental Registration by Number of Properties and Units

	Total	Island*	Non Owner Occupied	Owner Occupied	Tenant Occupied**
Properties	605	116	110	354	25
Units	729	116	149	439	25

* No multi-family properties are currently registered on the islands.

**Tenants are allowed to register only one unit.

FY18 Rental Registration by Total Number of Units and Properties

	Long term	Short term
Units	17,774	726
Properties	4,376	605

FY18 Rental Registration Follow-up Efforts by Number of Landlords

Type of Follow-up*	Total	Long term	Short Term
Email**	4,000	4,000	0
Letter or Notice of Violation	2,168	1,700	468
Summons	39	39	0

*Some landlords own multiple properties and receive one notice for all.

**Approximate number of emails.

FY18 Rental Inspections by Number and Type

	Total
Housing Safety	3,802
Infestation/Insects	68
Legalization of Unit	37
Total	3,907



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Successes

- Short term rental registrations far exceeded the initial estimate, however, the non-owner mainland cap is not close to the maximum allowed. The current number registered is 110 properties and 151 units.
- Short term revenue surpassed budgeted estimate by 108.2%.
 - Budgeted \$60,000; collected \$124,921, exceeding projections by \$64,921
- Delinquent rental registrations have been greatly reduced by concentrated outreach efforts during the first half of this calendar year.
- Following up on Two Family properties for a second inspection and collaborating with the Fire Department on 3+ Family properties.
- Egress window informational bulletin to clarify the Office of the State Fire Marshal's policy.

Challenges

- Unresponsive landlords to registration and inspection requests.

Recommendations

- Automatic renewals for short term rental registrations.
- Allow tenants to register more than one bedroom as a short term rental.