

LANDLORD TRAINING

Council Work session

April 5, 2021

STABLE HOUSING = STABLE COMMUNITIES

VIOLENCE is a SYMPTOM of BIGGER PROBLEMS



- GOALS:**
ECONOMICALLY DIVERSIFY THE CITY AND REDUCE RECIDIVISM!
- ✓ INCLUSIONARY ZONING: % OF UNITS DEDICATED TO AFFORDABLE UNITS
 - ✓ LAWFUL SOURCE OF INCOME AS A PROTECTED CLASS
 - ✓ STRENGTHEN HOUSING CODE TO PREVENT SLUM HOUSING
 - ✓ EXPANSIVE AFFORDABLE HOME OWNERSHIP PROGRAM
 - ✓ REMOVE SECTION 8 HOUSING AUTHORITY LIMITATIONS FOR FE
 - ✓ FAIR CHANCE POLICY FOR EMPLOYMENT & HOUSING

BRIDGING the GAP

SHIFTING PERSPECTIVES
CHANGING BEHAVIORS

FAIR HOUSING TRAINING FOR RENTAL PROPERTY (RE-)CERTIFICATION

- This request originally came from the Bridging the Gap Recommendations to require training for rental property owners.
- After meeting the idea was to combine the fair housing and neighborhood inspections training to provide better overall service to the community.
- **Impact:** Potentially prevent discrimination and resulting effects of it, so that Des Moines moves towards becoming a community free from discrimination and barriers to fair housing.

WHY RENTAL CODE & FAIR HOUSING TRAINING?

- The goal is to improve the rental stock in the city
- Proactive rather than Reactive:
 - To ensure owners and managers understand what is understood of them as rental property owners on the front end to reduce complaints by tenants and improve overall service.
- Increase compliance
 - Make sure the owners/managers understand code requirements
- Increase accountability
 - Through successful completion of the training owner/managers will be expected to understand responsible property maintenance
- Inspection staff will be required to take the training to understand what is being expected of owners/managers

BEST PRACTICES

- Dubuque: Successful Rental Property Management training program
 - program is offered two times a year
 - attendance mandatory for property owners/managers
 - Topics Include: Identifying quality tenants, Writing rental agreements, Handling evictions, Property security and fire safety, Police services, Rental property inspections
- Cedar Rapids: “SAFE-CR” (Secure And Friendly Environments in Cedar Rapids)
 - held twice each year for new landlords.
 - Required for new landlords
 - Topics covered: Background Checks, Crime Prevention Through Environmental Design, Eviction, Fair Housing Standards, Gangs and Graffiti, Property Maintenance Standards, Rental Agreements and Tenant Rights

FAIR HOUSING

- Intro to DMCHRC
- Equal Opportunity Law & History
- Introduction to Fair Housing Laws
- Common Fair Housing Issues
- Hot Button Fair Housing Issues
 - Disability Rights under the FH Act
 - Service Animals
 - Ex-Offender Rights
- Investigative Process for Cases

RENTAL CODE

- Process for renting a property
 - Business information
 - Rental license
- Setting up an inspection
 - Payment of fees
- Owners responsibility for maintenance and upkeep

INSPECTIONS

- General Maintenance – Exterior
- General Maintenance – Interior
- Basement/Cellar
- Maximum allowed Occupancy
- Mechanical System requirements
- Plumbing system requirements
- Electrical system requirements

PERMITS AND OTHER DOCUMENTATION

- Information on when permits will be required
- Inspections on fire suppression systems
 - Fire extinguisher tags
- Furnace inspections as requested

WORKMAN LIKE REPAIRS

- *Workmanlike* means repairs, maintenance work, alterations or installations that are a request, directly or indirectly, by the enforcement of this chapter which shall be executed and installed in accordance with the manufacturer's instructions and executed in a skilled manner, generally plumb, level, square, in line, undamaged, without marring adjacent work, using compatible materials approved for the use, like in nature and look to remaining material if there is a partial replacement or repair to maintain the structure and premise in good condition.

CRIME FREE MULTI-HOUSING

Introduction to the program offered by the Des Moines Police Department

To assist landlords dealing with criminal activity

Provides information on a community-based solution

EXPECTATIONS OF THE TRAINING

- Will be conducted online
- Will have a testing component to assure understanding of material
- Required when a rental license is renewed
- Staff will update training as code changes occur

NEXT STEPS

- Chapter 60, rental code will be amended in connection with the roll out of Energov
- Staff will work to find a program that can be used for training
- The program will developed and made available by Fall of 2022
- Successful completion of the training will be require for license renewals after January 1, 2022

THANK YOU

Questions and comments