

A G E N D A



Recommendation for Committee Action

Housing and Community Development Committee	Item ID	56672	Agenda Number	4.
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Meeting Date:	4/13/2016	Department:	Neighborhood and Community Development
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Subject

Update on tenant relocation assistance policy development process.
(Notes: SPONSOR: Council Member Sabino "Pio" Renteria, CO 1: Council Member Ann Kitchen)

Amount and Source of Funding

Funding for this item has not been identified.

Fiscal Note

To implement this program, staff estimates there will be costs associated with conducting an impact/nexus study to determine what amount of relocation assistance payments from a developer/property owner would be proportionate to the impact caused by the development; relocation and/or moving assistance payments to income-eligible tenants; and program administration (including personnel). Staff will provide estimates for these resource needs to the full City Council along with the draft ordinance for approval.

Purchasing Language:	
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Prior Council Action:	<p>On November 12, 2015, City Council passed Resolution No. 20151112-027 initiating amendments to the Land Development Code to establish tenant relocation assistance requirements for applicants of developments with the intent to demolish and/or renovate multifamily structures that will result in displacement of tenants.</p> <p>On November 8, 2012, City Council passed Resolution No. 20121108-059 directing the City Manager to work with the Community Development Commission and other stakeholders to develop recommendations regarding relocation standards and identify the feasibility of and mechanisms for implementing these standards in zoning and demolition permit applications.</p>
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For More Information:	Contact Erica Leak, Policy and Planning Manager, (512)-974-9375
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Boards and Commission Action:	<p>2016: Presentations of the tenant relocation assistance policy development process, stakeholder input, and draft recommendations were held at the Community Development Commission on the following dates: February 9, 2016 (Housing Committee only); March 8, 2016 (Housing Committee and full Commission). At the March 8, 2016 meeting, the Community Development Commission voted 9-0 to support the staff recommendations, with the addition of recommendations to include mobile home displacements; require property owners rather than the City of Austin to pay moving costs according to the recommendations proposed by staff; and conduct a nexus study to determine costs to the community, including costs to schools related to loss of students. The Commission voted 6-3 to also recommend that a property owner be required to obtain a relocation license, based on the Seattle, Washington model.</p> <p>A briefing on the tenant relocation assistance policy development process was provided to the Planning Commission's Codes and Ordinances Committee on February 16, 2016.</p>
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	<p>A briefing on the tenant relocation assistance policy development process was provided to the Council Housing & Community Development Committee on February 10, 2016.</p> <p>2013: Public input sessions were held at the Community Development Commission on the development of tenant relocation standards on the following dates: February 12, 2013; March 5, 2013 (Housing Committee only); April 4, 2013; May 14, 2013. A public input session was also held at the Codes and Ordinances Committee of the Planning Commission on April 16, 2013.</p>
MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>Pursuant to Council Resolution No. 20151112-027, the City of Austin is considering the creation of tenant relocation assistance requirements that would help mitigate the effects of displacement caused by the redevelopment, renovation, or repair of multifamily properties. The resolution directs staff to draft an ordinance that would establish relocation assistance requirements for applicants with the intent to demolish and/or renovate multifamily structures where that action would result in displacement of tenants. The resolution also directs staff to explore the viability of including requirements for temporary and emergency relocations that result from repairs or the need to vacate a unit due to code violations. The Neighborhood Housing & Community Development Office (NHCD) conducted a stakeholder input process to obtain input from tenants who have experienced displacement, tenant advocates, and representatives of the development community. For more information on the policy development process, see the Proposed Tenant Relocation Assistance Policy Development webpage: http://austintexas.gov/page/tenant-relocation-assistance.</p> <p>In response to Council Resolution No. 20121108-059, NHCD submitted a memo to Mayor and Council on May 20, 2013 providing Staff's final recommendations on tenant relocation standards and the feasibility of and mechanisms for implementing these standards in zoning and demolition permit applications. This memo can be viewed at: http://austintexas.gov/sites/default/files/files/Housing/Reports and Publications/Memos/memo final tenant relocation policy recs and attachments 052013.pdf.</p>	