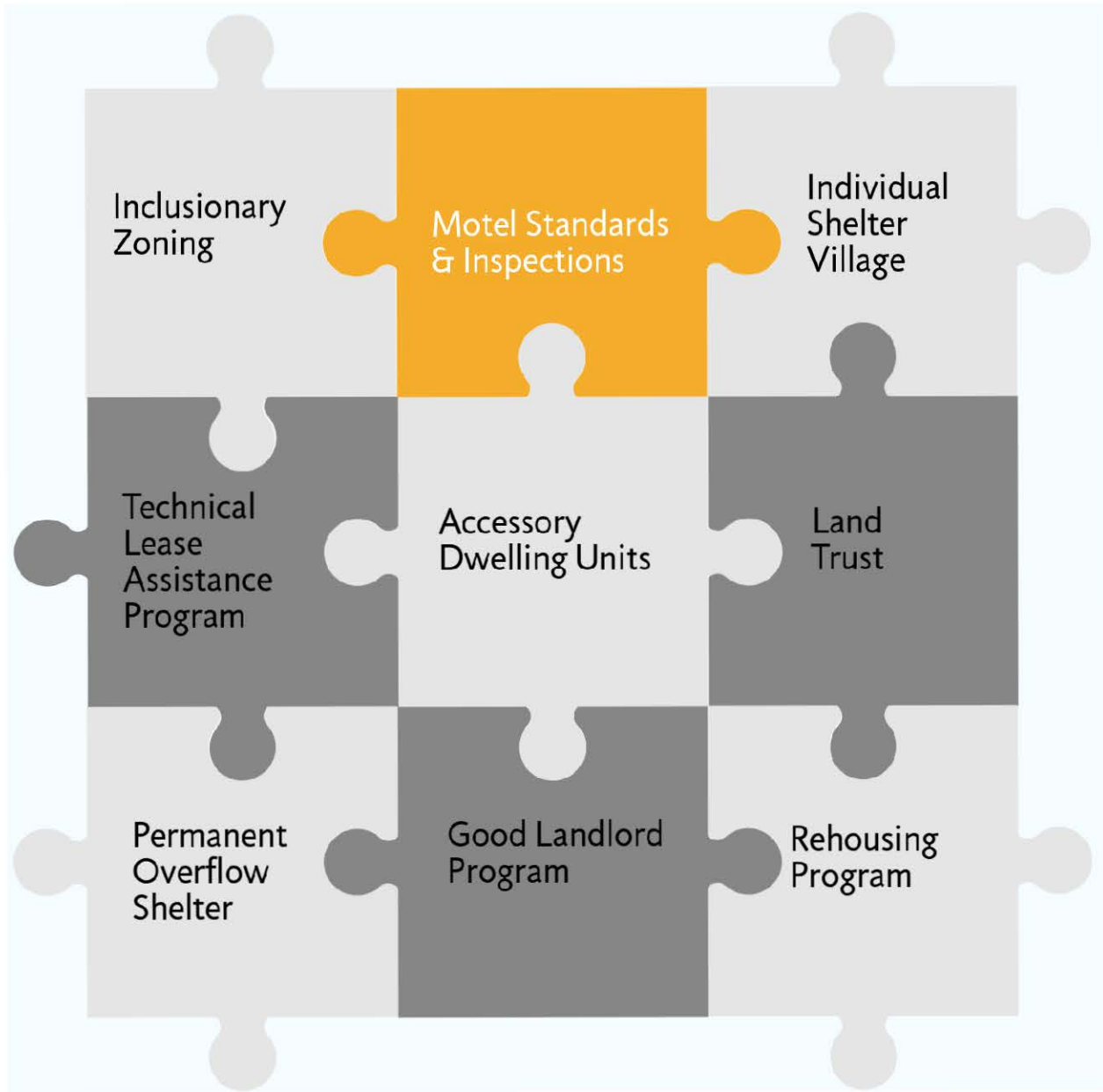
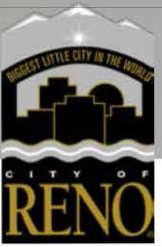
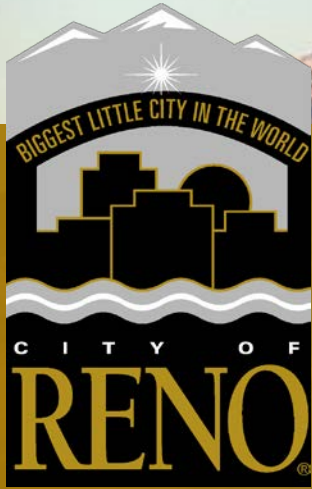


Housing Initiatives

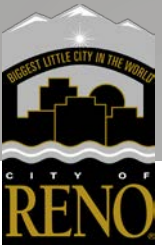




MOTEL INSPECTION PROGRAM

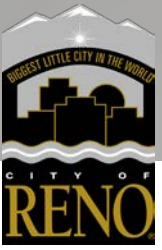
Code Enforcement Division, Community Development
November 15, 2017

Motels in Reno



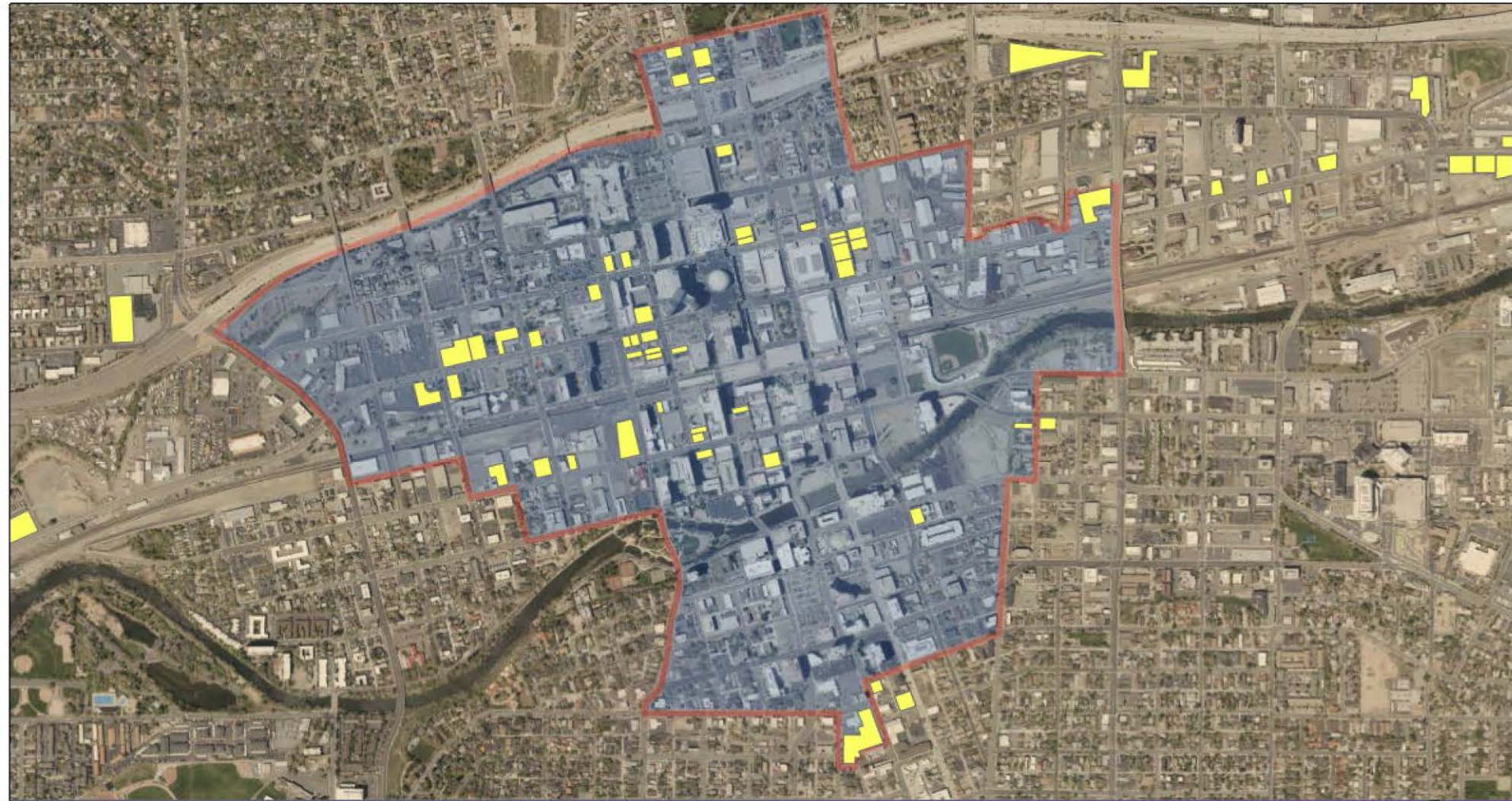
- Do not currently have an identification/ classification for “long term stay/residential motels”
- No way to identify exact number of long term motels as they may convert without notice to the city
- WC Health uses payment of lodging tax as determination to regulate
- According to the last count in time there are at least 75 motels in Reno (this number is actively fluctuating with acquisitions and demolitions)

Motels in Reno



- In 2014, 60 motels were identified in downtown RDA1 area
- 82% are approximately 60 years or older
- The remaining 18% are approximately 40 years or older

Where are they?



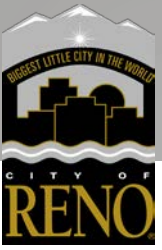
CITY OF RENO MOTEL INVENTORY

 Motels (66)

 Business Improvement District

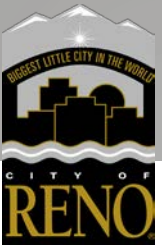


Purpose of Motels



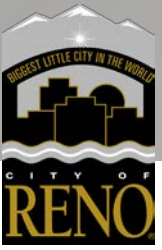
- Serve as an alternative to renting a typical apartment – no deposits, utilities, lease obligations
- Do not charge lodging tax and have weekly rates; Average up from \$150 to \$225
- Referred to as weeklies; Majority of tenants live monthly - some for years
- Average tenancy is 50% senior citizens

How are Motels currently regulated?



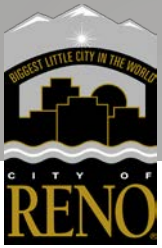
- Lodging tax is usually not collected; Self reporting
- WC Health does not inspect as their policies and regulations are focused on mitigating the spread of communicable diseases in transient lodging
- Payment of lodging tax is currently a criteria used to classify businesses as residential rental or transient lodging
- WC Health focuses on communicable disease
- Code Enforcement focuses on Public Nuisances as defined in the RMC (e.g. junk cars, zoning & building codes)

Common Code Violations in Motels



- Inoperable/broken windows
- Inadequate fire prevention (inoperable smoke detectors)
- Insufficient/no heat
- Insufficient water (no hot water)
- Unsanitary conditions
- Bed bugs
- Pest infestations (roaches, mice)
- Unsafe electrical system
- Inadequate door security (deadbolts)
- Criminal activity (prostitution, drugs)
- Over occupancy

12 Month Period Comparison



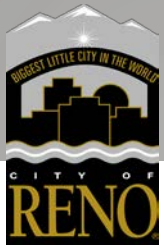
Service Costs and Fees

	Total # Rooms	Total # CFS	CFS per Room	EMS	Family Disturbance	Fight	Larceny	Sex	Suicide	Suspicious Person	Unwanted	Warrant	Welfare Check
10 Sampled Motels	816	2683	3.3	503	337	77	29	10	58	54	157	30	128
1 Sampled Hotel	1711	815	0.47	235	32	19	21	8	22	8	15	2	13

	Existing Number of Units	Current Flat Annual Business License Fees	Dispatch Calls for Service (12 Months)	*Costs for CFS. @ \$150.00
10 Sampled Motels	816	\$4,626.50	2683	\$402,450.00

* \$150.00 is based on avg.1 hr. cost of first responders; Includes equipment & support costs

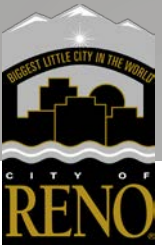
Code Enforcement Motel Inspections



Sample Motel with 36 units

- Some tenants and management do not have keys to rooms
- Electrical, heating mechanical and plumbing installed w/o building permits
- Laundry facility relocated to a new room w/o permits
- All rooms had missing smoke detectors (now installed)
- Some windows are deteriorated w/o proper insulation/sealant
- Uncapped piping sticking out from the floors (removed radiant heaters)
- Several windows missing screens/ripped
- Defective/non-functioning deadbolts
- Deterioration of ceilings in the top floor of individual rooms
- Concern w/roofing components and occupant safety
- Cabinets missing doors/hardware
- Missing fans in bathrooms
- Open junction boxes
- Missing/deteriorated caulking (bathtub, sink, toilet)
- Toilets with broken handles, seat covers, and inability to flush properly
- Large degree of cockroaches and other unidentified insects on site
- Evidence of unlawful cooking appliances in rooms (hot plates, skillets)
- Some sinks are clogged/leaking
- Using portable space heaters as permanent source of heat
- Electrical receptacles painted shut (unusable)
- Permanent use of extension cords
- Appliances improperly installed in windows
- Stairs missing railings
- Holes/cracks in walls/ceilings
- Damaged vinyl floor coverings/carpeting
- Decayed/deteriorated door frames
- Some windows cracked
- Some windows screwed/nailed shut

Motel Inspection Images



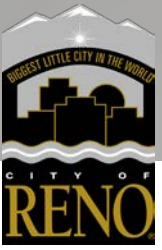
Kerosene in 55gl Drums



Kerosene fed into furnace 15' away



Motel Inspection Images



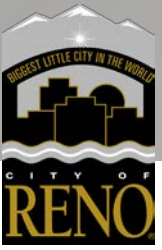
Unsafe Electrical



Non Functioning Bathroom



Motel Inspection Images



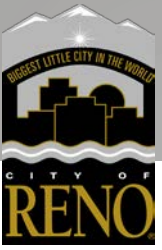
Improper Waste Storage



Bed Bug Infestation

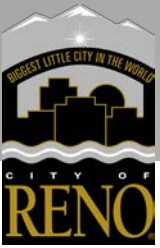


Business Model choices



- Operate as a transient rental property with all related requirements (i.e. payment of lodging tax, comply with Health Department regulations & inspections); or
- Operate as a non-transient housing rental property with all related requirements (i.e. proposed Motel Inspection Program)

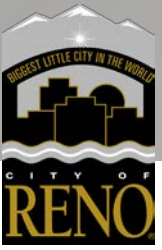
Proposed Motel Inspection Program



- New classification with a new Business License
- Annual inspection of every unit and the exterior - Ensures compliance with nuisance, building, and property maintenance codes (tied to the annual business license renewal)
- Require clean linen weekly
- Crime Prevention Through Environmental Design (CPTED) review from MIT
- Owners and property managers attend Crime Free Training and maintain Motel Crime Free certification
- Onsite manager available 24hrs
- Proactive inspections prevent increased problems onsite and ensure properties are properly maintained

- Kitchens in each room; or
- Designating common kitchens to serve a designated number of rooms/residents (e.g., Convert a room into a common kitchen for every 10 rooms)
- Laundry facilities (e.g., Convert a room into a laundry facility)

Staff Recommendation



- Staff recommends City Council accept the presentation
- Direct Code Enforcement to move forward hiring new staff approved by the Council for FY 17-18
- Begin the process to create the new ordinance
- Move forward with the Motel Improvement Team and Motel Inspection Program working with stakeholders & residents