## 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.
- Seek opportunities for rehabilitation/preservation of existing units in conjunction with new development.
  - Identify NOAH buildings; meet with owners.
  - Identify buildings in need of physical/management improvements; City response team.
- Adopt a 4d Policy/create 4d Program.

### 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.
- 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.
- Implement Inclusionary Housing Policy.

### 3. STRENGTHEN TENANT PROTECTIONS

- Implement tenant protection ordinance: 90-day period without non-renewals/rent increases.
- Implement Fair Housing Policy.
- Explore limit on mass non-renewals.
- Explore cold weather rule, in case of mass non-renewals.
- Explore tiered rental licensing.

### 4. SUPPORT RENTERS & APARTMENT COMMUNITIES

- Enact Down Payment Assistance Program targeted at Richfield renters.
- Continue support of the Kids@Home Program.
- Educate apartment owners about the Section 8 Program.
- Support the Richfield Apartment Managers’ Association.
- Develop pilot “Apartment Liaison” program. Expand program to broader apartment community.
- Develop strategies/communication plan for recognizing renters as valued members of the Richfield community.
- Develop incentives for participation in the Section 8 Program (e.g., landlord/tenant assistance fund).
- Create & Implement Tenant Education Programs.