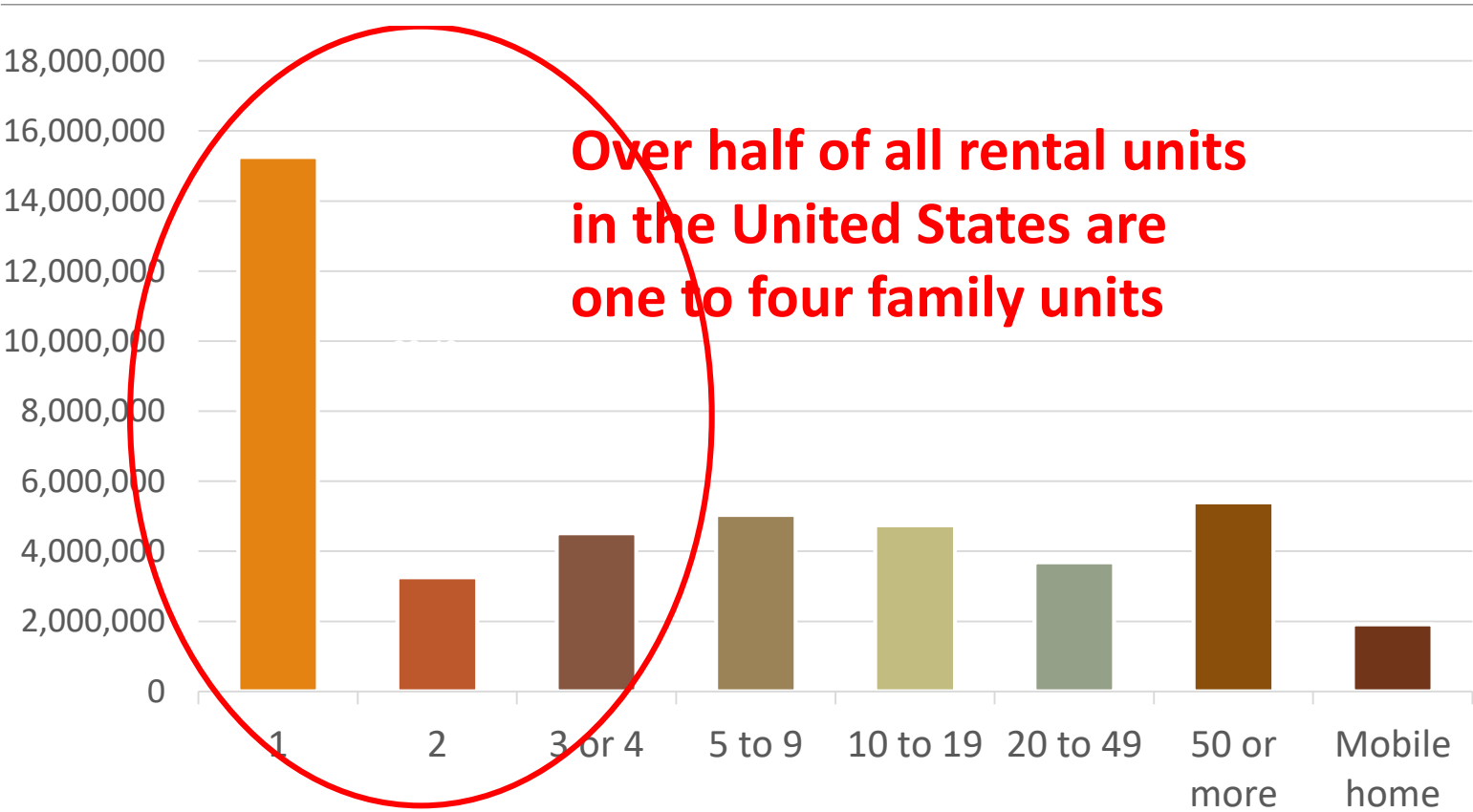




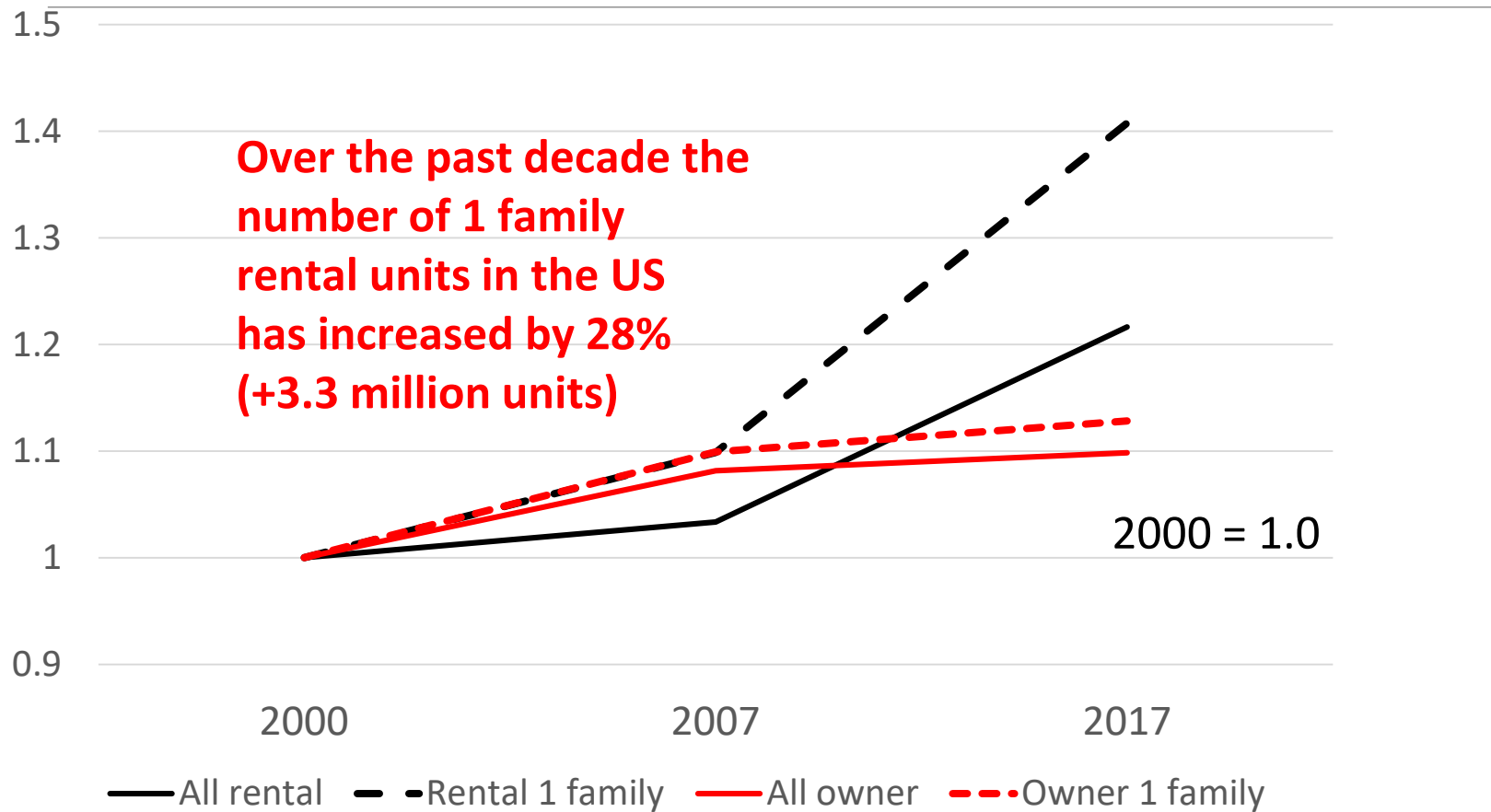
Regulating the rental housing stock

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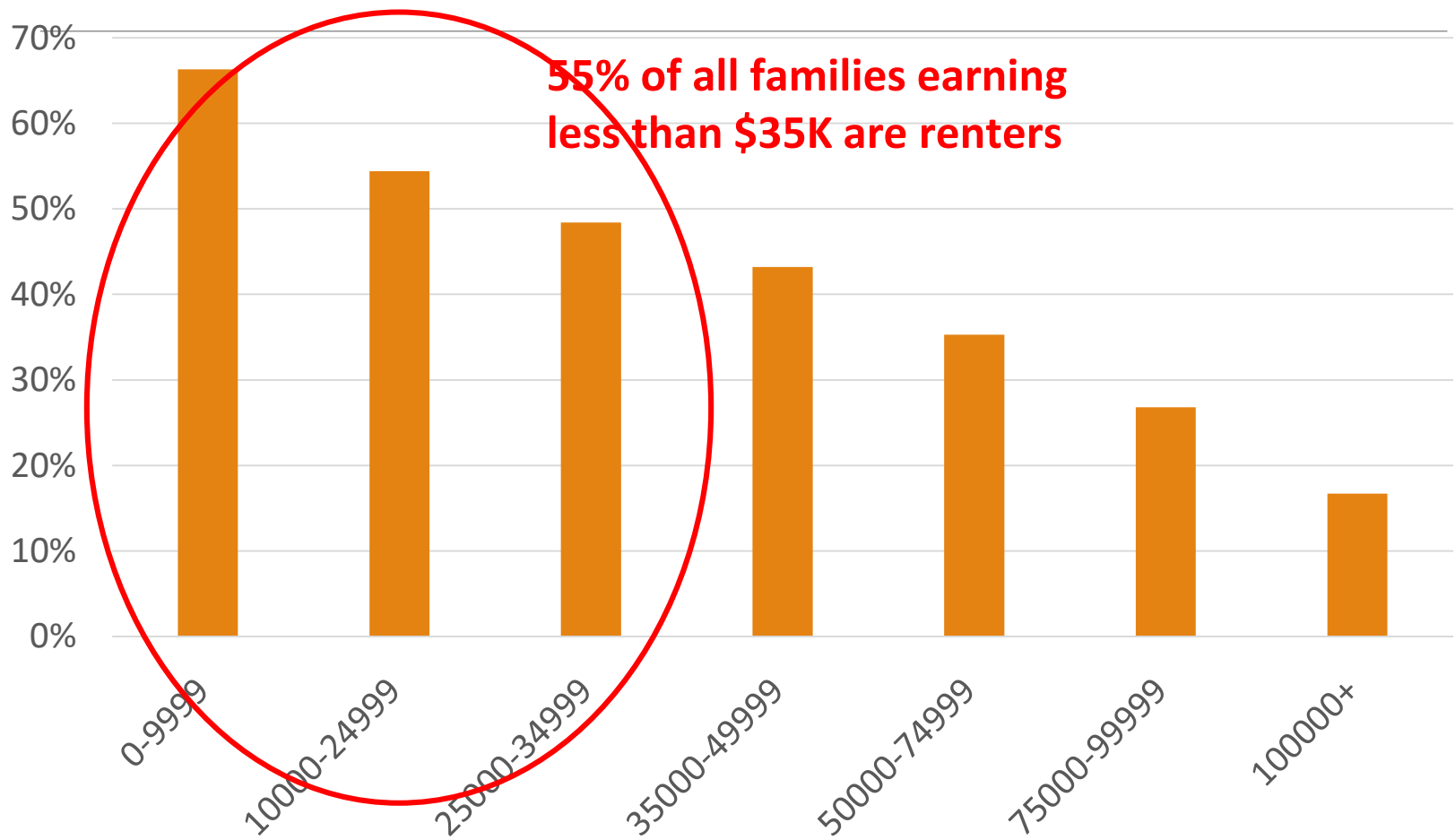
The US rental inventory



Rentals have grown rapidly since 2007



Most low-income families are renters



Rental housing impacts everyone

- ❑ Tenants
- ❑ Neighbors
- ❑ Neighborhood
- ❑ City



The ladder of rental regulation

Complaint-based inspection	Properties inspected only in response to complaints.
Rental registration	All landlords required to register properties and provide contact information for emergencies and service of notice.
Registration + inspection	All landlords required to register properties and all properties inspected on regular basis.
Rental licensing	All landlords required to obtain license conditional on property complying with code and other criteria.
Performance-based rental licensing	License requirements, inspection frequency and fees are adjusted based on the past track record of the property and the landlord.

Performance-based regulation

Brooklyn Center, Minnesota

Requirement	Type I	Type II	Type III	Type IV
Action Plan	No	No	Required	No
Association for Responsible Management	Recommended	Recommended	Attend 25% of meetings	Attend 50% of meetings
Crime Free Housing	recommended	Phase I	Phase I and II	Phase I, II, and III
Inspections	Once every three years	Once every two years	Once every year	Once every six months
Mitigation Plan	No	No	No	Must be completed prior to council approval of license
Monthly Updates	No	No	No	Required

Key challenges

- ❑ Legal authority to regulate
- ❑ Gaining access to property interiors
- ❑ Covering costs (fee structure)
- ❑ Crime-free programs



Fostering better landlords

- Financial incentives
- Non-financial incentives
- Good landlord programs

