

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	59273	Agenda Number	94.
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Meeting Date:	8/18/2016	Department:	Neighborhood and Community Development
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Subject

Conduct a public hearing and consider an ordinance amending City Code Title 25 to establish requirements for tenant notification and tenant relocation assistance for certain multi-family and mobile home projects.

Amount and Source of Funding

Funding for this item has not been identified. Staff estimates the first year implementation cost of this item is potentially \$1,600,000 (estimated cost for creating a fund to assist 200 eligible apartment households and 75 mobile home households with relocation expenses; for conducting an impact study to determine the costs to displaced residents and the community due to relocations; and program administration, including staff time, contract administration, and changes to the AMANDA system). Upon approval, staff will prepare an item for Council consideration to appropriate funds for this program.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	<p>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> <p>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>April 21, 2016 – City Council passed Resolution No. 20160421-035 directing the City Manager to include recommendations addressing displacement of mobile home residents in the development of the Tenant Relocation Ordinance initiated by Resolution No. 20151112-027.</p>
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For More Information:	Erica Leak, Planning and Policy Manager, 512-974-9375
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Council Committee, Boards and Commission Action:	<p>March 8, 2016 – Community Development Commission voted 9-0 to recommend staff proposals to City Council, with the addition of three recommendations (to include recommendations for mobile home displacements, require property owners to pay moving costs according to the schedule proposed by staff, and conduct a nexus study to determine costs to the community) and voted 6-3 to recommend that the ordinance include a provision for a Relocation License, modeled after the Seattle, Washington program.</p> <p>May 17, 2016 – Presentation of recommendations to Planning Commission Codes and Ordinances Committee. Committee voted 3-0 to forward the item to the full Planning</p>
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	<p>Commission without a recommendation.</p> <p>June 28, 2016 - Public hearing on draft ordinance held at Planning Commission. Commission voted 10-0-1 to refer item to Codes and Ordinances Joint Committee for further review.</p> <p>July 12, 2016 - Presentation of draft ordinance and update on process to Community Development Commission. Commission voted 10-0 to recommend that the City Council review recommendations provided by stakeholder Heather Way and incorporate those recommendations into the draft ordinance, where appropriate.</p> <p>July 20, 2016 - Discussion of draft ordinance with Codes and Ordinances Joint Committee. Committee voted 4-0-1 to forward the draft ordinance to the full Planning Commission reflecting several recommendations made by the Committee.</p> <p>August 9, 2016 - Presentation of draft ordinance to Planning Commission. Commission voted 7-0 to grant staff's recommendation for amendments to Title 25 of the Land Development Code related to tenant relocation assistance requirements, with amendments.</p>
MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>In response to Council Resolution No. 20121108-059, the Neighborhood Housing & Community Development Office (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> <p>Pursuant to Council Resolution No. 20151112-027 and Resolution No. 20160421-035, the City of Austin has developed proposals for tenant relocation assistance policies that would help mitigate the effects of displacement caused by the redevelopment of multifamily properties and mobile home communities. NHCD conducted a stakeholder input process to obtain input from tenants who have experienced displacement, tenant advocates, mobile home tenants, owners, and operators, 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>	