



Affordability Impact Statement
 Neighborhood Housing and Community Development
 City Council Agenda:
 Case No. Resolution No. 20151112-027
 Tenant Relocation

Proposed Code Amendment:	<p>Proposed amendment to Title 25 of the land development code to create tenant relocation assistance requirements. The proposed ordinance would require property owners/developers to provide advance notice to vacate to tenants, and would establish a program for income-eligible tenants to receive relocation and moving expense assistance and relocation services. Staff will be recommending funding for both the program and an impact/nexus study to determine the impact of tenant displacement on the community.</p>
Impact on implementation of Imagine Austin vision, goals and priorities related to household affordability	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral</p> <p>The Proposed Amendment Supports the Implementation of the Following Imagine Austin Policies:</p> <p>HN P15 - Protect neighborhood character by providing opportunities for existing residents struggling with rising housing costs to continue living in their existing neighborhoods.</p> <p>S P13- Provide opportunities for seniors and other persons to live in affordable housing that meets their specific needs and in neighborhoods that allow them to safely travel to and access their daily needs.</p> <p>Household Affordability Priority Program Work Plan Step 3b – targeting the use of public funds for the lowest-income households, including those who are homeless, at risk of homelessness, or who have other special needs.</p> <p>The proposed Ordinance Amendment may have a positive impact by requiring property owners/developers to provide additional notice to vacate to tenants and by providing financial assistance to low-income, elderly, disabled tenants being displaced, to enable them to search for comparable housing that meets their needs in Austin.</p>
Impact on regulatory barriers to affordable housing development	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral</p> <p>This Proposed Ordinance Amendment may have a positive impact on regulatory barriers to affordable housing development by requiring property owners/developers to provide additional notice to vacate to tenants and by providing financial assistance to help mitigate the adverse health, safety and economic impacts to low-income, elderly, disabled tenants being displaced, to enable them to search for comparable housing that meets their needs in Austin.</p>
land use / zoning opportunities for affordable housing development	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral</p>

	This Proposed Ordinance Amendment does not impact land use / zoning.
Impact on cost of development	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <p>Additional notice to tenants could impact the cost of development by increasing time it takes for a project to be redeveloped; may increase cost for developers seeking PUD zoning if property owner/developer required to pay into a relocation assistance fund for assisting low income tenants with relocation costs; program administration by City staff may require additional/increased development fees.</p> <p>While this proposed Ordinance Amendment could have an impact on the cost of development, tenant relocation requirements may prevent destabilizing effects on our most vulnerable residents, including elderly, low-income or disabled residents.</p>
Impact on production of affordable housing	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <p>The proposed Ordinance Amendment may have an impact on the production of affordable housing for redevelopment projects that include affordable housing units; the cost of development may increase due to additional notice to tenants increasing development project timelines.</p> <p>While this proposed Ordinance Amendment could have an impact on the production of affordable housing, tenant relocation requirements may prevent destabilizing effects on our most vulnerable residents, including elderly, low-income or disabled residents.</p>
Proposed Changes Impacting Housing Affordability:	<p>The proposed Ordinance Amendment may have an impact on housing affordability by requiring property owner/developer to provide advance notice to displaced tenants which may lead to increase in development schedule and cost of a project. If the redevelopment project were to include affordable units, this cost could be passed on to new tenants in higher rents.</p> <p>The proposed Ordinance Amendment could also impact housing affordability by minimizing the impact of relocation on income-eligible displaced residents by providing advance notice and relocation assistance so the residents may continue to live in affordable housing.</p>
Alternative Language to Maximize Affordable Housing Opportunities:	
Other Housing Policy Considerations:	
Date Prepared:	June 8, 2016
Director's Signature:	<i>Rh Copie for Betsy Spencer</i>