

RESOLUTION NO. 06-2024

RESOLUTION TO RAISE AWARENESS AND ENCOURAGE USE OF THE RENTAL HOUSING INSPECTION PROGRAM FOR OWNER-OCCUPIED HOMES IN THE CITY OF WEST LAFAYETTE, INDIANA

WHEREAS, the City of West Lafayette is experiencing demand for rental properties at unprecedented levels with available rental unit vacancy capacities at just 1%.

WHEREAS, Purdue University enrollment has been at record levels for the last several years without a proportional increase in new available residence halls or apartment units to meet the demand of the student body. Students are experiencing stress to find places to live. This can be true for full time year-round renters, single semester renters or summer renters.

WHEREAS, additional rental and residence hall capacity is under development, but the timing is unknown as to when a more ideal balance of rental supply and demand will be reached.

WHEREAS, rental rates in West Lafayette have been increasing, at least somewhat because of higher demand, making apartments rentals a more lucrative revenue stream for landlords.

WHEREAS, West Lafayette may have immediate additional capacity of underutilized living spaces for renters in the form of extra bedrooms in owner occupied homes, these rooms in the community could be added into the rental capacity in a matter of weeks or months.

WHEREAS, West Lafayette currently has ordinances and a Rental Housing Inspection Program (administered by the Building Department) in place to allow for owner-occupied rentals which entails, registering with the City of West Lafayette as a rental unit, successfully passing a City rental inspection, and paying a \$235/2 years rental inspection fee (Verify section 6-197(B)(1) and 6-197(B)(6) of WL City Code for fee updates).

WHEREAS, West Lafayette may have some underutilized capacity of single family, owner-occupied homes that have unused bedrooms, and more homeowners participating in the Rental Housing Inspection Program will have the following benefits:

- 1) Increasing the rental room supply in West Lafayette.
- 2) Helping Purdue student renters through a period of mismatched supply & demand.
- 3) Creating an attractive revenue stream for homeowners who have extra available living space.
- 4) Having immediate positive impact on the community, while incurring low administrative burden by leveraging an existing program.

WHEREAS, the Rental Housing Inspection Program has options for owner-occupied homes (described on the West Lafayette Government website: www.westlafayette.in.gov or by

calling the Building Department at 765-775-5167.) that may not be well known to some homeowners who may be in a position and interested in having renters in their home and supplement their income through this established process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WEST LAFAYETTE, INDIANA COMMON COUNCIL, AS FOLLOWS:

The City of West Lafayette encourages participation in the Rental Housing Inspection Program for owner-occupied homes. The City will make information available via future City newsletter mailers and other appropriate communication opportunities, as well as maintaining information on the City of West Lafayette Government website.

INTRODUCED ON FIRST AND ONLY READING ON THE 4 DAY OF March, 2024.

MOTION TO ADOPT MADE BY COUNCILOR Blanco, AND SECONDED BY COUNCILOR Bellisario.

DULY RESOLVED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 4 DAY OF March, 2024, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bellisario	✓			
Blanco	✓			
Burr	✓			
Dennis	✓			
Lee			✓	
Leverenz			✓	
Parker	✓			
Sanders	✓			
Veidemanis	✓			

Kathy Parker
Kathy Parker, Presiding Officer

Attest:

Sana G. Booker
Sana G. Booker, City Clerk



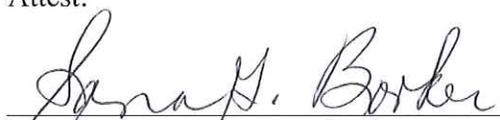
PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA
ON THE 5 DAY OF March, 2024.


Sana G. Booker, City Clerk

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE 5 DAY OF
March, 2024.


Erin R. Easter, Mayor

Attest:


Sana G. Booker, City Clerk

