

To: Community Development Committee
From: Caroline Gregerson
Re: Housing Renovation Program
Date: October 5, 2020

Feedback Received and Responses

Non-Conforming Use

Since the Committee last met, staff met with David Reinhart of Building and Inspections and Tim Acklin. In clarifying the Washburn Residential Zoning, it was determined that the requirement added that all non-conforming use apply for a conditional use permit for conforming use. Staff determined that, other than the additional cost, this would be an easy process and would be required for the program to be successful. Approximately 60% of the properties in the Washburn and Downtown Neighborhood are non-conforming use with Washburn Residential.

Match

Council Member Janssen suggested a match requirement for rentals, this has been added.

Concern around violations of owner-occupied deed restriction

Despite the penalty, there was some concern around tracking of the owner-occupied deed restrictions. This was raised at the Economic Development Committee meeting. Staff will commit to sending a mailing annually to recipients of the program to confirm owner-occupied restriction. There is a risk there may be some who seek to take advantage of the program (issue of a college student purchasing the home and being the only person on the deed).

Is there the opportunity if you took advantage of the “old” renovation program, to “refinance” with the City and get the better rates offered? Staff recommendation is no.

Neighborhood Input Meeting Tuesday 5:30 PM (3 in attendance)

Support of casting a broad net and extending the project passed Main Street.

Questions

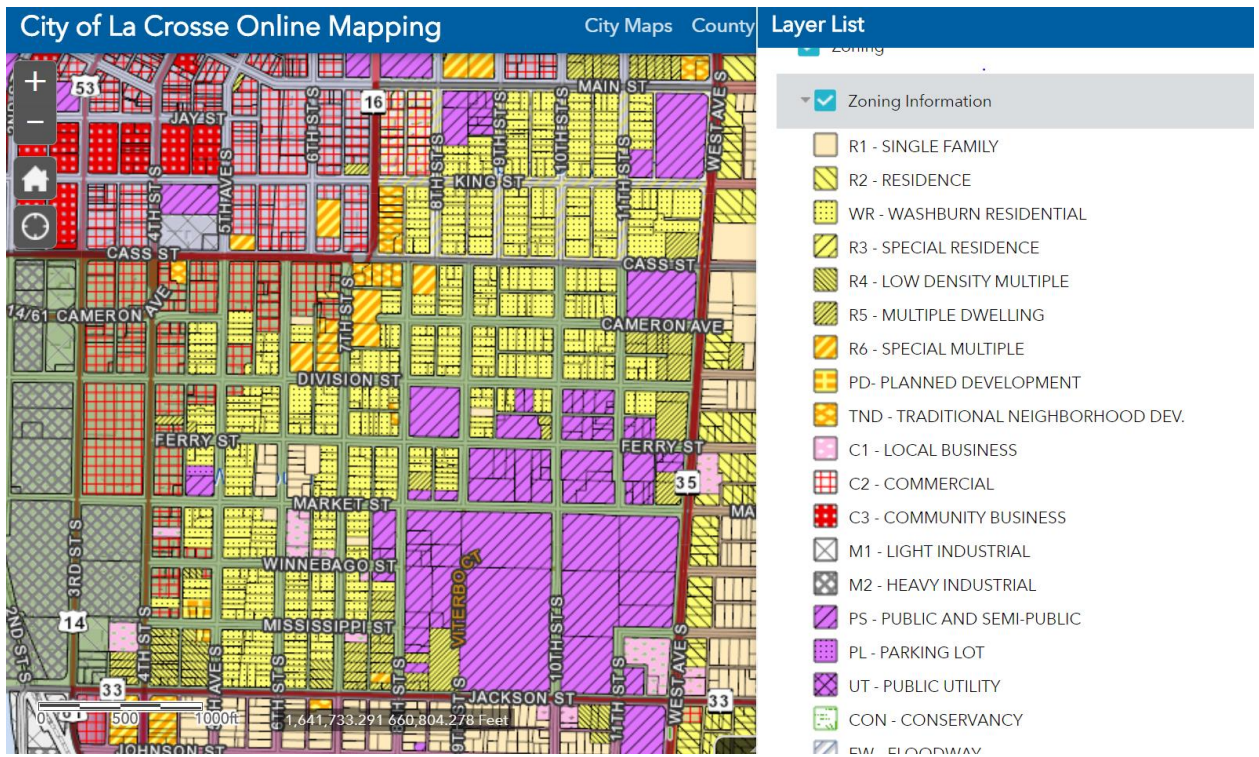
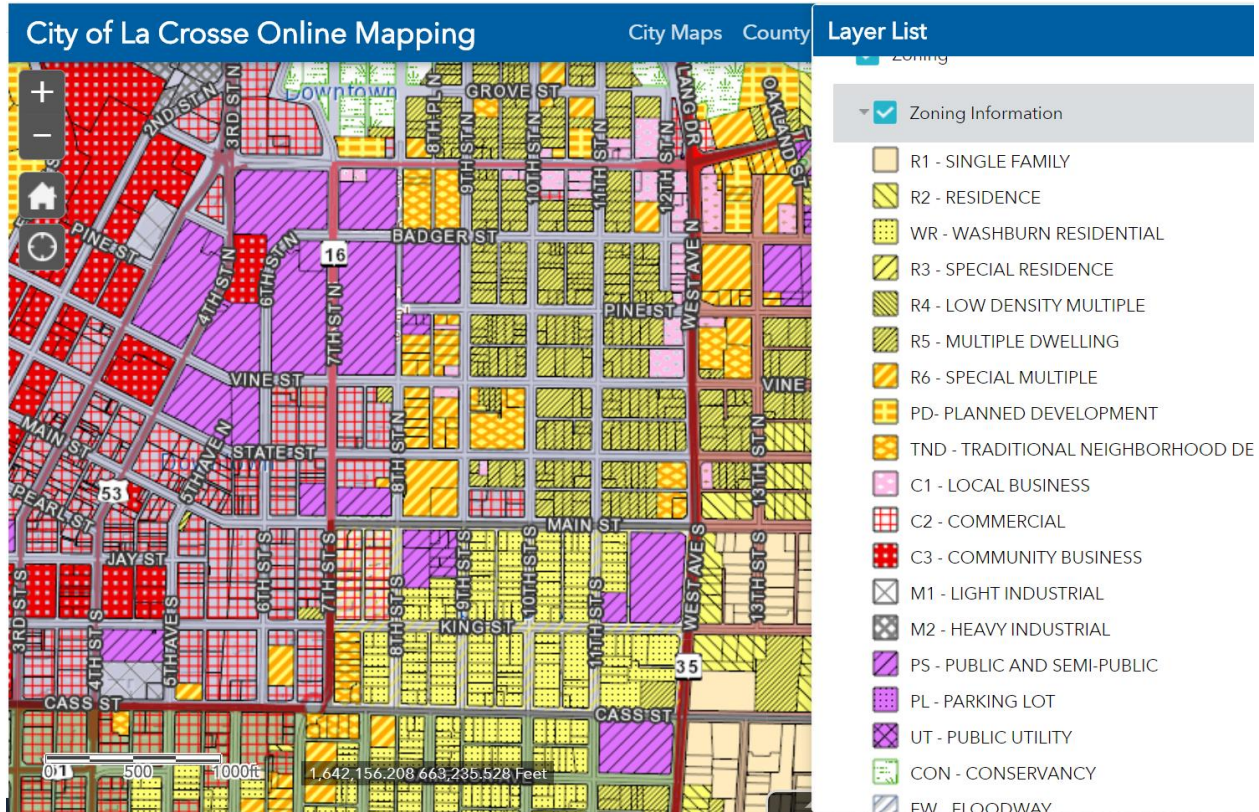
- Why is the loan forgiven after 10 years? (Concern from person who took advantage of this program)
- Need a conforming use permit for 4-plex in Washburn residential zones.

Comments

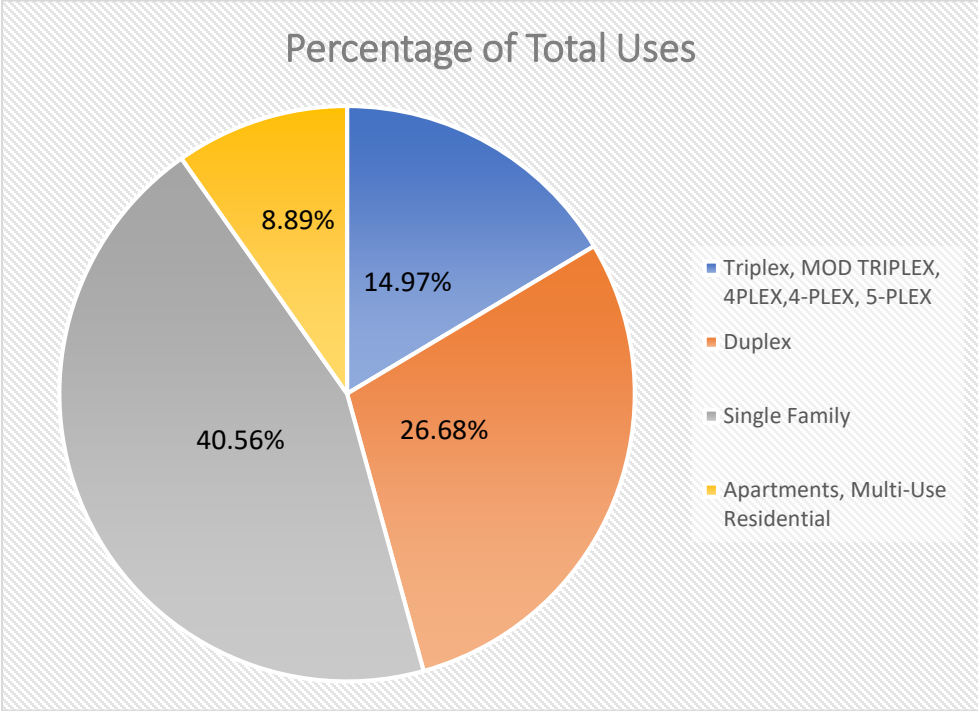
- Try to find a way to target properties to owners that already in violation. (have been ordered by the city)
 - o Tell realtors to relay this program to home buyers
- Better job of marketing the program

To Common Council in November

Maps of Existing Zoning



Graph of existing uses



Washburn Residential Zoning - Non-Conforming Property Use

