Good Landlord Program

Feedback from Stakeholders

Presentation by Neighborhood Housing & Community Development
Community Development Commission
11.12.2014

History

- Housing Market Analysis reveals affordable housing shortage
- Voucher users need access to affordable units
- Code Compliance issues in past reveal need for accountability
- Housing the Hardest to Serve report recommends a landlord incentive program

Council Resolution 20141002-044

…Be It Resolved:

The City Manager is directed to develop a voluntary "Good Landlord Program" for private sector landlords that meet high standards or help assist with difficult to house individuals and to bring the program back to Council for final approval by December 11, 2014. The program should include target goals and standards along with appropriate recognition and incentives…

Stakeholder Groups

- Austin Apartment Association
- Austin Board of Realtors
- Community Development Commission
- Ending Community Homelessness Coalition (ECHO)
- Housing Authority of the City of Austin
- Housingworks Austin
- Private Landlords
- Austin Tenants' Council
- Re-entry Roundtable
- City of Austin Departments:
  - Austin Code Department;
  - NHCD;
  - Planning Development Review Department;
  - Health & Human Services Department
  - Austin Energy

Potential Attributes

A Good Landlord Will:
- Provide decent, safe and sanitary housing
- Accept vouchers or other rental subsidies
- Provide some affordable units within Fair Market Rent (FMR) as defined by the U.S. Department of Housing and Urban Development (HUD)
- Energy-efficient/Green
- Service-enrichment
- Transit accessibility
- ADA accessible / universal design
- Responsive to code compliance issues
- Tenant protections
  - Re: eviction practices and prevention
  - Education
  - Safety/security
- Reasonable criminal background criteria (reasonable look back policy)
- Appeal process for tenant acceptance

Existing City of Austin Tools/Programs

- Assistance with energy-efficiency upgrades
- SMART Housing program (expedited permitting, etc.)
- Funding for Rehabilitation of Rental property (Rental Housing & Developer Assistance)
- Minor home repair services
- Strong capacity by nonprofit community case management / service providers (i.e. permanent supportive housing)
- Tenant education (required for some rental vouchers)
- Mental Health First Aid Training for landlords and property managers (provided by ECHO)
- Landlord Education
  - Supportive Housing
  - Code Enforcement
  - Rebate Programs
  - Tenants' Rights

Stakeholder Feedback on potential incentives

- Funding to close "gap" by voucher/Fair Market Rent (FMRs)
- Tax incentives (i.e. freeze property taxes post-rehab with affordability restrictive covenant)
- Expedited permitting for rehab/upgrade/code compliance remediation
- Mitigation Fund
- Targeted affordable housing tax credit (Homestead Preservation District)
- Create small area FMRs to raise the value of the vouchers in certain areas (Housing Authority)
- Fast tracked services offered by Planning, Development & Review (permitting, inspections, etc.)
- Training for property managers specific to City of Austin services
- Minor Repair Services offering on-site maintenance provided by the City of Austin for private landlords
- Community-wide recognition (Media sponsor recognizing Good Landlords; private sector donors for program capacity)

Proposed Tentative Timeline

- ## October 21, 2014
  - Informational meeting with HousingWorks Austin and ECHO
- ## November 4, 2014
  - Stakeholder Meeting: Initial Brainstorming of Attributes, Existing Tools, Incentives
- ## November 12, 2014
  - Community Development Commission meeting & Public Comments
- ## December 2014
  - Memo to Council to update on program development & stakeholder process
- ## January 2015
  - Follow up stakeholder meeting to finalize input; discussion of financial feasibility of recommendations
- ## February 2015
  - Review of DRAFT Program Guidelines; Discussion of implementation; Roles, Responsibilities of partners
- ## March/April 2015
  - Final Program Guidelines & possible Request for Council Action

QUESTIONS / FEEDBACK