

RESOLUTION NO. 20121108-059

WHEREAS, aging apartment complexes are increasingly being demolished to make room for redevelopment, and displaced tenants experience significant hardship as a result; and

WHEREAS, the displaced tenant population includes a vulnerable population made up of families with children enrolled in nearby schools, tenants 65 years of age or older, and those with disability, many of limited means and some with limited mobility; and

WHEREAS, language barriers can exist and disruption of community and social networks can have significant negative impacts to transportation and daily care; and

WHEREAS, two recent applicants for zoning changes resulting in demolition of aging apartment complexes have incorporated provisions for displaced tenants into their commitments to the City; and

WHEREAS, the lack of a standards for such provisions created difficulties and uncertainty for the tenants, the developers, and the City, and kept the transition from being as smooth and successful as possible; and

WHEREAS, The University of Texas School of Law Community Development Clinic released a policy report in August 2012 analyzing a recent case of tenant displacement and providing recommendations for a city-wide policy approach which addresses applicability, adequate notice, relocation stipends, special-circumstance households, final month's rents, security deposit refunds, security of premises, move-out dates, school transfer

issues, qualified realtor assistance, developer reporting to the city, remedies for violations and utility transfers; and

WHEREAS, other cities including Chicago, Seattle, Dallas, and Boston, as well as the state of Maryland all have relocation assistance policies; and

WHEREAS, consistent standards for such provisions would ensure protection of a vulnerable population and increase predictability for development in Austin; and

WHEREAS, stakeholders with interest and perspective on this issue include developers and realtors with relocation assistance expertise, as well as, organizations that provide tenant advocacy, legal assistance and social services; and

WHEREAS, several city departments address issues that arise when tenants are displaced due to the demolition of an apartment complex including Planning and Development Review, Code Compliance, the Austin Police Department, Neighborhood Housing and Community Development, and Austin Energy; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

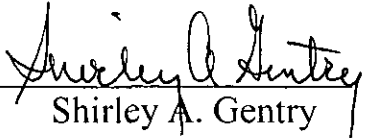
The City Manager is directed to work with the Community Development Commission and stakeholders to develop recommendations regarding relocation standards and to identify the feasibility of and mechanisms for implementing these standards in zoning and demolition permit applications;

BE IT FURTHER RESOLVED:

The City Manager is directed 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.

ADOPTED: November 8, 2012

ATTEST :


Shirley A. Gentry
City Clerk