



City of Newark
Rental Housing Workgroup

PUBLIC SIGN-IN

Check here if
you'd like to
comment publicly

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Organization (if applicable)

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City of Newark Rental Housing Workgroup

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Dr. Freeman Williams	Newark NAACP	freemanwilliams@comcast.net	302-640-4239	
Dennis Aninias	Newark Police			✓

About the City of Newark Rental Housing Workgroup

The City of Newark Rental Housing Workgroup (the Workgroup) was formed in Spring 2019 with the main goal of developing and providing rental housing planning, legislative, and policy recommendations to City Council. Subgoals include:

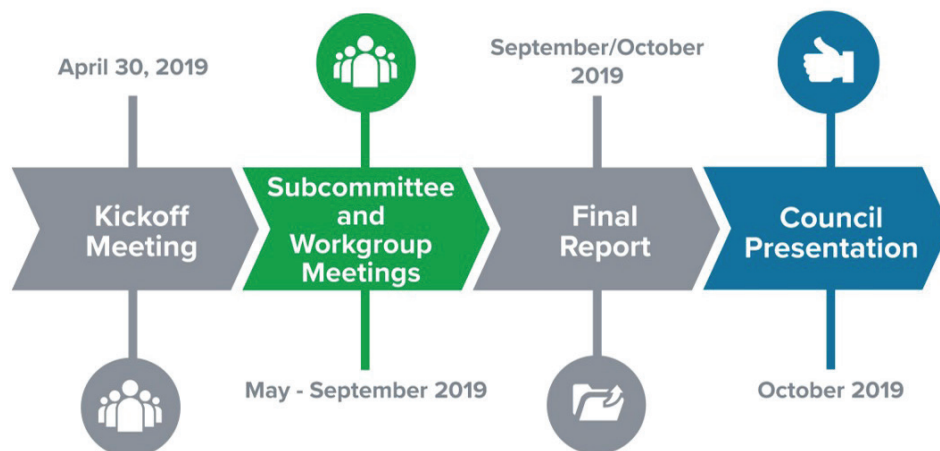
- Facilitating increased communication, trust and cooperation amongst stakeholders and the public
- Providing desirable options for all who want to live in the City of Newark
- Improving quality of life for all residents of Newark

The Workgroup is Chaired by Marguerite Ashley (Mayor's Representative), and split into 3 subcommittees:

- University of Delaware Student Growth: chaired by Michele Kane, University of Delaware Residence Life and Housing
- Rental Permits: chaired by Adam Fahringer, City of Newark Property Maintenance Inspector
- Non-Student and Affordable Housing: chaired by Freeman Williams, Newark NAACP

All members were appointed by the Mayor, City Council, and City Planning staff.

The Workgroup and subcommittees have been meeting on a monthly basis to identify issues and develop recommendations. Below is the Workgroup's overall timeline:



1. University of Delaware Student Growth Subcommittee

The subcommittee has drafted the following recommendations to date:

- Institute a community relations campaign utilizing key players: City of Newark, Downtown Newark, and University of Delaware
- Incentivize development around job centers, like the STAR Campus, to encourage more opportunities to live and work in Newark
- Reference Newark student and residential population data and projections when approving residential development projects to ensure proposed capacity is fulfilling a need

2. Rental Permits Subcommittee

The subcommittee has drafted the following recommendations to date:

- Rental Inspection Program
 - Develop education component
 - Develop a “what to expect” document/inspection list
 - Make interior inspections voluntary
 - Reduce rental permit late fees to around 5% (currently 25%)
- Do away with Student Home Classification Ordinance
- Exempt Zone Home Occupancy - increase occupancy on exempt streets based on what’s allowable specific to each home’s square footage and number of bedrooms
- Code Enforcement to work more closely with landlords to investigate and discuss violations that tenants may be responsible for before issuing fines/citations
- Police
 - Expand code/provision 404.8.3.D to include all misconduct
 - Improve process in place for landlords to report damage they believe was caused by tenants
- University of Delaware - assign a Blue Hen Ambassador to work with representatives from the landlords’ group

3. Non-Student and Affordable Housing Subcommittee

The subcommittee has drafted the following recommendations to date:

- Develop inclusionary zoning model to help rent-burdened families find good quality rental housing and incentivize more diverse and affordable housing stock options
- Revise zoning codes to allow Accessory Dwelling Units at owner-occupied homes
- Re-instate the Promoting Owner-Occupancy of Homes (POOH) or similar program, to increase home ownership. Consider using inclusionary zoning fee-in-lieu structure for program revenue.
- Identify additional federal, state, and private funding sources for affordable renter and home ownership programs
- Work with the Workgroup and Public Safety officials to improve safety and increase neighborhood appeal for non-student renters

Workgroup Next Steps

The remaining meeting schedule is as follows, the exact date to present the recommendations to City Council is to be determined, but expected to take place in October 2019.

Meeting	Date
Subcommittees 1 and 2 Meeting #3	August 13, 2019
Subcommittee 3 Meeting #3	August 15, 2019
Workgroup Meeting #3	August 21, 2019
Workgroup Meeting #4	September 25, 2019
Public Meeting #2	TBD Fall 2019
Council Presentation	TBD October 2019

RENTAL HOUSING WORKGROUP PUBLIC FORUM

Council Chambers

July 25, 2019



Rental Housing Workgroup Background

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

WORKGROUP TIMELINE



MEET THE WORKGROUP

- ▶ Workgroup Chair - Marguerite Ashley, Mayor's Representative
- ▶ Subcommittee Chairs
 - ▶ University of Delaware Student Growth – Michele Kane, University of Delaware Residence Life and Housing
 - ▶ Rental Permits - Adam Fahringer, City of Newark Property Maintenance Inspector
 - ▶ Non-Student and Affordable Housing – Freeman Williams, Newark NAACP



UD Student Growth Subcommittee

SUBCOMMITTEE GOALS

- ▶ Develop community relations campaign in partnership with City of Newark and University of Delaware
- ▶ Gain a better understanding of what rental properties are available and what development projects are in the pipeline
- ▶ Gain a better understanding of University of Delaware current student population and expected population and campus growth

RECOMMENDATIONS

- ▶ Institute a community relations campaign utilizing key players: City of Newark, Downtown Newark, and University of Delaware
- ▶ Incentivize development around job centers, like STAR Campus, to encourage more opportunities to live and work in Newark
- ▶ Reference Newark student and residential population data and projections when approving residential development projects to ensure proposed capacity is fulfilling a need



Rental Permits Subcommittee

SUBCOMMITTEE FOCUS AREAS AND GOALS

► Focus Areas:

- Inspections
- Enforcement/Fines and Fees
- Student Home/Exempt Zone Homes

► Goals:

- Make rental properties safe for all tenants by ensuring interior inspections take place on a regular basis
- Look into revisions or incentives that allow for better enforcement or provide benefits that encourage compliance before enforcement is necessary. Revisit fine/fee structure, timing, etc.
- What is a student? Ordinance is unenforceable as is. Consider upping exempt zone home occupancy to condense student population and free up rental homes for additional populations.

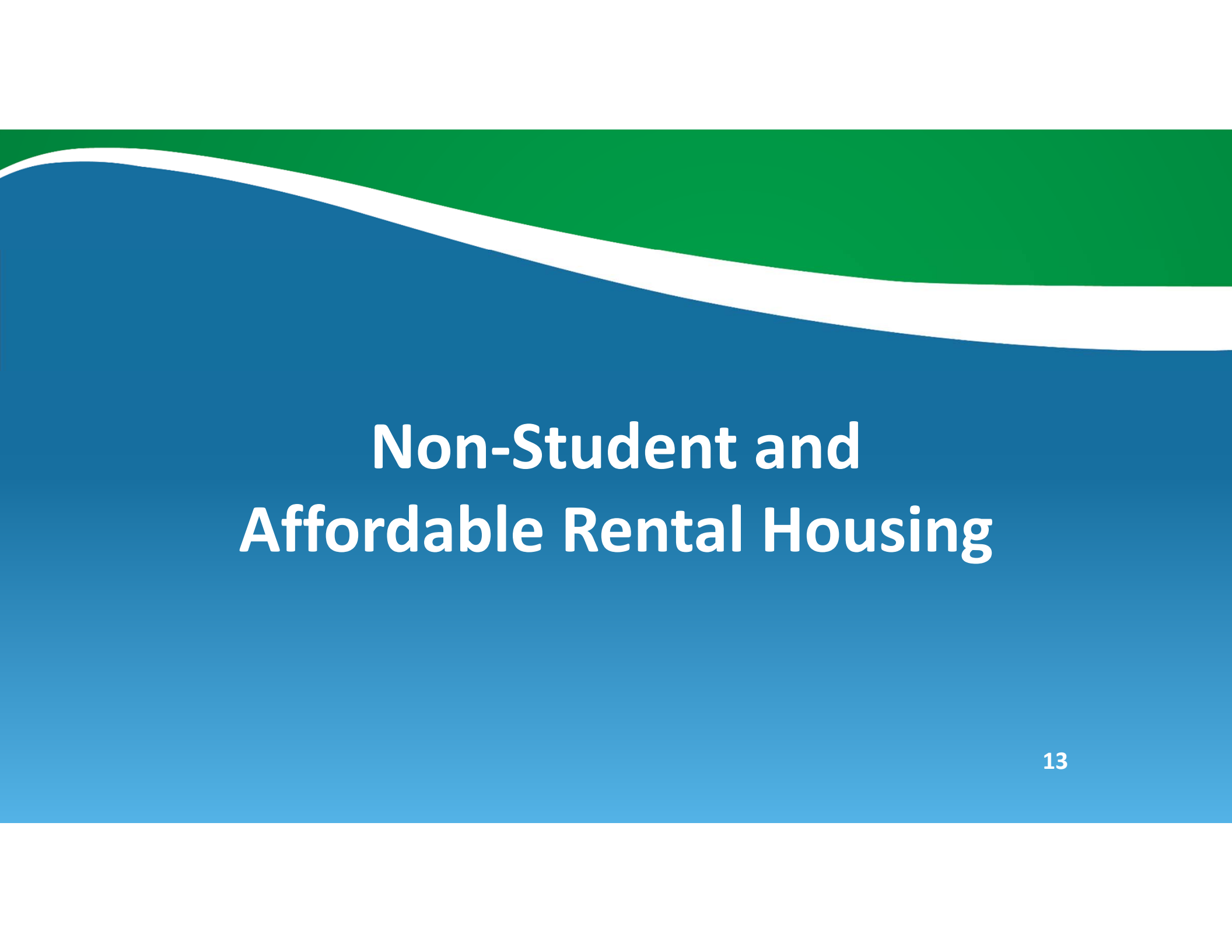
RECOMMENDATIONS

▶ Rental Inspection Program

- ▶ Develop education component
- ▶ Develop a “what to expect” document/inspection list
- ▶ Make interior inspections voluntary
- ▶ Reduce rental permit late fees to around 5% (currently 25%)
- ▶ Do away with **Student Home Classification Ordinance**

RECOMMENDATIONS

- ▶ **Exempt Zone Home Occupancy** - increase occupancy on exempt streets based on what's allowable specific to each home's square footage and number of bedrooms
- ▶ Code Enforcement to work more closely with landlords to investigate and discuss violations that tenants may be responsible for before issuing fines/citations
- ▶ **Police**
 - ▶ Expand code/provision 404.8.3.D to include all misconduct
 - ▶ Improve process in place for landlords to report damage they believe was caused by tenants
- ▶ **University of Delaware** - assign a Blue Hen Ambassador to work with representatives from the landlords' group



Non-Student and Affordable Rental Housing

COMBINED SUBCOMMITTEE GOALS AND TOOLS

► Goals:

- Better understand rental housing demand in Newark
- Identify opportunities for rent-burdened families to find rental housing within City limits
- Identify opportunities to collect revenue and incentivize diverse and affordable housing options
- Identify areas to improve safety and increase neighborhood appeal for non-student renters
- Identify locations to increase development density and support diverse rental housing development
- Identify opportunities to increase home ownership with rent to own programs and conversion of rental units to owner-occupied homes

► Tools:

- Zoning Modifications
- City Programs
- Private Developer/
Landlord Initiatives

RECOMMENDATIONS

- ▶ Develop inclusionary zoning model to help rent-burdened families find good quality rental housing and incentivize more diverse and affordable housing stock options
- ▶ Revise zoning codes to allow Accessory Dwelling Units at owner-occupied homes
- ▶ Re-instate the Promoting Owner-Occupancy of Homes (POOH) or similar program, to increase home ownership. Consider using inclusionary zoning fee-in-lieu structure for program revenue.
- ▶ Identify additional federal, state, and private funding sources for affordable renter and home ownership programs
- ▶ Work with the Workgroup and Public Safety officials to improve safety and increase neighborhood appeal for non-student renters



Next Steps

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
Public Meeting #1	July 25, 2019
Subcommittees 1 and 2 Meeting #3	August 13, 2019
Subcommittee 3 Meeting #3	August 15, 2019
Workgroup Meeting #3	August 21, 2019
Workgroup Meeting #4	September 25, 2019
Public Meeting #2	TBD Fall 2019
Council Presentation	TBD October 2019



Thank You!

Please visit:

[https://newarkde.gov/1118/Rental-
Housing-Workgroup](https://newarkde.gov/1118/Rental-Housing-Workgroup)
for more information

Email questions or comments to:
nderentworkgroup@jmt.com



Newark Rental Housing Workgroup Subcommittee #1, Student Growth – Public Meeting Notes July 25, 2019

Subcommittee Members in Attendance

Michele Kane, Chair
Tina Jackson

Facilitator:
Allysha Lorber, JMT

Subcommittee Background

The purpose of this subcommittee is to develop goals and recommendations to improve housing conditions and neighborhood cohesion in the City of Newark with a focus on issues related to UD student growth. The following is a summary of the discussion and comments from the Public Meeting and will be taken into consideration as the subcommittee and workgroup finalize recommendations.

- The subcommittee has participated in multiple meetings since Spring of 2019, and currently, recommendations are being developed for consideration by the City Council. Additional ideas are still being discussed. Preliminary recommendations by this subcommittee include:
 - o Institute a community relations campaign utilizing key players: City of Newark, Downtown Newark, and University of Delaware.
 - o Incentivize development around job centers, like STAR Campus, to encourage more opportunities to live and work in Newark.
 - o Reference Newark student and residential population data and projections when approving residential development projects to ensure proposed capacity is fulfilling a need.

Meeting Notes

- Community members questioned the projected student growth and whether housing supply on and off campus could meet demand.
 - o Student growth is primarily projected for Graduate degree programs. The current University administration is not focused on growing undergraduate student admissions. Graduate degree programs typically do not increase demand for housing, since graduate students are often already established in their homes and commuting to campus, or taking classes online.
 - o The current dorm supply is meeting the demand for on-campus housing. In general, freshman students and a limited number of upper-class students live on campus. The current number of on-campus residents is about 7,400, and about 4,000 are freshman. Most others live off campus.
 - o The University does not know if students living off-campus are residing at home, within the City of Newark, or outside the City. A student survey could help to better understand how many students are living in rental housing within the City.
 - o The current dormitories are typically double-occupancy rooms, and UD's statistics on housing capacity are based on double occupancy. However, the dorm rooms are designed and permitted as "Expandable" to allow up to three occupants. UD will add a third occupant to a room if there is a need for more housing capacity. Rooms with 3 occupants have a lower cost to students.
 - o UD recently closed the Rodney and Dickenson dormitories. They were outdated and considered too far from campus. UD does not plan to replace these with new dormitories.

- o Existing rental housing and developments already approved and underway are projected to meet the demand for student housing. Currently, planned development in the City will accommodate about 1,000 beds.
- o UD and the City of Newark support housing development by the private sector off campus. This helps to increase the tax base in the City and allows for more flexible housing opportunities.
- o UD also owns several residential properties off campus, which are rented out on a short-term, temporary basis to incoming faculty as they seek permanent housing.
- Quality of life in Newark's neighborhoods has been affected by increasing student population off campus.
 - o Property owners want to have better information about who owns and is living in neighborhood rental properties. This is important so they know who to contact. Can there be a way for residents to obtain this information from the City?
 - Leases should also list all residents.
 - o In general, landlords could do more to maintain and clean their properties. Tighter standards for property maintenance should be considered. Stronger penalties should be considered for repeat offenders.
 - o Previous property complaints should be considered before new rental permits are granted to landlords.
 - o Incentives, or positive recognition (such as awards or endorsements) could be granted to rental properties kept in good condition. This should be done by a third party such as the City, UD, a Builders Association, or other trade group, and the recognition could be used in advertisements by the landlord.
 - o Community relations can be improved by defining and upholding common courtesies. Several ideas to facilitate this include:
 - Landlords could be more proactive in helping students to better understand rules and common courtesy – especially for students living on their own for the first time.
 - UD can publish a "Good Neighbor Guide" for students to understand rules and common courtesy.
 - Homeowner associations and community groups can help to better define expectations for being a good neighbor.
 - Permanent residents can be more proactive in reaching out to renters to build better relationships.
 - o A potential business growth opportunity may be maintenance contractors who can be hired to help maintain and fix rental properties. Entrepreneurs, UD students, or local Vo-Tech students may be interested in building these businesses for income. UD and the City of Newark can help promote these businesses.
- The process to find quality housing and compatible roommates is difficult.
 - o Students are put into a stressful situation trying to find roommates and housing early in the school year for the following year. It is particularly difficult for freshman and transfer students who have not yet built social networks and do not know the community as well.
 - o A number of online sources help people to find housing, roommates, or sublets. However, there is no single source for this information. A few examples include:
 - UDClassifieds – only accessible to faculty, staff, and students of UD. The popularity of this site seems to be dropping, and off campus landlords cannot access it.
 - Places4Students.com – an online search for housing and the main source that UD Office of Student Affairs directs people to view
 - UDwell.com – another online source for housing
 - Facebook groups – there are several dedicated to housing

- o UD Office of Student Affairs can help to facilitate a roommate swap for people who decide they don't want to live together anymore.
- o Private landlords are often contacted by people seeking housing, and try to help facilitate housing and roommate matches.
- o A more centralized, single source system to find housing and match roommates would be beneficial.
- Community development and investments could improve overall quality of life in the City of Newark
 - o Some housing developments are transitioning from student-focused to non-student housing. Will this affect student housing demand?
 - o Higher density housing opportunities are needed for non-students.
 - o A study to determine rental housing vacancy rates city-wide can help determine overall demand and help the City determine where to invest.
 - o Transit growth is helping Newark to be better connected at the regional scale. With a new train station, people can work or attend classes in Newark while living further away.
 - o Allowing non-UD students and staff to use the UD bus service could improve mobility and accessibility for Newark residents.
 - o The City is lacking diverse recreational opportunities that can help attract more families and permanent residents. New "night life" opportunities that cater to non-students can help the City become more diverse. Ideas such as Microbrews, restaurants with outdoor patios, summer concert spaces, bowling alleys, etc. were shared.
- The Workgroup process needs to be transparent
 - o Workgroup and subcommittee meetings are all open to the public, but inconvenient to some because they occur during the workday. Additional opportunities to participate in the process are needed.
 - Subsequent meetings will remain open to the public, information about the Workgroup is regularly updated online, and two additional Workgroup meetings have been added to the schedule during weekday evenings allowing more stakeholders to participate in the discussions.
- Recap summary of recommendations suggested during the Public Meeting include:
 - o Property owners want to have better information about who owns and is living in neighborhood rental properties. This is important so they know who to contact. Can there be a way for residents to obtain this information from the City?
 - o Tighter standards for property maintenance should be considered. Stronger penalties should be considered for repeat offenders.
 - o Previous property complaints should be considered before new rental permits are granted to landlords.
 - o Incentives, or positive recognition (such as awards or endorsements) could be granted to rental properties kept in good condition. This should be done by a third party such as the City, UD, a Builders Association, or other trade group, and the recognition could be used in advertisements by the landlord.
 - o Community relations can be improved by defining and upholding common courtesies. Several ideas to facilitate this include:
 - Landlords could be more proactive in helping students to better understand rules and common courtesy – especially for students living on their own for the first time.
 - UD can publish a "Good Neighbor Guide" for students to understand rules and common courtesy.
 - Homeowner associations and community groups can help to better define expectations for being a good neighbor.

- Permanent residents can be more proactive in reaching out to renters to build
- o UD and the City of Newark can help promote businesses that offer property maintenance services.
- o A more centralized, single source system to find housing and match roommates would be beneficial.
- o A study to determine rental housing vacancy rates city-wide can help determine overall demand and help the City determine where to invest.
- o Allowing non-UD students and staff to use the UD bus service could improve mobility and accessibility for Newark residents.



Newark Rental Housing Workgroup Subcommittee #2 – Rental Permits Public Meeting Notes July 25, 2019

Subcommittee Members in Attendance

Adam Fahringer, Chair

Tim Poole

Dennis Aniunas

Kevin Mayhew

Jeff Dixon

Facilitator:

Elisabeth McCollum, JMT

Subcommittee Background

The purpose of this subcommittee is to develop goals and recommendations to improve the rental permits process and related items such as inspections, fines, etc. in the City of Newark. The following is a summary of the discussion and comments from the Public Meeting and will be taken into consideration as the subcommittee and workgroup finalize recommendations.

- The subcommittee has participated in multiple meetings since Spring of 2019, and currently, recommendations are being developed for consideration by the City Council. Additional ideas are still being discussed. Preliminary recommendations by this subcommittee include:
 - o Rental Inspection Program
 - Develop education component
 - Develop a “what to expect” document/inspection list
 - Make interior inspections voluntary
 - Reduce rental permit late fees to around 5% (currently 25%)
 - o Do away with Student Home Classification Ordinance
 - o Exempt Zone Home Occupancy - increase occupancy on exempt streets based on what’s allowable specific to each home’s square footage and number of bedrooms
 - o Code Enforcement to work more closely with landlords to investigate and discuss violations that tenants may be responsible for before issuing fines/citations
 - o Police
 - Expand code/provision 404.8.3.D to include all misconduct
 - Improve process in place for landlords to report damage they believe was caused by tenants
 - o University of Delaware - assign a Blue Hen Ambassador to work with representatives from the landlords’ group

Meeting Notes

- Student Home Ordinance
 - o Can the no student rentals within 10 times of an existing student rental law be added to a general rental permit?
 - o How can we stop further conversion of owner occupied homes to rentals? By increasing density on exempt streets/changing density in a specific area. Kevin Mayhew exempt streets study predicts that 123 more beds will become available if occupancy by number of rooms/square footage is allowed.

- Number of Rentals in the City
 - o How can we protect the City from all properties becoming rentals? Isn't there a formula or recommendation for what percent should be? Can urban/community planners recommend the ideal density?
 - o There have been conversations in the past about capping the number of rental permits issued by the City
 - o This is a touchy subject, and as things are shifting, more and more younger people are preferring to rent vs. buy (not just students)
 - o Any idea what the percentage of properties in Newark have rental permits? Think between 6,000 – 7,000 (1,800 of those are single family homes.)
 - o Concerns that student renters are temporary and don't/won't buy into the community
 - o There are currently over 1,000 rental units being planned throughout the City
 - o Attacking by zoning is not the solution
 - o Kent County Diamond State Federal Land Trust – purchased and managed homes that were then fixed up and sold to qualifying families to prevent inventory from turning into rentals
 - o Vacant property is not something that anybody in a City wants
- Inspections
 - o Right now, interior inspections are mandatory in the code, but not enforceable (so they are voluntary) – the recommendation to update the code to say voluntary makes it enforceable
 - o Can leases require that tenants let inspectors in?
 - o Has a merit-based program been considered (i.e. if you pass inspection, can you wait 2-3 years before your next or get placed on a list)?
 - o New Jersey has a law that a house has to be inspected every time a tenant changes – can Newark do something similar? Not realistic based on the makeup of Newark's rental market and City staffing (most homes would have to be inspected on June 1st when students move out, and the City only has 3 inspectors.)
 - o At one time, private/third party inspections were proposed? Bill/ordinance did not pass.
 - o New potential rental property has to be inspected so the owner can get approval to rent
 - o How do apartment/unit inspections work? If a building has 14 or less units, each one is individually inspected; over 14 units requires onsite maintenance and only common areas are inspected.
- Rental Permits
 - o Can they be issued every 2-5 years instead of yearly?
 - o Can bills and inspections be consolidated for owners of more than 1 rental property?
 - o Complaints of property owners/landlords not receiving bills and having to pay late fees
 - o Owner occupancy verification really only comes up if a question is raised about the need for a rental permit (example in question was about parents buying a house for a student)
- Property Maintenance Code
 - o Need to adopt latest (2019) – City is still using 2009
 - o City currently looking into adopting 2018
 - o Draft ordinance amendments will be made available to the public for review and comment before adopted
- Landlord Responsibility
 - o Landlords should keep an eye on their property and make sure tenants are doing what they're supposed to – can't blame tenants for everything
 - o The neighborhood pays the price of bad behavior and irresponsibility – who makes tenants responsible – police, landlord, parents?
 - o Sharing who's on each property's lease with the police would be really helpful

- o What is the current process for reporting tenant damage? There really isn't one.
- Unruly Social Gathering
 - o Has helped in some cases, but not in others – really in place to address mega parties
 - o Repercussions from the 2 cases in Spring have not been fully felt yet – Fall rollout (student and parent education)/enforcement) will really help
- Police Activity/Relations
 - o Are police tracking how many arrests have occurred at each property with each tenant? Is there a 3 strikes and you're out policy? No, and very tough to track/document because it takes a long time to get from arrest to court date (usually more than 9 month school year.)
 - o Police will be partnering more closely with UD police – university punishment for violations has more of an impact on students than police tickets, fines, etc.
 - o Community service is a great punishment, the students really don't like it
 - o Police also working closely with Greek life to help improve situations and relations
 - o Student behavior around the City has improved greatly in the past 5-10 years
- Recommendations for Consideration
 - o Can leases require that tenants let inspectors in?
 - o Has a merit-based program been considered (i.e. if you pass inspection, can you wait 2-3 years before your next or get placed on a list)?
 - o Rental Permits
 - Can they be issued every 2-5 years instead of yearly?
 - Can bills and inspections be consolidated for owners of more than 1 rental property?
 - Complaints of property owners/landlords not receiving bills and having to pay late fees
 - o Need to adopt latest (2019) Property Maintenance Code – City is still using 2009
 - o Sharing who's on each property's lease with the police would be really helpful



Newark Rental Housing Workgroup Subcommittee #3 – Non-Student and Affordable Rental Housing Public Meeting Notes July 25, 2019

Subcommittee Members in Attendance

Marguerite Ashley, Workgroup Chair
Meghan George
Mike Fortner
Ryan Straub
Blaine Hackett
Mary Ellen Gray, City of Newark

Facilitator:
Sarah Diehl, JMT

Subcommittee Background

The purpose of this subcommittee is to develop goals and recommendations to better understand rental housing demand and identify opportunities to increase diverse and affordable housing options and increase homeownership in the City of Newark. The following is a summary of the discussion and comments from the Public Meeting and will be taken into consideration as the subcommittee and workgroup finalize recommendations.

- The subcommittee has participated in multiple meetings since Spring of 2019, and currently, recommendations are being developed for consideration by the City Council. Additional ideas are still being discussed. Preliminary recommendations by this subcommittee include:
 - o Develop inclusionary zoning model to help rent-burdened families find good quality rental housing and incentivize more diverse and affordable housing stock options
 - o Revise zoning codes to allow Accessory Dwelling Units at owner-occupied homes
 - o Re-instate the Promoting Owner-Occupancy of Homes (POOH) or similar program, to increase home ownership. Consider using inclusionary zoning fee-in-lieu structure for program revenue.
 - o Identify additional federal, state, and private funding sources for affordable renter and home ownership programs
 - o Work with the Workgroup and Public Safety officials to improve safety and increase neighborhood appeal for non-student renters

Meeting Notes

- Public Housing in Newark - where is it?
 - o Discussion about the Newark Housing Authority to better understand what the NHA is and what it does.
 - o NHA is owner of the properties and is federally funded by HUD
- Why does everyone say that it is unfeasible to develop anything other than student rentals?
 - o High rental rates and developments are targeting students (even though anyone can rent those units)
 - o Students will pay the price to live in these areas, but families can't/shouldn't...
 - o There is a general perception that nothing will actually be done in the City to help the non-student population
- This is a universal issue
 - o How does the degree of this issue in Newark compare to other cities across the country?

- Community suggestion - when designating new affordable housing, X amount should be set aside for the elderly
- How can the City keep students out of affordable housing within the “desirable areas” if it were to be provided?
 - o Eligibility by income would have to be key for those units
 - o Must be able to get developers to commit – but why would they?
 - o Partner with non-profits to create affordable housing
- General question about mass transit - what progress has been made?
 - o UD potentially going to allow non-students to ride UD transit buses, recognizing that Newark transit is sometimes hard and inconvenient to use
 - o How to monitor? Could create an inexpensive bus card for residents to buy on a monthly/yearly basis that would allow them access to UD transit services
- Can a City ordinance be passed to force the development of affordable housing?
- Perception issues with University growth - how is the university keeping up with providing housing for students, especially with projected growth?
 - o Are they pushing the demand out into the city if they aren't actually providing enough housing?
 - o This should not be a City issue
 - o Why isn't UD building more dorms?
- An equilibrium of supply and demand must be met
- Research **Bloomsburg University of Pennsylvania** and how they dealt with student housing, etc.
 - o Successful system of revoking rental permits if not compliant with the Student Home Ordinance
- What about parents that buy homes for their kids (a UD student)?
 - o Kid should technically be a 50% owner on the deed
- Some meeting participants were in favor of increasing density from 3-4 on exempt streets
- **Potential new recommendation community wants considered** - identify areas where students want to live and increase density in those specific neighborhoods
 - o This will pull students out of the neighborhoods
- Subcommittee to consider supporting the Planning and Development department's recent suggestion for focus zone locations in the Comprehensive Plan, for locations to guide student housing
- This is as much about variety as it is affordability