

RENTAL HOUSING WORKGROUP KICKOFF MEETING

Newark City Council Chambers

April 30, 2019

AGENDA

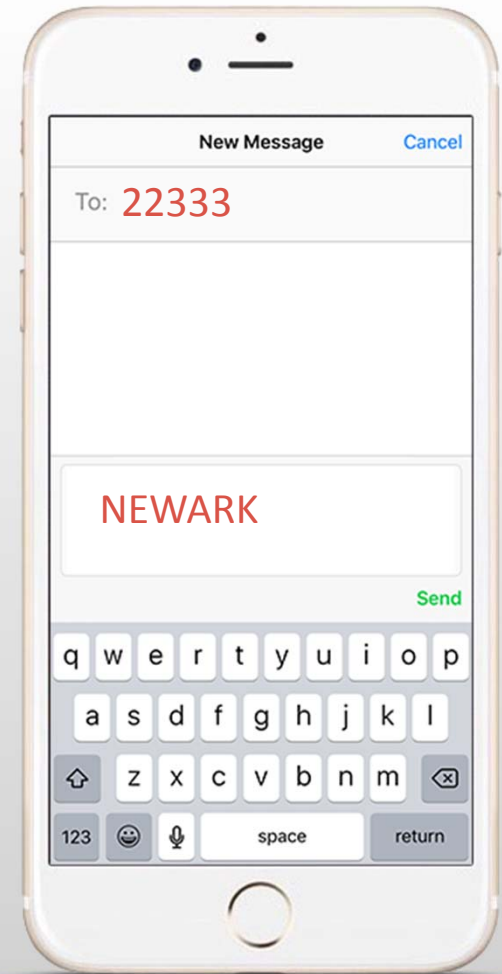
- ▶ **Introductions**
- ▶ **Goals and Outcomes**
- ▶ **Ground Rules/Conflict Resolution**
- ▶ **Roles/Responsibilities**
- ▶ **Meeting Schedule**
- ▶ **Misc. Items/Discussion**
- ▶ **Follow Up/Action Items**
- ▶ **Public Comment Period**



Introductions

POLL EVERYWHERE TIPS AND TRICKS

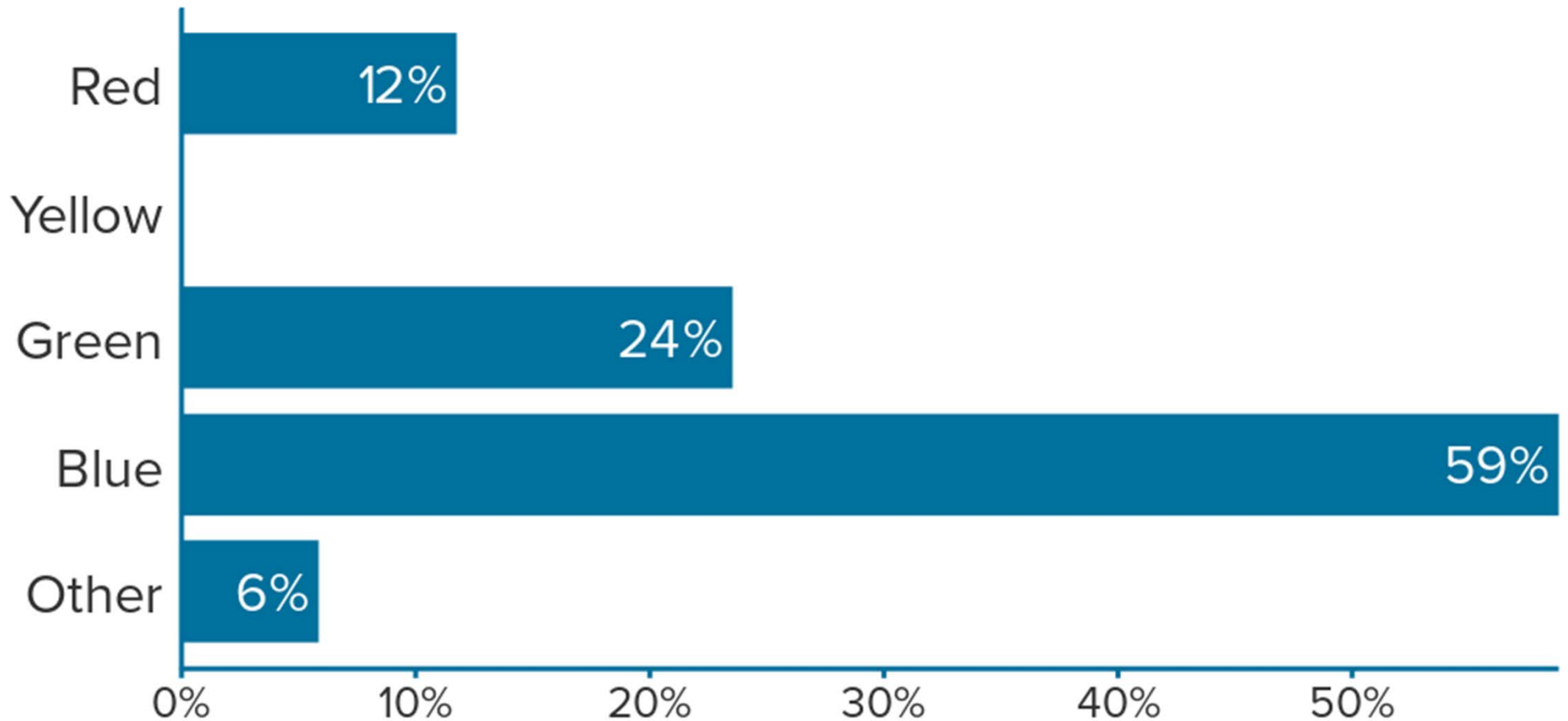
- ▶ **Text: NEWARK**
- ▶ **Phone #: 22333**
 - ▶ Standard text messaging rates may apply
 - ▶ Raise your hand if you need help
 - ▶ For multiple choice, simple reply A, B, C, etc.
 - ▶ For word clouds, reply with a one word answer



What is your favorite color?

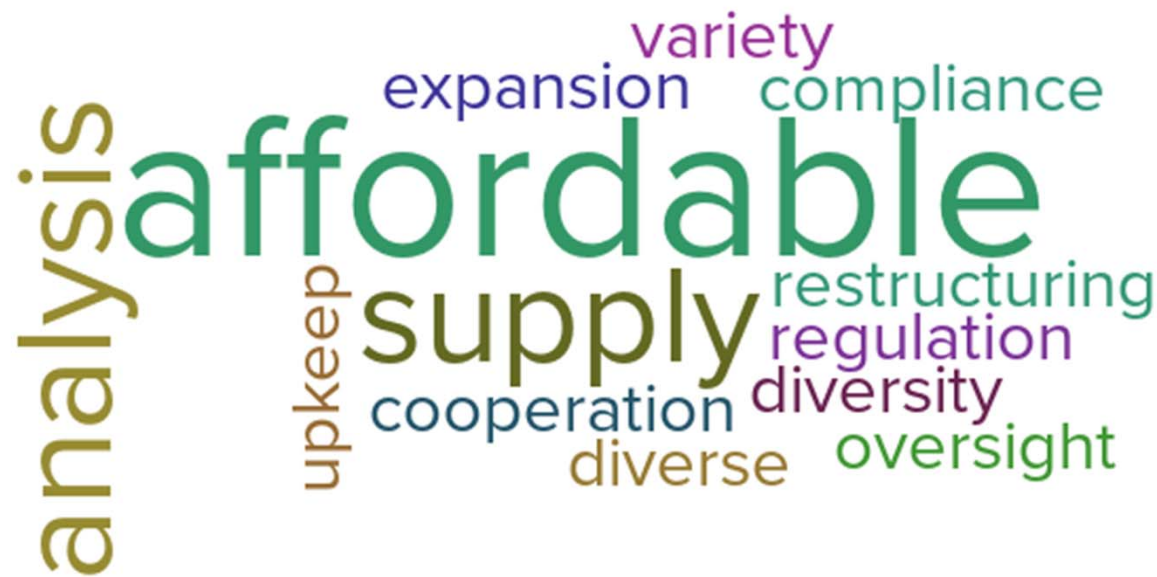


Text **NEWARK** to **22333** once to join



Using just 1 word, describe what the current state of the rental market in Newark needs/is lacking:

 Poll locked. Responses not accepted.



Using just 1 word, describe the biggest obstacle to implementing changes that would better the state of the rental market:

 Poll locked. Responses not accepted.



WORKGROUP TIMELINE



GOALS AND OUTCOMES

- ▶ **Develop and provide rental housing planning, legislative, and policy recommendations to City Council**
 - ▶ Facilitate increased communication, trust and cooperation amongst stakeholders and the public
 - ▶ Provide desirable options for all who want to live in the City of Newark
 - ▶ Improve quality of life for all residents of Newark

1. UNIVERSITY OF DELAWARE STUDENT GROWTH SUBCOMMITTEE

- ▶ Rental Housing Needs Assessment analysis
- ▶ University projections for growth
- ▶ Student housing impacts in the City
- ▶ University's obligations for student housing
- ▶ Locations for student housing

2. RENTAL PERMITS SUBCOMMITTEE

- ▶ Rental inspections – potential revisions to ordinance
- ▶ Policing of rental properties
- ▶ Role of University Police, Newark Police, and Newark Code Enforcement
- ▶ Nuisance properties
- ▶ Fees
 - ▶ Property maintenance violations
 - ▶ Review of fines and citations

3. NON-STUDENT RENTAL HOUSING SUBCOMMITTEE

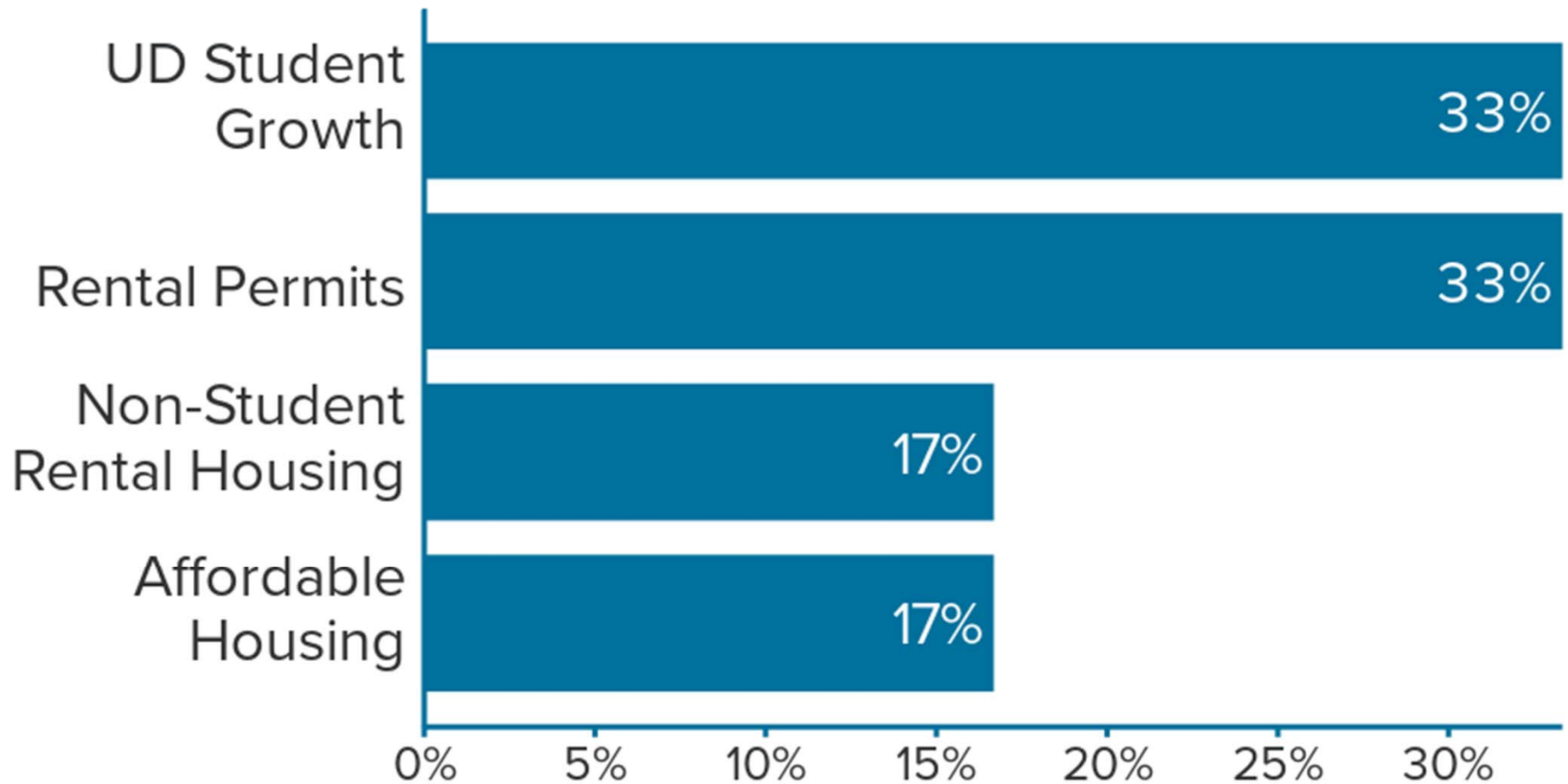
- ▶ Creation of incentives for:
 - ▶ Over 55
 - ▶ Young professionals
 - ▶ Families
 - ▶ Market rate
- ▶ Review 55+ ordinance
- ▶ Consider charter change for homesteading
- ▶ Identify neighborhoods/areas of the City

4. AFFORDABLE HOUSING SUBCOMMITTEE

- ▶ Identifying the need
- ▶ Exploring policy options to incentivize
- ▶ Exploring partnerships to increase affordable housing stock
- ▶ Developing programs

Which Subcommittee is of most interest to you?

📱 Text **NEWARK** to **22333** once to join



GROUND RULES

- ▶ Everyone has a chance to speak without interruption
- ▶ No idea is a bad idea - all ideas and opinions will be respected
- ▶ All participants are invited to ask questions of an existing point of view
- ▶ The focus is on goals, not solutions or personal intention - the group will create solutions to agreed upon, mutual goals
- ▶ Before each meeting ends, the group will jointly design next steps that demonstrate the level of commitment necessary to succeed

CONFLICT RESOLUTION

- ▶ Take time to understand the problem (stripped of emotion and personal needs)
- ▶ Once problem is understood/defined, generate ideas to solve the problem
- ▶ Prioritize solutions
- ▶ Develop recommendation

Using just 1 word, describe how you envision the future of the rental market in Newark:

 **Poll locked.** Responses not accepted.



Using just 1 word, describe what is needed/how we get there:

 Poll locked. Responses not accepted.



ROLES AND RESPONSIBILITIES

- ▶ Workgroup Chair - provides advisory support for Workgroup efforts and final recommendations
- ▶ Subcommittee Chairs - group spokesperson to Workgroup
- ▶ Consultant Support - facilitation and technical support

MEETING SCHEDULE

Meeting	Date
Workgroup Meeting #1 (Kickoff)	April 30, 2019
Subcommittees 1 and 2 Meeting #1	May 14, 2019
Subcommittees 3 and 4 Meeting #1	May 16, 2019
Subcommittees 1 and 2 Meeting #2	June 11, 2019
Subcommittees 3 and 4 Meeting #2	June 13, 2019
Workgroup Meeting #2	June 26, 2019
Subcommittees 1 and 2 Meeting #3	August 13, 2019
Subcommittees 3 and 4 Meeting #3	August 15, 2019
Workgroup Meeting #3	August 21, 2019
Workgroup Meeting #4	September 25, 2019
Council Presentation	TBD October 2019

NEXT STEPS

- ▶ Subcommittee Meetings
 - ▶ Meeting 1 – Identify issues and goals
 - ▶ Meeting 2 – Review existing conditions, opportunities, and constraints
 - ▶ Meeting 3 – Develop strategies and recommendations

- ▶ Workgroup Meetings
 - ▶ Meeting 2 – Review subcommittee goals and existing conditions, opportunities, and constraints
 - ▶ Meeting 3 – Review subcommittee recommendations
 - ▶ Meeting 4 – Discuss final recommendations to present to Council



Questions?



Public Comment Period



Thank You!

Please visit: <https://www.newarkde.gov>
for more information

Email questions or comments to:
nderentworkgroup@jmt.com



Newark Rental Housing Workgroup

Subcommittee #1 – UD Student Growth Kickoff Meeting Notes

April 30, 2019

Overall Issues and Discussion Points

- Large concern whether current reports and statistics are giving a clear and representative picture of what the state of students/student housing really is like in Newark
 - Projections for campus and student growth need to be better understood across the board
 - The University is set on growing, but the community as a whole needs to better understand what that growth means
 - Sprawl doesn't have to be the answer – growth can be achieved that fits everyone without sprawl happening
 - City should develop a straightforward “Rulebook” for development
 - Before any types of permits are given out, it must be understood what the needs specifically are
- Are students required to be/do students want to be in a certain mileage of campus for off-campus housing?
 - From a developer's perspective, yes - as close to downtown as possible
 - Transportation availability drives a lot of this: while it's easy to ship students out, it is difficult to get them back in
 - Student apartments (cheaper) that are outside of central Newark exist – the bus system that they ran failed
- Key discussion point: the location of student housing – where is it now and where is it going?
 - There is a concern if there is enough infrastructure to support growth
 - Recognition that there is a community concern that Newark is going to become completely made up of UD and student population
 - There was the thought that the university population, council, and business/landlords used to coexist, but there is beginning to be a divide
 - There is a disconnect between what the university/city actually needs
 - The focus on new student housing should be in areas that are already run down (i.e. streets and houses in disrepair), density could be changed in these areas
 - These streets need master planning efforts
- Housing trends in Newark: single family homes are struggling to fill (rentals to students) – students want to live together
 - Independence is key: no mandatory meal plans, don't have to move out during the summer, etc.
 - Students prefer townhome/apartment living



- Friction is coming from residents who are complaining to the Council about UD. Council then complains to the University → there needs to be a better system to resolve issues and tension
 - The idea of give and take doesn't happen enough – there needs to be a long-term vision in which the 3 key players (the University community/Council/businesses and landlords) work in tandem to increase respect between the three
 - Without the University of Delaware, what would Newark be?

Action Items

- Rental Housing Needs Assessment Analysis - is this portraying an accurate picture?
- University projections for growth - must be understood by all
- Student housing impacts in the City - understanding where students are and where they want to go is key
- University's obligations for student housing - what are future plans?
- Locations for student housing - current needs must be clearly understood

Newark Rental Housing Workgroup

Subcommittee #2 – Rental Permits Kickoff Meeting Notes

April 30, 2019

Overall Issues and Discussion Points

- Adam Fahringer will Chair
- Focus will be on: inspections, enforcement, and fines and fees
- Important to have UD representation on subcommittee – believe reps from the Office of Conduct will be most appropriate (Holly Harvey-Dudlek and/or Vinny Jackson were suggested) – would like to explore treatment of off campus violations being handled the same way as on campus
- There is an MOU in place that gives City police jurisdiction over university-owned housing
- How likely is it that we'll be able to change ordinances? Changes can be made – people need to compromise, needs to be legally defensible (several ordinances have not been able to be enacted recently because of this), and Council and public must support. Takes about 6 months.
- Police are seeing the same landlord come up time after time for violations, especially around occupancy
- Rental inspections are 50/50
 - Would it be possible for properties to be placed on a “good” list if they allow inspections regularly and pass? Would need to be endorsed by the University, not the City.
 - Current program not really working, hard to backup legally, unsure of how to enforce
 - What role does the tenant play in inspections - can we see results of inspection requests?
 - What is preferred – self or third party inspections?
- What is the relationship between deed restrictions and ordinances in neighborhoods? HOA covenants are not enforceable.
- How can we deter overcrowding?
 - Enforcement (focused)
 - Taking away rental permits
 - Policy changes
 - Fines/penalties
 - Accountability to UD
- Need partnership with UD to enforce/enact change
- Nuisance laws are really tough to apply to party houses – they are more for places where drug use, prostitution, and violence are rampant (and even then can still be difficult)
- City police don't have the manpower to break gatherings up
- Need to consider a “third strike and you're out” policy since many are repeat offenders
- What are the current rental permit fees? \$200 for single family homes, \$45 for apartment units
- Consider incentivizing compliance and penalizing tenants vs. landlords
- There are no bars, clubs, etc. for students to hang out/party in Newark



Action Items

- Tim and/or Adam to pull results of inspection requests
- Elisabeth to request UD Office of Conduct representation/participation on subcommittee



Newark Rental Housing Workgroup

Subcommittee #3 – Non-Student Housing Kickoff Meeting Notes

April 30, 2019

Overall Issues and Discussion Points

- Housing for families is difficult to find in the City – many choose to live outside the City for good quality and affordable housing
- There are not many good options for young families and single parent families who need affordable options
- More affordable areas in the city tend to be areas perceived to have more crime
- Housing developments are all being built for students. The unit design and cost is not ideal for family living
- Some housing developments were originally supposed to be non-student housing, but after completion became primarily student housing
- Housing developments are replacing community landmarks – the Bowling Alley was a thriving business and community center that was closed and demolished for future housing development
- University student housing is driving the prices up
- When home owners decide to sell, the homes are most likely purchased by land lords to rent to students
- There is a lot of discrimination by landlords who prefer not to rent to young families who don't have good credit history established yet
- Many students come from areas where cost of living is much higher and often have a parent co-sign a lease, so landlords find these groups to be more profitable and less risky than renting to young families
- Many landlords are ignoring the codes allowing more students than allowable by law in units. However, Code Enforcers don't have the resources to confirm number of persons living in individual units.
- There is a "Zone" around the University where students prefer to live to be in close proximity to student activities. Areas outside that zone are now starting to get more student residents.
- Newark is growing and traffic congestion is also a big issue – traffic volumes are noticeably less when the University is not in session
- Subcommittee Goals
 - Identify policies to support more diverse housing options
 - Identify areas where Non-Student Housing is needed and should be developed
 - Identify opportunities to promote more home ownership
 - Identify opportunities to improve/refurbish existing housing stock for non-student families

Action Items

- Review map of housing locations (need to coordinate with Mary Ellen Gray to obtain data for mapping)
- Review best practices from other cities



Newark Rental Housing Workgroup

Subcommittee #4 – Affordable Housing Kickoff Meeting Notes

April 30, 2019

Overall Issues and Discussion Points

- Identified the need for affordable housing
 - There are currently about 500 people on the waitlist for affordable housing in Newark
 - Tax credit properties (Victoria Mews) requires an income to apply which puts pressure on low income families (NHA has a working preference)
 - High rent or rent increases often drives low-income individuals and families to New Castle and Wilmington, DE to find homes
 - Senior housing in Newark often costs more than owning home in the area
- Understanding the communities we are serving
 - Seniors don't necessarily want to be living in "senior communities"
 - Developers need to be educated about the area/people they are developing for
 - Differences between Section 8 Housing and Affordable Housing were discussed
- Explored incentivizing options
 - Seniors need half the amount of space as student renters, developers could create buildings with twice as many units per building by cutting down on unit sizes that appeal more to the senior community
- Identified partnership best practices in other cities/towns
 - Looking at organizations, missions, foundations, and neighborhoods like Longwood Foundation, Wilmington Land Bank, Kingswood in Wilmington, and Habitat for Humanity as models for best practices
 - Park Place in Newark could be a location for future positive development
- Identified additional possible goals for the subcommittee
 - Create a diverse housing environment where people from all levels of the scale can find homes
 - Review the zoning code regulations
 - Current zoning practice is based off unit/acre and parking needs not by square foot, that can be exclusionary toward seniors
 - "Inclusionary Zoning" is not always in the best interest of low-income renters
 - Families don't necessarily want to live in designated low-income units of a building that is primarily occupied by college students
 - A "low-income" option in some buildings can cost \$2,000/month

Action Items

- Zoning Maps – RA, BB, and High Density for City of Newark
- Zoning code for rental properties in City of Newark



- Background on Longwood Foundation, Wilmington Land Bank, Kingswood in Wilmington, and Habitat for Humanity plus additional organizations involved in affordable housing partnerships
- Chas HUD Tables for City of Newark renters
- Accessory Dwelling Units – Kent County
- ECHO (Elder Cottage Housing Opportunity) Units – Kent County
- Section 8 and Affordable Housing definitions and continue discussions
- Continue discussion on partnership best practices