

**Providence Neighborhood
Housing Committee
07 April 2003 Meeting Summary**

Step 1: Attendees were asked to identify their expectations regarding the Providence Neighborhood planning:

- Minimize Crime
- Upgrade Housing
- Increase Homeownership
- Use power of Renaissance Process to make Providence and average, Tallahassee neighborhood. Actions that could achieve this expectation include:
 - Sidewalks
 - Closing Ditches
 - Community Center for kids
 - Innovative Program to prepare homeowners and renters to live in the community
- Know neighbors and have neighbors that take care of their home
- No criminals
- Pride in neighborhood
- Standard process to prepare persons to become renters and homeowners

Step 2: Attendees then were asked to identify housing issues in the neighborhood. These were grouped in the following categories:

- Neighborhood Ownership
- Improve and Maintain Housing Stock
- Landlord/Tenant Issues

Step 3: Attendees then identified their desired outcomes and implementation strategies for each issue category.

- I. Neighborhood ownership (Issue category)
 - Construct new homes or infill
 - Acquire vacant lots (Strategy)
 - Create housing design book
 - Explore density concerns
 - Neighborhood training
 - Zoning changes to promote residential (i.e., neighborhood preservation)
 - Identify builder/developer or other non-profit vehicle to build units
 - Explore available incentives
 - Explore working with development community to see if development applications can be placed in abeyance until the end of planning process
 - Explore working with FSU on University Park.

- Increase the number of homeowners
 - Special loans for existing homeowners
 - Grant programs for existing homeowners
 - Neighborhood training
 - Credit counseling
 - Homeowner training
 - Home buyer education, (i.e., how do you get, upgrade/fix-up, and keep a home)
 - Improve condition of the housing stock
 - Reduce actual and perceived crime rate
- Increase neighborhood resident ownership of rental properties
 - Look at Seminole Manner model
 - Special loans/grants
 - Tie any incentive to performance-based objectives (i.e., not renting to criminal, maintenance of property)
 - Newsletter to teach renters about homeownership

II. Improve and Maintain Housing Stock

- Assistance programs for landlords (grants and loans)
- Survey historic properties
- Protect historic properties
- Rehabilitate historic properties
- Foreclose certain units
- Aggressive code enforcement
- Review zoning
- Neighborhood resident and landlord training
- Landscaping
- Incentives for those who do it well.
- Work with volunteer organizations (FAMU, Ms. Foster), TCC/Lively, FSU
- Credit for student interns with "how to knowledge" to work with homeowners
- Student intern/service learning
- Make sure new construction is compatible with neighborhood character (i.e., design book)

III. Landlord/Tenant Issues

- Rental properties bought by residents
- Renter education programs (i.e., home maintenance, improve landlord/tenant relationships, outline landlord/tenant respective responsibilities)
- Training and education programs for property owners who rent to criminals
- Disincentives (i.e., nuisance abatement) for landlords
- Property management tax credits to
- Aggressive code enforcement
- Expand information about the Weed and Seed Program and its impacts
- Low cost applicant screening process
- Common rental standards