Potential Displacement Mitigation Strategies

Strategies proposed for further discussion:

1. Gentrification Forecasting and Displacement Tracking
2. Relocation Assistance for Displaced Renters
3. Increasing Supply of Alternative Workforce Housing Types
1. Gentrification Forecasting

- Assess susceptibility of neighborhoods to future gentrification pressure
- Build on existing REnewSA market + urban form typologies
- <$20,000 and 3-6 months to complete
1. Displacement Tracking

Applicants could report number of households that will be voluntarily or involuntarily relocated as a result of project on platting, zoning and building permit applications.
2. Relocation Assistance for Renters

**EXISTING:** Relocation Assistance for Tenants Displaced by Projects Receiving Federal Funds

**PROPOSED:** Add Relocation Assistance for Tenants Displaced by Projects Receiving Local Funds
2. Relocation Assistance: Federally Funded Projects

- Uniform Relocation Act established a program which includes the payment of moving and related expenses, to assist persons who are displaced because of Federal or federally assisted projects.

- Type of Assistance:
  - Advisory Services
  - Payment for Moving Expenses
  - Replacement Housing Assistance

- Federal Agency is responsible for payments and services provided.
2. Relocation Assistance: City Funded Projects

- Researched Tenant Relocation Polices for Other Cities
  - Texas Cities (Austin and Dallas)
  - Other Cities (Boston, Chicago, Los Angeles, State of Maryland, Seattle)

- Common Practices
  - Developer or property owner pay for assistance
  - City enforces policy and issues fines and penalties associated
  - Special circumstances stipends vary by state
  - Almost all cities provide additional technical assistance and counseling
  - Permit or relocation claim is required to receive assistance
  - Termination of lease notice requirements
<table>
<thead>
<tr>
<th></th>
<th>Uniform Relocation Assistance Act (Federal)*</th>
<th>Proposed COSA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Who Manages Program</strong></td>
<td>Federal Agency</td>
<td>City</td>
</tr>
<tr>
<td><strong>Who Pays Assistance</strong></td>
<td>Federal Agency</td>
<td>Developer/Owner</td>
</tr>
<tr>
<td><strong>What Triggers Assistance</strong></td>
<td>Federal Funded Project</td>
<td>SAWS Fee Waivers, City Fee Waivers, Tax Abatements, Tax Rebates, TIF, Inner City Incentive Fund, ETC</td>
</tr>
<tr>
<td><strong>Amount Per Tenant</strong></td>
<td>Current Base Monthly Rent - New Base Monthly Rent X 42 = Assistance Amount</td>
<td>Current Base Monthly Rent - New Base Monthly Rent X 12 = Assistance Amount</td>
</tr>
<tr>
<td><strong>Eligible Income Levels</strong></td>
<td>Agency standards to qualify for housing grants, loans or contributions to include CDBG and Section 108</td>
<td>80% or below MFI</td>
</tr>
<tr>
<td><strong>Extra Assistance for Special Circumstances</strong></td>
<td>Special rules for mobile home owners who are non-occupants</td>
<td>Additional $400 stipend for persons 65 or older</td>
</tr>
<tr>
<td><strong>Other Types of Assistance</strong></td>
<td>Advisory services related to housing financing, health, welfare, or legal assistance</td>
<td>Moving Cost and Relocation Technical Assistance</td>
</tr>
<tr>
<td><strong>Eviction Notice Requirements</strong></td>
<td>Minimum 90 Day Notice Required with specific milestones set in place</td>
<td>120 Days</td>
</tr>
<tr>
<td><strong>Enforcement Tools Available for Non-Payment</strong></td>
<td>Property liens, use of collection agency, and enforcement of fines</td>
<td>Property liens, use of collection agency, incentive recapture, and enforcement of fines</td>
</tr>
</tbody>
</table>
3. Increasing Supply of Alternative Workforce Housing Types

Accessory Dwelling Units (ADUs)

- Also known as backyard cottages
- Sometimes located above detached garage
- Cannot be sold separate from main house
- Provides rental income for homeowners and increases supply of workforce housing
3. Increasing Supply of Alternative Workforce Housing Types

• Revise ADU standards to provide additional flexibility
  – Relax existing requirements such as: shared utilities, maximum size, and parking location
  – Allow ADUs in additional zoning districts

• Facilitate construction of ADUs:
  – Pre-approved plans
  – Assistance with construction loans
  – Partnership with non-profit housing providers