



Recommendation for Action

File #: 23-1576, **Agenda Item #:** 5.

4/20/2023

Posting Language

Authorize negotiation and execution of an agreement with GMC Consultants, LLC for tenant relocation and housing locator services in an amount not to exceed \$700,000.

Lead Department

Austin Housing Finance Corporation.

Fiscal Note

Funding in the amount of \$700,000 is available in the Housing Trust Fund of the Austin Housing Finance Corporation.

Prior Council Action:

April 21, 2022 - Council adopted Ordinance No. 20220421-058, which amended the 2016 Tenant Notification and Relocation Ordinance to clarify interior renovations were included in the notification requirements for demolition and renovations of buildings with five or more occupied units.

June 28, 2018 - Council adopted Resolution No. 20180628-063, which directed the City Manager to seek feedback from stakeholders on the category of tenants who should be eligible for notification and relocation assistance, and to submit recommendations to Council to initiate an ordinance change related to this topic.

September 1, 2016 - Council adopted the Tenant Notification and Relocation Ordinance (Ordinance No. 20160901-050), which called for the establishment of a Tenant Relocation Program with two funding sources: a Developer Fund for Tenant Relocation Assistance (Developer Fund) and a City of Austin Tenant Relocation Fund (City Fund).

For More Information :

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Nefertitti Jackmon, Community Displacement Prevention Officer, Housing and Planning Department, 512-974-3196.

Additional Backup Information :

Council adopted the Tenant Notification and Relocation Ordinance on September 1, 2016 (Ordinance No. 20160901-050), which called for the establishment of a Tenant Relocation Program with two funding sources: the Developer Fund and the City Fund. However, it was later determined that the City cannot require developers to pay a tenant relocation fee into the Developer Fund, as called for by the ordinance, because State law prohibits linkage fees.

Challenges were identified in the years following the 2016 adoption of the Tenant Notification and Relocation Ordinance, and a subsequent resolution (Resolution No. 20180628-063) directed the City Manager to seek feedback from stakeholders on the category of tenants who should be eligible for notification and relocation assistance, and to submit recommendations to Council to initiate an ordinance change related to this topic. Ordinance No. 20220421-058 was subsequently adopted on April 21, 2022.

Understanding the urgency to address this important Council priority and community need, in Fiscal Year

2022-2023, the City funded the Tenant Relocation Program for the first time, allocating \$700,000 to the City Fund in response to the 2022 ordinance. After a competitive solicitation process, staff recommends negotiating and executing an agreement with GMC Consultants, LLC in the amount of \$700,000 for tenant relocation and housing locator services.