

Briefing on Tenant Relocation Assistance



October 28, 2015

Austin City Council Housing and Community Development Committee

Presentation by: Rebecca Giello, Assistant Director, Neighborhood Housing & Community Development

City of Austin

Resolution No. 20121108-059

- Directed the City Manager to work with the Community Development Commission and stakeholders to develop recommendations regarding relocation standards and to identify the feasibility of and mechanisms for implementing these standards in zoning and demolition permit applications
- Directed the City Manager to present these recommendations to city commissions, including the Community Development Commission and the Planning Commission, for feedback and to report the recommendations to the City Council by April 30, 2013

Stakeholder Input Sessions

Responsive to Resolution No. 20121108-059

- February 12, 2013: Presentation at the Community Development Commission (CDC); public input session at the CDC Housing Committee
- March 5, 2013: CDC Housing Committee
- April 4, 2013: CDC Housing Committee; Community Development Commission
- April 16, 2013: Presentation and discussion at the Codes and Ordinances Committee of the Planning Commission
- April 23, 2013: Public input session
- May 1, 2013: Public input session
- May 14, 2013: CDC Housing Committee; Community Development Commission

Policy Recommendations

Eligibility

A tenant relocation policy should apply to all developments with the intent to demolish and/or renovate a multi-family apartment complex that will result in the displacement of its residents. Chapter § 25-2-3 of the City Code defines Multifamily Residential as “(B)(7)... three or more dwelling units, within one or more buildings...”

Notification Process

The developer should be required to provide at least a six-month notice of the final move-out date to each tenant household.

Policy Recommendations cont'd

Relocation Assistance

- In certain situations, where a low-income household qualifies based on specific special needs (i.e. elderly, disability or <50% MFI), the developer should be required to provide relocation and moving stipends to eligible, qualified tenants.
- The City should create an internal case management/realtor assistance program to assist with tenant relocation to qualified tenants.

Policy Recommendations cont'd

Relocation Assistance cont'd

- The developer should allow flexible move-out dates to tenants who choose to move out after notice is given.
- The developer should be required to refund full security deposits to households where no developer-owned property is missing upon move-out (i.e. metal scraps, copper, fixtures or appliances).

Programmatic Considerations

- **Reporting**: The developer should be required to provide regular reports to the City to show compliance to potential tenant relocation policy requirements.
- **Accountability Mechanism**: A Rental Registration Program or another type of permitting or licensure can be implemented to provide a mechanism for tracking and guaranteeing policy and program requirements are met.

Programmatic Considerations cont'd

- **Compliance**: If a developer is shown to be in violation of the Policy, steps would need to be identified to bring the developer into compliance.
 - Monitoring personnel will be required in order to carry out program requirements.
 - The recommendations will require changes to the City's Development Review and intake process as well as may require changes to the City of Austin's enterprise-wide computer application that allows City departments to automate respective business processes and allows users to share records and data across City departments and with the public.
 - The Application Management and Data Automation system (AMANDA) is used by multiple departments and is essential in the current development and review process administered by the Planning and Development Review Department.

Programmatic Considerations cont'd

- **Analysis to determine costs**: Further analysis should be conducted to ensure costs to the developer are fair and reasonable in current and future markets. It should ensure costs are proportionate to the anticipated negative impacts of the development and the overall cost to the displaced tenants. Furthermore, further analysis should assess and recommend appropriate qualification requirements for assistance.
- **Codification**: Code amendments may be required in order to implement these, or any other, changes to programmatic considerations related to City development requirements.

South Shore District Agreement



Tenant Relocation Stipulations in South Shore District PUD

“Before the earlier of the first anniversary of the effective date of this ordinance (Ord. 20091217-126), the filing of the first development application to be filed after the effective date of this ordinance, or owner’s first notice to any tenants of termination of tenant leases in anticipation of demolition of existing buildings, the owner must:

- Submit to the Director of the Neighborhood Housing and Community Development (NHCD) Department for review an agreement between the owner and an entity acceptable to the Director of the Neighborhood Housing and Community Development Department
- Agreement provides for at least \$90,000 in displacement and relocation assistance for displaced tenants
- Director of the NHCD may require the agreement to be recorded in the Travis County real property records as a restrictive covenant against the Property”

Discussion: South Shore Observations

Questions?

