

**2016 Ashland Landlord Forum  
Summary and Input Received**

Thank you for your contribution as a landlord in the City of Ashland! In December, 2016 the City of Ashland held the first Ashland Landlord Forum at the Ashland Fire Station. For those of you able to attend, your time and input will continue to inform conversations and decisions made within the city as we work together to address Ashland's housing needs. Below are the highlights from the conversation as they pertain to the agenda set forth for the meeting. We will be in touch regarding plans for follow up meetings to continue discussing housing in Ashland!

Sincerely,  
Mayor Lewis and City Planning Staff

*Let's talk about rentals!*

**2016 Ashland Landlord Forum**

December 14, 2016  
9:00-11:00 am  
Ashland Fire Station (220 6th St E)

Please join Mayor Deb Lewis and City staff to discuss:

- ⇒ Purpose of the Rental Registration ordinance
- ⇒ Landlord feedback on the ordinance
- ⇒ City housing improvement goals
- ⇒ How can the City assist landlords?

· Refreshments provided ·      · No RSVP necessary ·



## **Highlights**

### Rental Registration Purpose and Background

- ❖ Improving Ashland's housing stock, especially rentals, has been identified as an economic development goal in the SOARs Forum and Comprehensive Plan revision.
  - Comp Plan consultants did a drive around rating of properties, with 2/3 of the 4 and 5 homes (those in the most disrepair) were rental properties
- ❖ Seasonal Property Maintenance Specialist has difficulty contacting landlords, so registration is intended to reduce staff time involved in getting in touch with landlords
- ❖ Not to punish or put burden on landlords, but rather to help them by making it easier to get in contact with them in the event of a complaint on a property they own
- ❖ The fee was not intended to produce profit or budgetary cushion, just to cover administrative costs

### Feedback on Rental Registration

- ❖ There have been ample additional fees associated with other projects (i.e. the school referendum), so the annual fee of \$30 per dwelling should be reconsidered.
  - Could be a onetime fee per property owner, with additional fee only charged when property changes ownership to update contact information
- ❖ Overall, supportive of purpose of ordinance without the fee
- ❖ Should have input sessions such as this before major decisions are made that impact the landlord community

### What can the City do to assist landlords?

- ❖ Formalize communication with landlords about new people or developers who are looking for rentals (both affordable and higher end)
- ❖ Facilitate quarterly Landlord Forums
- ❖ Offer CDBG loans for landlords, which are 0% interest loans over a 10 year period.
- ❖ Attempt to extend Housing Improvement Program (HIP) home repair assistance funds to landlords (currently only available for single family homes)
- ❖ Facilitate connections between volunteers and local landlords to assist with repairs and facade improvements
- ❖ Provide resource guide of reliable roofers, contractors, etc. for repairs
- ❖ Look into targeted demolitions of properties through grant or WEDC funding
- ❖ Encourage police to work with landlords for tenant issues to support landlords
- ❖ Look into a fund to help renters offset additional costs that occur, because often landlords end up absorbing those costs
- ❖ Better ensure water is turned off when not paid so that the bill does not end up on landlords
- ❖ Explore changes to regulations in setbacks and green spaces

### Potential Future Steps/Collaborations

- ❖ Networking/communication system between landlords to share resources and information
- ❖ Training resources to protect and assist landlords
- ❖ Foster better connections between local landlords and the Housing Committee