

TENANT RELOCATION ASSISTANCE

City of Austin

Community Development Commission

July 12, 2016

Overview

- Background
- Proposed Requirements under Draft Ordinance
- Overview of Programmatic Guidelines
- Cost Estimates

Background

- Resolutions 20151112-027 and 20160421-035 initiated amendments to the Land Development Code to establish relocation assistance requirements for applicants of developments with the intent to demolish and/or renovate multi-family structures or mobile home parks that will result in the displacement of tenants
 - Consider temporary and emergency relocation standards as well
- Stakeholder feedback process conducted to identify community needs and ensure the ordinance that is ultimately drafted is responsive to them
- The goal is to mitigate the negative impacts of displacement on the most vulnerable residents

Overview of Ordinance Recommendations

- Draft ordinance has been reviewed by stakeholders and vetted through Law Dept. for Planning Commission consideration in July
- Applies to multifamily and mobile home park redevelopment
- Notification requirement
- City fund available to help cover relocation costs for income-eligible tenants
- Private developers/property owners may pay into the fund in certain circumstances

Applicability

- Amends Chapter 25-1 of the Land Development Code, adding a new division for Tenant Notification and Relocation
- Requirements apply to:
 - Applications to demolish or partially demolish a multifamily building consisting of 5 or more occupied residential units
 - Applications for site plan approval or change of use permit for existing mobile home parks
 - Rezoning of property within a Mobile Home Residence (MH) district designation

Notification

- Applicant (or representative) must deliver notices of the owner's intent to demolish or redevelop the property to all tenants in person or via registered or certified mail
- Notices will include information on development application, available relocation assistance, and other relevant policies and programs that can help tenants
- Applications may be approved no earlier than 120 days after all multifamily building tenants receive notification or 270 days after all mobile home park tenants receive notification
- Notices will be posted on the property during the notification period to ensure any new tenants are aware of the redevelopment. New tenants will not be eligible for relocation assistance.

Relocation and Moving Assistance

- Establishes a tenant relocation assistance program to be administered by Neighborhood Housing & Community Development
- For displacements that occur due to by-right development or when discretionary land use approval is not required, tenants may apply to a City-funded relocation fund for financial assistance

Developer/Property Owner Payments

- Compliance with the tenant relocation assistance program would become a Tier I requirement for Planned Unit Developments within the City's zoning jurisdiction that would displace tenants
- May also be agreed to by applicant when:
 - tenant displacement occurs due to rezone, as discussed previously, or
 - upon agreement by applicant for a discretionary land use approval for a redevelopment likely to cause displacement.
- Fees would be paid into a relocation fund to provide assistance to tenants displaced by the project. The fee would be established by separate ordinance, pending the findings of an impact study.

Programmatic Guidelines

- Neighborhood Housing will adopt guidelines to implement the tenant relocation assistance program, including:
 - A methodology to set an amount for tenant relocation fees, taking into account the results of an impact study to determine direct costs to tenants and indirect costs to the community due to displacement
 - Eligibility requirements for tenants – income-eligibility of 70% area median family income (MFI) for multifamily building tenants and 80% MFI for mobile home park tenants
 - Eligible expenses for which relocation assistance may be provided (including security deposits, application fees & deposits, moving trucks and supplies)
 - Refund procedures for unspent funds contributed by a private developer/property owner
 - Maximum amounts of assistance for which eligible tenants may apply

Potential Costs of Program

The following activities represent potential costs to implement the recommendations:

- Relocation and moving assistance for low-income tenants
- Impact study
- Contracting with a third-party relocation agency to provide housing location assistance and other services
- Program administration at the City
- Changes to AMANDA system to flag and track developments that may displace tenants

Questions/Discussion

<http://austintexas.gov/page/tenant-relocation-assistance>

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