<u>**Mayor's Housing Quality Task Force Meeting Notes**</u>

Housing Quality Sub-Committee
Date: July 12, 2016
Time: 3:30PM-5PM
Location: City Hall, Council Briefing Center

- Priority matrix will be sent forward to the mayor with recommendations but the group may consider that certain recommendations may not be feasible.
- The group may still decide to put forth a recommendation that it does not consider feasible.
- **Questions for group:**
  1. 1. Are there recommendations from the community that should be incorporated into the priority recommendations?
  2. 2. How does the group incorporate recommendations from the community?
- Breakout sessions, reviewing community feedback and identifying recommendations
- **Recommendations from community feedback:**
  1. **Include the Community meeting notes as citizen input. Address items that were suggested by the group to be included in the recommendations.**
  2. Low or no cost mediation services for landlord/tenant disputes and credit counseling
  3. Expand access to responsible renters programs
  4. Pre-purchase education about costs of repair/maintenance to first time home buyers
  5. Adopt a plan with benchmarks for Affordable housing. The City of Hayden is an example, city incentivized development of affordable housing such as density bonuses.
     - Specify city's housing needs in development/rehab of affordable housing (ie. Seattle developers only building studios instead of providing affordable housing for families)
  6. The City address and eliminate no cause evictions
  7. Definition of housing quality to include FHA requirements
  8. Raising money for developing quality housing; raising public funds for housing
  9. Lists of landlords/tenants who have successfully completed rental and/or homeownership training programs
  10. Change the term affordable/low income housing to mixed use housing
  11. More clearly define what healthy housing is
      - Enforcing standards is going to require a definition of housing quality/affordability. This is a need at the City level.
        - Need specific definitions
  12. Need to revisit equity issues and recommendations. Access to transit, housing, services…etc. needs to be considered in the equity of housing quality.
      - Community identified equity issues as barriers to affordable and quality housing

13. Develop list of resources to inform the public of programs that are already available, especially those that address equity and access to housing
14. Provide equitable access to the built environment
15. Expand the definition of affordable housing beyond HUD definition
    - Group decided on general definition but recommended a more specific recommendation in the implementation phase
16. Identify what programs/funding/target areas already exist with finance partners and aligning those strategies with existing inventory.
    - **Recommendation:** Tools for and finding our partners in order to leverage change. Align the programs in the target areas and funding available for those areas. Identifying what already exists in target areas with finance programs and/or partners.

- **Recommendations from group:**
    1. **Acquisition rehab program for bank-owned REO properties with the city as a facilitator and to include an educational program.** City acquires Real Estate Owned properties from lenders at low price and sells to buyers using a 203k loan to rehabilitate property. City could remove liens.
        - Include an education component for potential homeowners and developers
    2. **City to work with non-profits to apply for appropriate programs/grants that would apply to neighborhood revitalization to assist with home ownership or rentals. Funding would include revitalization/rehabilitation of foreclosed and substandard properties (ie. NeighborWorks or NeighborhoodLift).**
    3. **Create a community land bank with the power to acquire, hold, and dispose of property including vacant and distressed properties, and dispose of the property for community benefit. (Power to acquire foreclosures, chronic nuisance properties, substandard properties, demolish properties, accumulate properties to create bigger lots..etc)**
        - Genessee community land bank a great model.
    4. **Create an aggressive program to identify properties suitable for commercial/mixed use development in neighborhoods throughout the city and encourage zoning modifications for successful development. Requires modification to Comprehensive Plan to identify in advance whether existing infrastructure can support the development.**
        - Provides access to jobs, services, amenities to provide quality housing within neighborhoods.
        - Neighborhoods need to be engaged about what they would like to see in developments.
        - Neighborhoods and citizens should be involved throughout the process.
    5. **Public/private partnerships to target areas for home rehab, infill, etc. Address neighborhoods in distress by providing incentives for focused private investment. Incentivize private companies, agencies, and nonprofits to invest in the targeted areas.**

- Use the city's economic development model.
- Implement Target Investment Pilot (TIP) strategy in the housing arena. Identify the target areas where financial partners are already focusing (find areas where there is overlap between city and private financial partners)
- Focus on hardest hit areas that may be overlooked

6. **City should establish and define a minimum housing quality standard**
   - Standard should apply to owner and rental occupied housing
   - Use FHA standard as a baseline benchmark
7. **Establish a city-wide rental registry and inspection program that would enforce and incentivize the minimum housing quality standard to promote health and safety**
8. **Partner with local real estate organizations to identify vacant, abandoned, and substandard homes.**
9. **Partner with organizations to provide an annual program to educate homeowners and potential homebuyers on purchasing, maintenance, rehabilitation programs available.**

Homework: Fill out the matrix based on recommendations