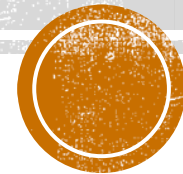


CHICAGO HEALTHY HOMES INSPECTION PROGRAM (CHHIP)



Metropolitan Tenants Organization

“Tenants helping tenants since 1984”

WHAT IS CHHIP?

- A proactive rental inspection program which aims to preserve Chicago's rental housing and protect residents from harm by ensuring that it is maintained and safe.
- Requires owners to register their properties with the City and pay a minimal yearly per unit fee.
- All properties covered under program are inspected on a periodic basis according to Chicago's existing building code.



WHY ADOPT CHHIP?

Benefits

- Helps owners identify problems to prevent major issues
- Reduces the need for complaint based inspections
- Deteriorated housing leads to lower property values and destabilizes neighborhoods
- Unhealthy housing increases risk for illnesses and injuries
 - Asthma, falls, respiratory illnesses, lead poisoning
- Removes burden from residents
 - Complaint based only systems do not meet the needs of the most vulnerable residents (retaliation, language barriers, fear of retribution, unfamiliarity with system)
 - Worst properties are often not reported



PROACTIVE INSPECTIONS IN OTHER CITIES

- Los Angeles, CA
- Seattle, WA
- Boston, MA
- Sacramento, CA
- Boulder, CO
- Milwaukee, WI
- Houston, TX
- Dallas, TX
- Portland, OR
- Raleigh, NC
- Santa Cruz, CA
- Philadelphia, PA
- Minneapolis, MN
- Grand Rapids, MI
- Ann Arbor, MI
- Lansing, MI
- Port Huron, MI
- Peoria, IL
- Waukegan, IL
- West Chicago, IL
- Highwood, IL
- Asheville, NC
- Mount Prospect, IL
- Highwood, IL
- Highland Park, IL
- Iowa City, IA
- Cedar Falls, IA
- Des Moines, IA
- La Crosse, WI
- Portsmouth, VA
- Easton, PA
- Fort Worth, TX
- Arlington, TX
- Plano, TX
- Irving, TX
- Sugar Land, TX
- Mesquite, TX
- Richardson, TX
- Hurst, TX
- Lewisville, TX



LOS ANGELES: SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

- Properties are inspected every 4 years
 - 720,000 total properties – 180,000 SCEP inspections/year
- SCEP has 99% compliance rate
 - 5% of owners need prodding; 1% referred to City for criminal prosecution
- Since 1998- SCEP has preserved L.A.'s rental housing stock
 - Over 1.5 million violations identified & corrected
 - \$2.8 billion reinvested in housing stock



SEATTLE: RENTAL REGISTRATION & INSPECTION ORDINANCE

- Ordinance went into effect in 2014

(RRIO)

- Approx. 150,000 rental units

- Every property registered receives an inspection at least every 10 years
 - Requires owners to verify their properties meet these standards when registering with the City.
 - 10% of properties are registered properties are selected using a random sample
- Educates property owners, managers, and renters about City housing codes and their responsibilities



SACRAMENTO: RENTAL HOUSING INSPECTION PROGRAM (RHIP)

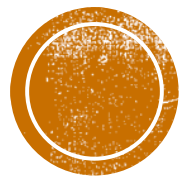
- In 2006: pilot program
 - 1/3 of housing inspected had healthy homes hazards/code violations
 - 89% of properties complied within 30 days
 - Led to the passage of a citywide proactive inspection program
- In 2008: entire City of Sacramento
 - Since then RHIP has reduced 22% of dangerous building cases



CHICAGO: PRI PROGRAM AT A GLANCE

- Approx. 575,000 rental units
- Phase 1: Registration of all units
 - \$40.00/unit - market-rate housing
 - \$20.00/unit - affordable housing
- Phase 2: Inspections
 - 5 year cycle for most properties
 - More frequent inspection cycle for severe violations
 - Less frequent inspection cycle for healthy housing
 - 30 day notification to owners/renters
 - Checklist
 - Self certification
 - Current enforcement system
- ✓ Improved infrastructure/technology
- ✓ Consistent & efficient inspections
- ✓ Reduced need for complaint-based inspections
- ✓ Owner & renter education
- ✓ Low income owner repair assistance
- ✓ Relocation assistance for renters
- ✓ Certificate of Healthy Housing





QUESTIONS? COMMENTS?

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