



Introduction

The Development Services Department provides an annual report on the rental inspection program to the City Council in July of each calendar year. The report includes data on the number of housing units in the City and the frequency and type of violations that have been found in the previous year. This report covers program period July 1, 2021 through June 30, 2022 and also includes a completion summary for the “second round” of inspections from July 2020 through June 2022.

Program Overview

The Oskaloosa Rental Housing Inspection Program took effect on July 1, 2017. The purpose of this program is to ensure that properties conform to minimum standards deemed necessary for the protection of the health and safety of the occupants thereof and the occupants of surrounding properties, and to inhibit the spread of urban blight. Authorization to carry out this program is set out in Oskaloosa Municipal Code (OMC), Title 15, Chapter 60, which authorizes inspections of rental properties in order to enforce provisions of OMC Title 8 (Health and Safety), Title 15 (Buildings & Construction), and Title 17 (Zoning).

The baseline schedule for inspection is once every three (3) years. However, properties that pass the first inspection with no noted concerns from the inspector will not need to be inspected for another four (4) years. Properties that require two or more inspections to pass with multiple noted concerns must be inspected annually until they pass the first inspection.

Program Progress

Second Round – 2020 forward

All of the initial properties registered since program inception have completed the first round of inspections and we are now roughly half way into the second round. Oskaloosa currently has a total of 795 properties registered with the program containing a total of 1686 dwelling units. 84% of the properties inspected in the last 24-months that are part of the second round passed on their first inspection and, as a result, are on a 4 year inspection cycle. We expect this trend to continue to increase. See Table 1.

During the previous 12-month period, 269 properties containing 599 dwelling units have been inspected. Of those, 228 properties (containing 468 dwelling units) passed the first inspection, an 85% passing rate. 41 properties (containing 131 dwelling units) failed the first inspection. Of those, 39 properties (containing 131 dwelling units) have been re-inspected. 2

<b>Rental Inspection Summary</b>		
<b>Table 1: Second Round Activity July 2020 through June 2022</b>		
	Properties	Units
Passed 1st Inspection	326	668
Failed 1st Inspection	64	164
Passed Reinspection	50	142
Failed Reinspection	12	19
Condemned	1	4
<b>Total Registered</b>	<b>795</b>	<b>1686</b>
<b>Total Inspected</b>	<b>390</b>	<b>832</b>
<b>Percent Inspected</b>	<b>49%</b>	<b>49%</b>

properties (containing 3 dwelling units) have not yet been re-inspected. No properties were condemned during this 12-month period (see Table 2, next page).

The most common inspection violations include:

- Inadequate or missing smoke and carbon monoxide detectors
- Blocked egress routes
- Lack of GFCI protected outlets near water sources
- Lack of pressure relief valve (PRV) on water heater
- Extension cords as permanent power supply
- Inadequate or missing clothes dryer vents
- Inadequate or missing handrails on decks
- Inadequate or missing fire extinguishers
- Excessive peeling paint
- Junk/debris on property

During the last 12-months, 85% of the properties passed the first inspection and 100% of the properties re-inspected passed after the second inspection. This compares to 81% of the properties passing the first inspection and 100% passing after re-inspection during 2021-2022.

<b>Rental Inspection Summary</b>		
<b>Table 2: Activity Since July 1, 2021 through June 30, 2022</b>		
	Properties	Units
Passed 1st Inspection	228	468
Failed 1st Inspection	41	131
Passed Re-inspection	39	128
Not Re-inspected yet	2	3
Condemned	0	0
<b>Total Inspected</b>	<b>269</b>	<b>599</b>
<b>Total Registered</b>	<b>795</b>	<b>1686</b>
<b>Percent Inspected</b>	<b>34%</b>	<b>36%</b>

Any properties where violations aren't rectified continue through enforcement proceedings with assistance from the City's attorney for rental housing infractions or nuisance infractions. These properties are eventually corrected, vacated, or condemned.

There were 19 properties containing 23 dwelling units removed from the program during the last 12-months. Since inception in 2017, 162 properties containing 200 dwelling units have been removed. Some are sold, either outright by deed or on contract to another property owner or tenant. Others are voluntarily removed from the program by the property owner by being vacated or discontinued as a rental property. Properties containing nuisance issues which don't qualify as rental properties are processed for nuisance infractions and abatement.

There were two complaints received during the 2022 reporting period. These were tenant complaints filed against the landlords and the concerns were rectified shortly after the Building Official contacted the property owners. There have been no appeals filed to-date regarding any program activities.

As we continue with the second round of inspections, our goal is to inspect all registered properties again within four (4) years or less. We will continue checks for unregistered rental properties and will also increase focus on nuisance code enforcement. With exception to grass/weeds and snow removal nuisances, all nuisance infractions for rental properties which are not resolved by the established deadlines will trigger a required inspection as per adopted policy.

## Conclusions

The program is functioning as intended and continues to be used as a model for other communities. The program has experienced a very high success rate since the start of the second round of inspections with 85% of the properties passing the first inspection and 100% of properties passing after re-inspection. With corrections to the most common violations listed above, Oskaloosa's rental housing units are safer and more pleasant living environments due to this program.