

HOUSING AND NEIGHBORHOOD PLAN (2015) 2022 UPDATE

GOAL 1: Attract and Retain New Residents to Shaker, Increase Demand for Houses and Increase Property Values

KEY PRINCIPLES

- Shaker should enhance its ability to compete in the regional marketplace as a place to live, work, and shop by leveraging public funds to enhance its competitive position.

PROGRAMS

- Marketing of City's housing initiatives and neighborhoods to attract a wide variety of new residents and educate residents.
- Implement Transit Village Project in northern Moreland.
 - Townhomes of Van Aken
 - Van Aken Mews
 - Infill homes on Sutton Road
- Support County down payment assistance program. Support/promote other County and non-profit housing programs.
- Expand infill housing program, focusing on development of new housing types.
 - Research housing products desired by home buyers, i.e., for aging in place; first floor masters.
 - Research best practices to attract infill opportunities, i.e., Requests for Proposals.
- Promote transportation alternatives.
- Continue to obtain grant funds and implement transportation alternatives.
- Study multipurpose paths and bicycle infrastructure in Lee Road and Van Aken Blvd.
 - Confluent Senior Living (Harbor Chase) at 17000 Van Aken.
- Partner with private developers to construct a diversity of new housing at Van Aken District, and throughout the City.
 - Farnsleigh Apartments.
 - 3393 Warrensville Center Road mixed use.
- Continue to evaluate residential tax abatement areas.
- Develop incentive program aimed at encouraging people to live and work in Shaker, e.g. teachers, entrepreneurs.
 - Research if incentives should be offered for employees of City government and City businesses.
- Develop new resident welcome program with neighborhood groups (DEI Committee).
- Moreland Innovation Zone initiative revitalizing southern Moreland as a mixed use, multigenerational neighborhood.
 - Moreland infill housing, community engagement, and network building.
 - Formalize a cohesive and collaborative approach to all activities/initiatives in the Moreland neighborhood.
 - Identify next steps/wants as part of Lee Road Action Plan planning process.

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Goal 2: Preserve Existing High Quality Housing Stock

KEY PRINCIPLES

- Shaker should preserve its unique and architecturally significant housing and update its housing to meet current and future demand.
- Shaker should continue to enforce its codes in order to ensure people have confidence to invest and live in Shaker.

PROGRAMS

- Systematic inspection program for both rentals and owner occupied homes
- Point of Sale Escrow Program.
- Certificate of Occupancy Program. (Rental housing licenses.)
- Support HELP & Heritage low interest loan programs.
- Use Inter-departmental forum to identify problem properties and develop solutions to resolve these issues.
- Shaker Renovator Program to attract more high quality rehabbers.
 - Research best practices to incentivize renovators and residents to rehab their homes. Do we need to incentivize renovators to encourage private rehabs?
- Increase the number of homes that are renovated to high quality standards; identify good quality renovators to take on problem properties as needed.
- Private Purchase Rehab program aimed at rehabbing properties.
 - Explore strategy for selling city-owned parcels with structures on the private market, where appropriate, and return them to tax-producing properties.
- Partnership with Home Repair Resource Center to expand number of residents served through its technical assistance and grant programs.
- Assess need for housing maintenance programs to identify if additional or different funding/programs are needed for our residents.
- Program to address property tax delinquencies for seniors.
- Work with Cuyahoga County Board of Health on lead abatement in households with children with elevated lead levels and consider more education of lead hazards.
- Develop and implement program aimed at increasing accessibility of condos, apartments and two family houses.
 - Explore best practices around the country for incentivizing and encouraging modifications/renovations in apartments and two-family houses to include accessibility features with end goal of making it possible to age in place.
- PACE Program for affordable energy-efficiency financing for apartment and commercial buildings.
- Develop and implement Multifamily Building Reinvestment program focused on modernizing apartment buildings, particularly on high visibility streets and corridors.
 - Analyze existing data to identify need, if any (i.e., housing rental licenses; violations cited; landlord/tenant issues; etc.); exterior windshield survey, etc.
- Explore the opportunities to require exterior appearance standards including landscaping standards for apartment and condominium buildings as they are usually located in high visibility corridors and to promote the attractiveness of the housing option.
- Work with local lenders to develop additional affordable home improvement financing options.
- Research additional code enforcement tools to ensure compliance by out of town investors.

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- Continually review Architectural Board of Review (ABR) design guidelines and Landmark Commission guidelines to ensure that they meet changing needs.
- Continually identify additional ways to encourage the repair rather than the removal of significant architectural/historical details by homeowners when correcting code violations.
- Explore incentives and strategies for assisting condo associations with meeting common area deferred maintenance needs and addressing condominium foreclosures.
- Continue to identify solutions for City-owned half-duplexes.

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GOAL 3: Increase Cohesiveness, Desirability, Attractiveness and Stability in the Neighborhoods

KEY PRINCIPLES

- Shaker should celebrate and strengthen its historically well-defined and well- beloved neighborhoods.
- Shaker should identify, celebrate, and utilize fully the special assets of each neighborhood.
- Shaker should aggressively fight blight and vacancy.

PROGRAMS

- Secure and monitor vacant properties.
- Foreclosure monitoring & enforcement of foreclosure filing fee.
- Maintain & develop relationships with lenders who own property in Shaker Heights.
- Work closely with subsidized housing providers to ensure quality rental housing.
- Land banking program for blighted and obsolete properties.
- Return vacant owned city lots to productive use by encouraging more creative uses and new housing types.
 - \$1 side lot sale program.
 - Explore other uses for vacant lots, i.e., neighborhood use.
- Demolition program for distressed housing using County demolition bond grant funding whenever possible.
- Owner occupancy programs such as the deed in escrow program and the land trust program as appropriate.
- Annual neighborhood project (\$30,000).
- Programs to ensure that out of town landlords understand the city's rental requirements and standards.
 - Police Chief/Housing Commissioner letter to new landlords.
 - Housing rental license revocation, encouraging rent deposit; ordering property vacated.
- Explore registration of rental property managers.
- Should the City require bonding? Currently agent must be listed by owner on Housing Rental License form if owner resides outside Cuyahoga County.
 - Law to do research on what other cities do.
 - Need to better define problem.
- Analyze owner-occupancy rates and determine if we need any incentives to improve owner-occupancy rates.
- Small scale nuisance abatement program as needed.
- Partnership with Empowering and Strengthening Ohio's People to provide residents with more homebuyer education and asset building resources.
- Leadership training and capacity building to neighborhood groups.
- Training for rental property owners, managers, condominium unit owner associations with corresponding training for renters.
- Develop advanced, interactive training to include topics such as landlord/tenant, concepts/values, and general relationship building strategies for both landlords and tenants. Consider partnership with local non-profits as well as the Shaker Heights Municipal Court.