



DRAFT October 2017

Housing and Economic Development Strategic Plan

Overview of Housing Recommendations

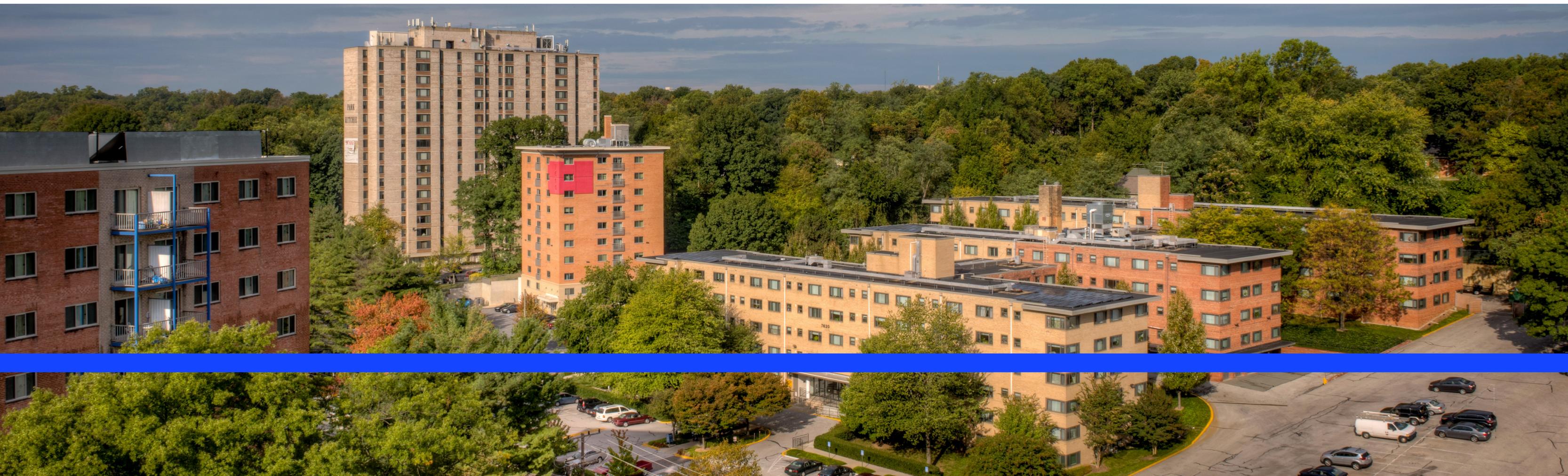


OCTOBER 3, 2018 | CITY COUNCIL WORK SESSION



Housing Goals

- To preserve and expand the range of available housing options
- To maintain the affordability of the existing housing stock
- To increase equity, expand access and improve viability



FACTORS IMPACTING HOUSING

- Increasing percentage of homeowners
- Homeowners more likely to be cost burdened than renters
- Increasing cost of home ownership
- Half of residents can not afford to purchase a home
- Median rental housing costs lower than surrounding areas
- Low rental residential vacancy and turnover rates
- Aging housing stock
- Little multi-family housing construction
- Increasing demand for housing due to regional growth
- Construction of the Purple Line



Program Name

General Action Required

Summary of specific recommendations included in draft Strategic Plan

- Additional staff recommendations

Who Affected - Implementation Period - Estimated Cost - Degree of Impact

Emergency Assistance

Program Modifications

Expand program to include immigrants & refugees

Increase outreach to immigrant & refugee communities

- Develop tools for greater analysis of program impact
- Expand charitable giving opportunities
- Review program parameters to ensure needs addressed

Residents - Short - \$\$ - High



Education & Outreach

Program Modifications

Offer Tenant Rights Course online

- Expand scope of "Ask Moses" series
- Increase use of social media & newsletter resources
- Develop online certification course for landlords
- Expand outreach to landlords
- Create opportunities to engage onsite with tenants

Rental Housing / Residents - Ongoing - \$ - High



Landlord Tenant Mediation

Continue Programming

Continue existing mediation services program

- Proactively work to create new tenant associations
- Expand capacity of existing tenant associations

Rental Housing - Ongoing - \$\$ - High



PILOT Program

Program Modifications

Create database to track and analyze program

- Develop policy for review, approval and monitoring of Payments in Lieu of Property Taxes (PILOT)

Rental Housing - Short / Mid - \$ - High



Rent Stabilization

Ordinance Amendments

Limit occupancy of stabilized units to lower income households, creating mixed income rental properties

- Inform residents of impact of pending exemptions
- Encourage energy efficiency improvements
- Streamline Fair Return Rent Increase process

Rental Housing - Short / Mid - \$ - High



Rental Inspections

Enforcement

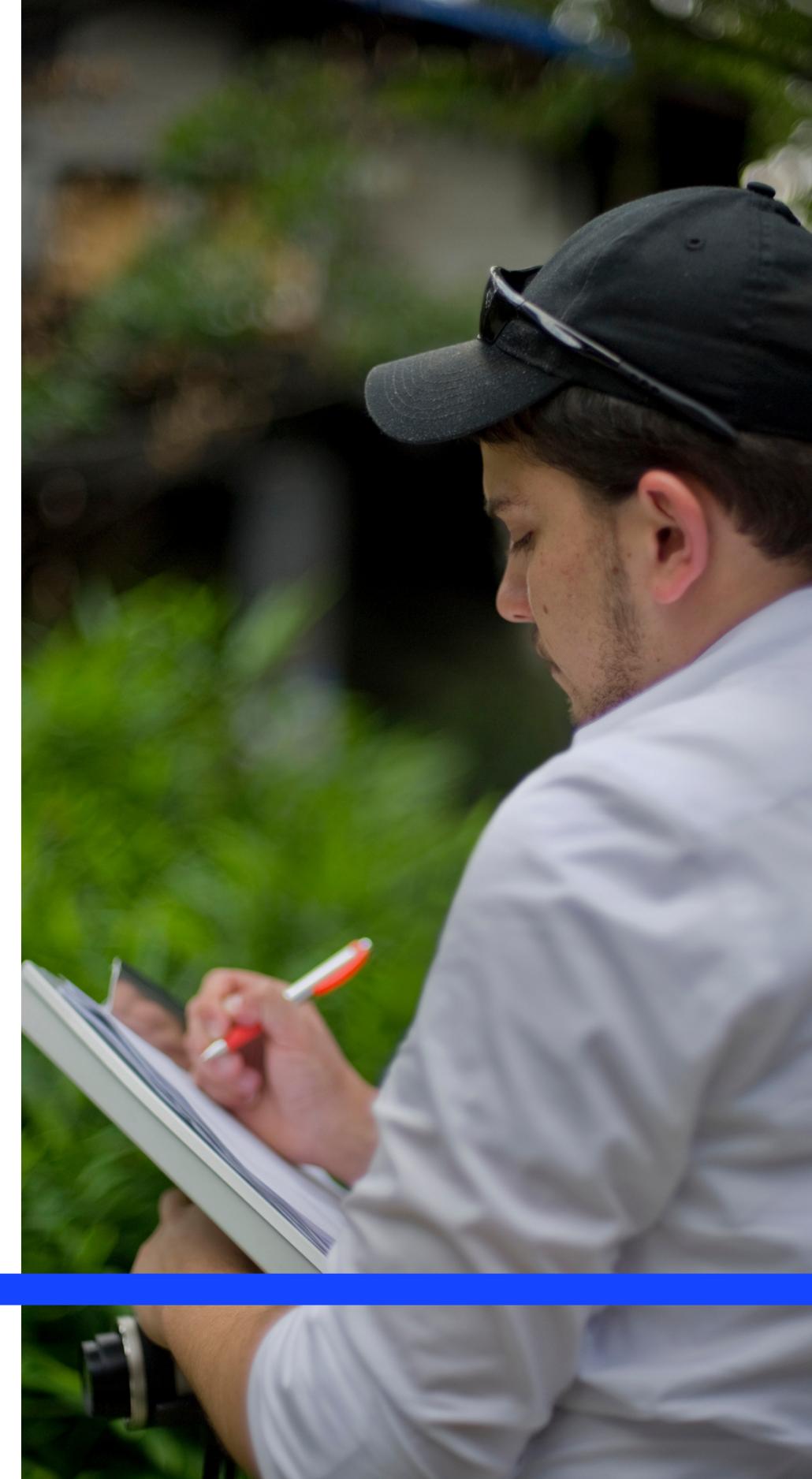
Aggressive enforcement of Property Maintenance Code

Develop higher maintenance standards

Increase fees and frequency of inspections

- Create incentives for high performing properties
- Develop watch list for problematic properties

Rental Housing - Mid - \$\$ - High



Property Management

New Program

Assess feasibility of use of nonprofit property management
Provide seed money for pilot program

Rental Housing - Long - \$\$\$ - Moderate



Down Payment Assistance

Program Modifications

Partner with local lenders to increase access to funds

Partner with local realtor to market program

Require homeownership course and credit counseling

- Restructure program to reflect local housing market
- Increase amount of assistance

Homeowners - Short - \$\$ - Moderate



Housing Rehabilitation

New Program

Apply for HOME funds for owner occupied housing rehab

- Identify additional State and Federal funding options
- Explore opportunities to partner with nonprofits

Homeowners - Mid / Long - \$\$\$ - Moderate



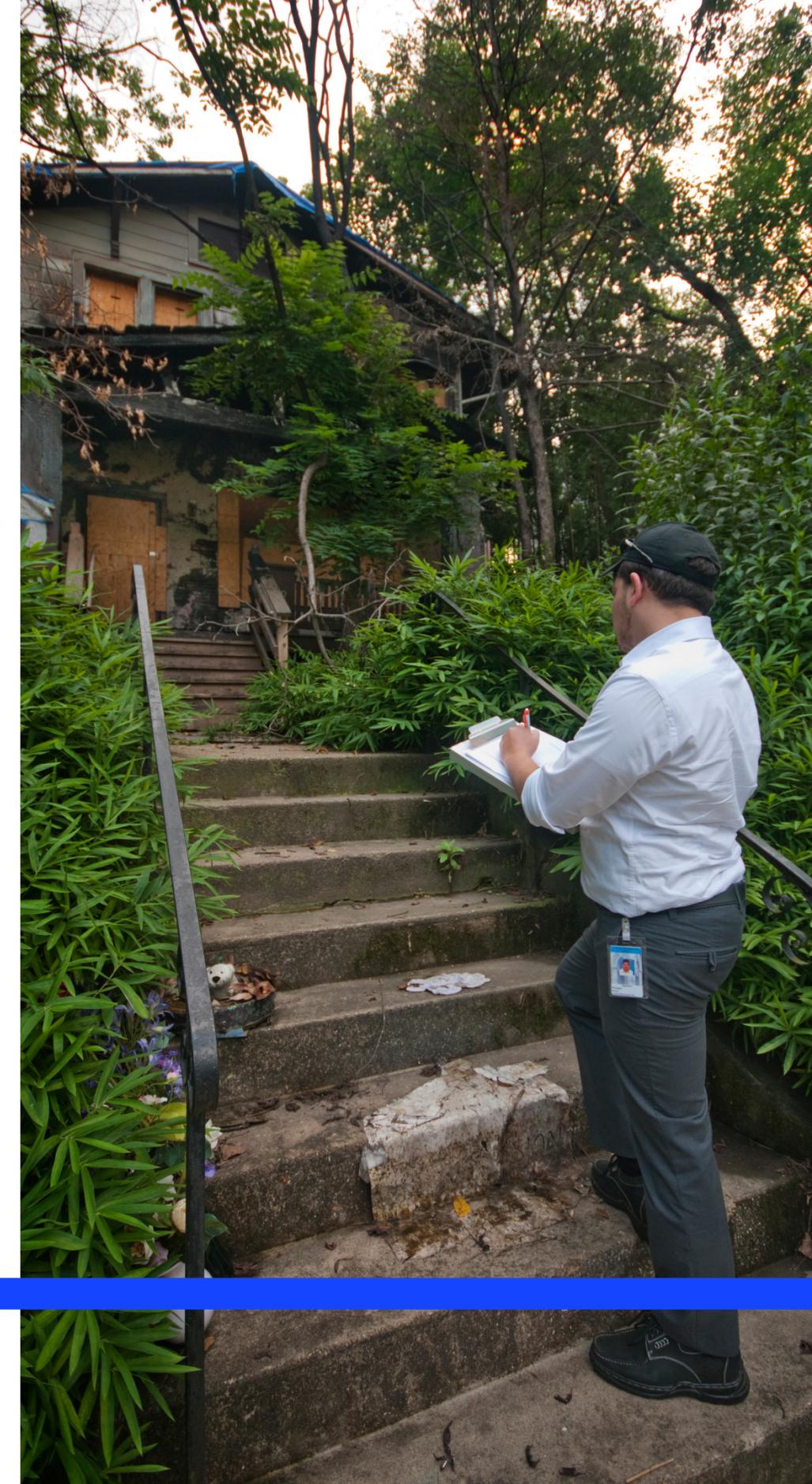
Vacant Properties

Property Tax

Increase property tax rate for vacant properties

- Assess inspection fee for vacant properties
- Ongoing capitalization of Housing Reserve Fund

Property Owners - Mid - \$\$ - High



Tenant Opportunity to Purchase

Program Modifications

Waive option on properties purchased with public funds

- Explore use of City option to purchase SFR
- Waive option on transfer of ownership of properties by affordable housing providers

Rental Housing / Homeowners - Mid - \$\$\$ - Moderate



Accessory Dwelling Units (ADU)

Zoning Modifications

Work with Montgomery County to amend existing zoning ordinance & regulations, eliminating current restrictions and increase opportunities for the establishment of new attached and detached ADUs

- Identify funding options to offset renovation costs

Rental Housing / Homeowners - Long - \$\$\$ - High



Housing Reserve Fund

Funding Commitment

Annual capitalization of fund

Identify and secure additional funding sources

- Identify program and project priorities

Rental Housing / Homeowners - Long - \$\$\$ - High



Community Land Trust

New Program

Facilitate establishment of community land trust

Provide ongoing operating funds

- Investigate use of small, scattered residential sites
- Pursue City's option to purchase properties

Rental Housing / Homeowners - Long - \$\$\$ - High



Mixed Use Development

Redevelopment

Rezone Washington Adventist Hospital campus

- Identify & promote redevelopment opportunities
- Facilitate redevelopment of Recreation Center
- Identify funding incentives



Rental Housing / Homeowners - Long - \$\$\$ - High

Next Steps

- IDENTIFY PRIORITIES
- REFINE RECOMMENDATIONS
- DEVELOP IMPLEMENTATION PLAN
- ACCEPT HOUSING COMPONENT OF DRAFT STRATEGIC PLAN

