



HOUSING &
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Tenant Relocation Program

Housing & Planning Committee

September 6, 2022

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Ordinance No. 20160901-050

- Council adopted September 16, 2016
- Provides notification to residents of multifamily and mobile home park developments slated for closure due to redevelopment; allows for financial relocation assistance to be provided to income-eligible residents
 - Notice of intent period: 120 days for multifamily; 270 days for mobile home residents
- Applies to multifamily properties or mobile home parks of 5 or more occupied households at the time the triggering permit is submitted
- Triggered by development permit applications:
 - For multifamily properties:
 - Demolition Permits
 - Commercial Building Permits that authorize demolition
 - For mobile home parks:
 - Zoning Applications
 - Site Plan Applications



Ordinance Updates

- Resolution No. 20180628-063
 - Identified challenges with implementation of 2016 Ordinance
 - Staff sought stakeholder feedback

- Ordinance No. 20220421-058
 - Council adopted April 21, 2022
 - Amends ordinance to include renovation of buildings with 5 or more occupied units that would displace residents



Tenant Relocation Program

Ordinance

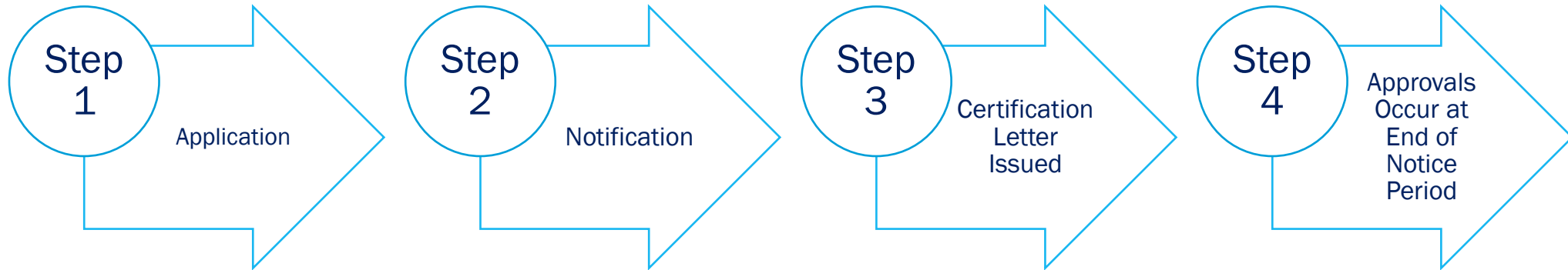
Notification

Assistance Fund

Enforcement



Current Ordinance Implementation & Notification



1. Applicant fills out permit application with Development Services Department and notes whether 5 or more households currently occupy the property.
2. Application indicates follow-up may be necessary – applicant reaches out to Housing & Planning for appropriate forms & procedure, which are available online.
3. After notice is delivered properly and documentation is submitted, Housing & Planning provides applicant with certification letter. Applicant submits this letter to development reviewer.
4. Development permit cannot be approved until the end of the notice period, as indicated on the certification letter.



Tenant Relocation Assistance Fund

- Ordinance No. 20160901-050 established a Developer Tenant Relocation Fund and a City Tenant Relocation Fund
- The City cannot require developers to fund the Developer Fund (State law prohibits linkage fees)
 - City Council adopted a budget rider for FY23 that requires staff to perform a nexus study for the Developer Fee and present information to Council in 17 months
- In Fiscal Year 2023, HPD will allocate \$700,000 to the Tenant Relocation Program in response to the ordinance
 - No prior funding was allocated to the City Tenant Relocation Fund



Tenant Eligibility

- Assist households with relocation when they're facing displacement per the Tenant Relocation Ordinance:
 - Demolition
 - Renovation
- Tenants must meet 70% MFI and below household income requirement or 80% MFI for mobile home park residents



Tenant Relocation Services

- Needs Assessment
- Housing locator assistance
- Moving and storage assistance
- Rent payment assistance
- Other services/needs



Program Implementation Status

- Working with Development Services to implement updated ordinance
- Developing process for roles and responsibilities
- Developing RFP for tenant relocation services
- Working with DSD to establish guidelines and responsibilities around enforcement



Next Steps

- Continued engagement with stakeholders on Tenant Relocation Program - Fall 2022
- Begin solicitation process for Nexus Study – Winter 2022/2023
- Begin solicitation process for Tenant Relocation services – Spring 2023