



**HOUSING &
PLANNING**

Affordability Impact Statement

Proposed ordinance modifying city code section 14-3

Submitting department: Real Estate Services

4/10/2023

Proposed Regulation

Proposed changes modify Section 14-3 of the city code, which pertains to the City of Austin's responsibilities to tenants, homeowners, and businesses that it displaces through eminent domain. The proposal would bring the City's displacement practices in line with those outlined in the Uniform Relocation Act. Significant changes include:

- Enabling the City to increase financial compensation for displaced persons' moving expenses*
- Increasing the maximum financial assistance to displaced homeowners from \$22,500 to \$31,000, to be exceeded when comparable housing cannot be found at this price point*
- Increasing the maximum financial assistance to displaced renters from \$5,250 to \$7,200, to be exceeded when comparable housing cannot be found at this price point*

Affordability Impact

Housing and Planning staff find that the proposed regulation will have a **positive** impact on housing affordability.

However, this impact varies by documentation status. Federal and state law preclude this code section (both current and proposed) from applying to undocumented Austinites; thus, undocumented Austinites will not receive relocation payments. There is an exception for undocumented persons if:

[they] can demonstrate to the displacing Agency's satisfaction that the denial of relocation assistance will result in an exceptional and extremely unusual hardship to such person's spouse, parent, or child who is a citizen of the United States, or is an alien lawfully admitted for permanent residence in the United States¹.

For all other undocumented households, the proposed regulation will have a **neutral** impact to housing affordability.

Manager's Signature _____



Division Manager
Inclusive Planning, 4/10/2023

¹49 CFR 24.208, Code of Federal Regulations. <https://www.ecfr.gov/current/title-49/subtitle-A/part-24/subpart-C/section-24.208>