

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.

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.

Explore multi-family point of sale program.

3. STRENGTHEN TENANT PROTECTIONS

Implement tenant protection ordinance: 90-day period without non-renewals/rent increases.

Implement Fair Housing Policy.

Enact limit on mass non-renewals.

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

Explore tiered rental licensing.

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. *Review for possible updates.*

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.

