



**SPECIAL JOINT CITY COUNCIL AND HOUSING AND REDEVELOPMENT
AUTHORITY WORKSESSION
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM
MAY 21, 2018
5:45 PM**

Call to order

1. Naturally occurring affordable housing (NOAH) update

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.

CITY OF RICHFIELD, MINNESOTA
Office of City Manager

May 17, 2018

Council Memorandum No. 32

HRA Memorandum No. 6

The Honorable Mayor
and
Members of the City Council

Housing and Redevelopment
Authority Commissioners
City of Richfield

Subject: Naturally Occurring Affordable Housing Update

Council Members:

Staff has been researching and collecting feedback on various tools and strategies for preserving naturally occurring affordable rental housing. Staff will present an update on this work at a work session on Monday, May 21, 2018, at 5:45 p.m.

The enclosed hand out illustrates the tools and strategies under consideration and where they fall under four goals for strengthening the City's apartment communities.

Respectfully submitted,



Steven L. Devich
City Manager

SLD:ju
Attachment
Email: Assistant City Manager
Department Directors

STRENGTHENING RICHFIELD APARTMENT COMMUNITIES

GOALS

1. Preserve and improve the quality of existing affordable housing while discouraging displacement of our residents.
2. Diversify the housing stock through targeted redevelopment to provide a variety of rental housing opportunities at a range of income levels.
3. Strengthen protections for renters in order to promote housing stability.
4. Provide support to renters and apartment owners and managers to facilitate successful apartment communities.

1. PRESERVE & IMPROVE

Continue rental licensing program.

Provide Richfield Apartment Remodeling Program.

Offer building permit fee reduction for rehabilitation of affordable units.

Develop the Chamberlain: rehabilitation of 33 existing apartments.

? *Identify buildings at-risk for purchase/rehab/displacement; meet with owners.*

? *Identify buildings in need of physical/management improvements; city response team.*

? *Promote voluntary "Legacy" Program.*

? *Adopt a 4d Policy.*

3. STRENGTHEN TENANT PROTECTIONS

? *Develop tiered rental licensing.*

? *Enact limit on mass non-renewals.*

? *Enact cold weather rule, in case of mass non-renewals.*

? *Enact Fair Housing Ordinance, prohibiting discrimination of Section 8 voucher holders.*

? *Enact tenant protection ordinance: 90-day period without non-renewals or rent increases.*

2. DIVERSIFY HOUSING CHOICES

Actively seek the development of new apartment communities through targeted redevelopment.

Require 20% affordable units in redevelopment projects or contribution in lieu.

Develop the Chamberlain: 31 new units affordable to households earning less than 50% AMI.

Offer building permit fee reduction for construction of new, affordable units.

Require all projects receiving City assistance to include best practices: Section 8 non-discrimination, provide advanced notice of sale, minimum of 2% of all new units reserved for Section 8 tenants (affordable units).

? *Adopt an inclusionary housing policy/ordinance.*

4. SUPPORT RENTERS & APARTMENT COMMUNITIES

Enact Down Payment Assistance Program targeted at Richfield renters.

Continue support of the Kids@Home Program.

Continue local administration of Section 8 Program.

Educate apartment owners about the Section 8 Program.

Support the Richfield Apartment Managers Association.

? *Develop incentives for participation in the Section 8 Program (e.g., landlord/tenant assistance fund).*

? *Create & Implement Tenant Education Programs.*