



The City-Wide Tenant Union (CWTU) of Rochester is a grassroots housing justice movement to elevate housing to a human right and secure community control over land and housing by building tenant power and expanding the rights of all tenants.

To: Rochester Housing Quality Task Force, Rochester City Council
From: City-Wide Tenant Union of Rochester (CWTU-R)
Date: 16 March 2022
Subject: Summary of Recommendations for the Rochester Housing Quality Task Force

S U M M A R Y

Mayor Malik Evans recently convened a City of Rochester Housing Quality Task Force to develop “long lasting solutions within 90 days”.¹ This document summarizes policy recommendations from the CWTU-R for the Housing Quality Task Force to move forward in the 90-day timeframe. The recommendations are grounded in the goal to sustainably improve housing quality in the City of Rochester and to reduce displacement of residents.

1 . Tenant Protections & Proactive Code Enforcement:

- A. Emergency Tenant Protection Act (ETPA):** Complete a new vacancy study using methodology that is consistent with best practices.²
- B. Improvements to Building Registry:** Strengthen Rochester’s existing Building Registry by implementing Transparency of LLC Beneficiaries, a Landlord Licensing Program³, Rental Property Income and Expense Disclosures⁴. Uniformity and Increased frequency of Certificate of Occupancy Inspections, Tie Certificate of Occupancy to Collection of Rents, and Public Posting of Building Registry⁵.
- C. Good Cause:** Enact local good cause eviction protections.
- D. Certificate of Occupancy Filing Requirements:** Require proof of a certificate of occupancy for all summary proceeding filings.

2 . Resident Control Package:

- A. Tenant Opportunity to Purchase Act:** Draft legislation to give tenants the first opportunity to purchase their housing if the building owner places the building for sale.
- B. Tenant Purchase Assistance Program:** Draft program regulations to provide technical assistance and grants for tenants seeking to purchase their homes.
- C. Ownership Transfer Program:** Draft program regulations for a City-run Ownership Transfer Program to staff a City Liaison to support tenants to be able to purchase their housing.

3 . Preservation & Creation of Extremely Low Income (ELI) Housing:

- A. Ending the Privatization of Public Housing:** Stop Rochester Housing Authority participation in Rental Assistance Demonstration (RAD).
- B. Preserving Mitchell Lama Housing:** Support the continued existence of Cobbs Hill Village in its current form and support the Mitchell Lama Housing model elsewhere.
- C. Exercise City and Housing Authority powers to develop public, ELI and cooperative housing:** Direct City resources toward capital & operating budget gaps in public, affordable and cooperative housing, rehabilitate existing buildings. Enable RHA to grow by developing new permanently affordable public housing.

¹ WXII News, 2022: <https://www.wxii.com/news/2022-02-15/mayor-evans-announces-housing-quality-housing-task-force>

² CWTU Memo to Loretta Scott, August 2021 <https://drive.google.com/file/d/1KcQwScOIPnwz8qdq6EXZuNTpDNyI06pb/view>

³ Minneapolis, MN, January 2022 <https://www2.minneapolismn.gov/business-services/licenses-permits/rental-licenses/tiering/>

⁴ New York City, NY <https://www1.nyc.gov/site/finance/taxes/property-rpie.page>

⁵ City of Albany, NY Code Section 231-134, <https://ecode360.com/37658603>