



HOUSING
DEPARTMENT

Tenant Relocation Cost Study

Housing & Planning Committee

September 16, 2025



Contents

- Background: Key Developments
- Tenant Notification Process
- Tenant Relocation Program
- Cost Study
- Next Steps

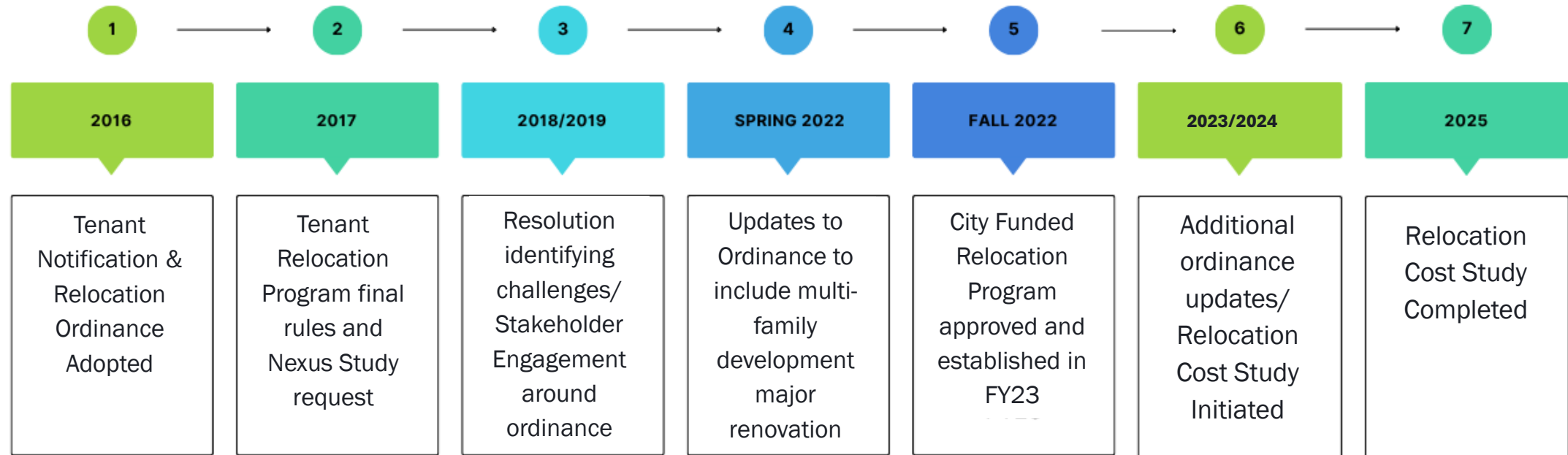


Highlights

- Tenant Notification and Relocation Ordinance ensures tenants receive notice prior to demolition and renovation of multi-family development and mobile home site redevelopment
- Staff is maintaining a process and working cross-departmentally to ensure proper notice is given to tenants
- The council directed Tenant Relocation Cost Study is complete and supports planning for Tenant Relocation Program



Key Developments for Cost Study





Tenant Notification Requirements

Multi-Family Redevelopment



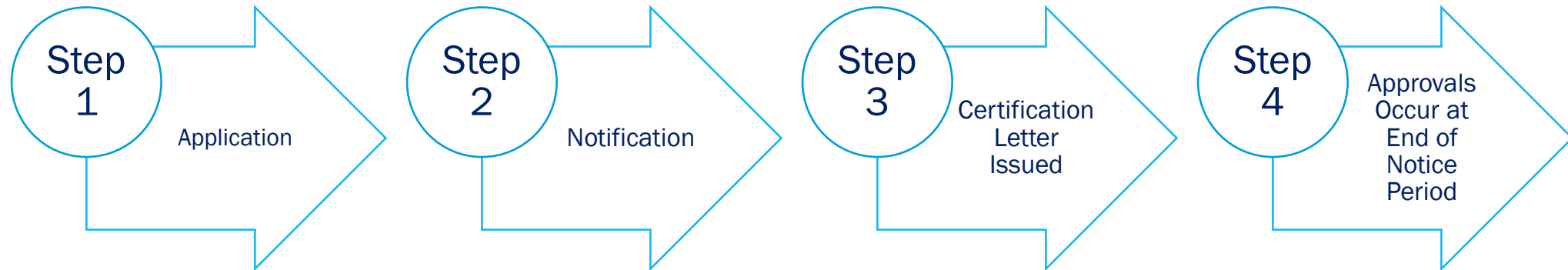
- Demolition
- Renovation

Mobile Home Redevelopment



- Site Plan/Change of Use Permit
- Rezoning of existing MH district

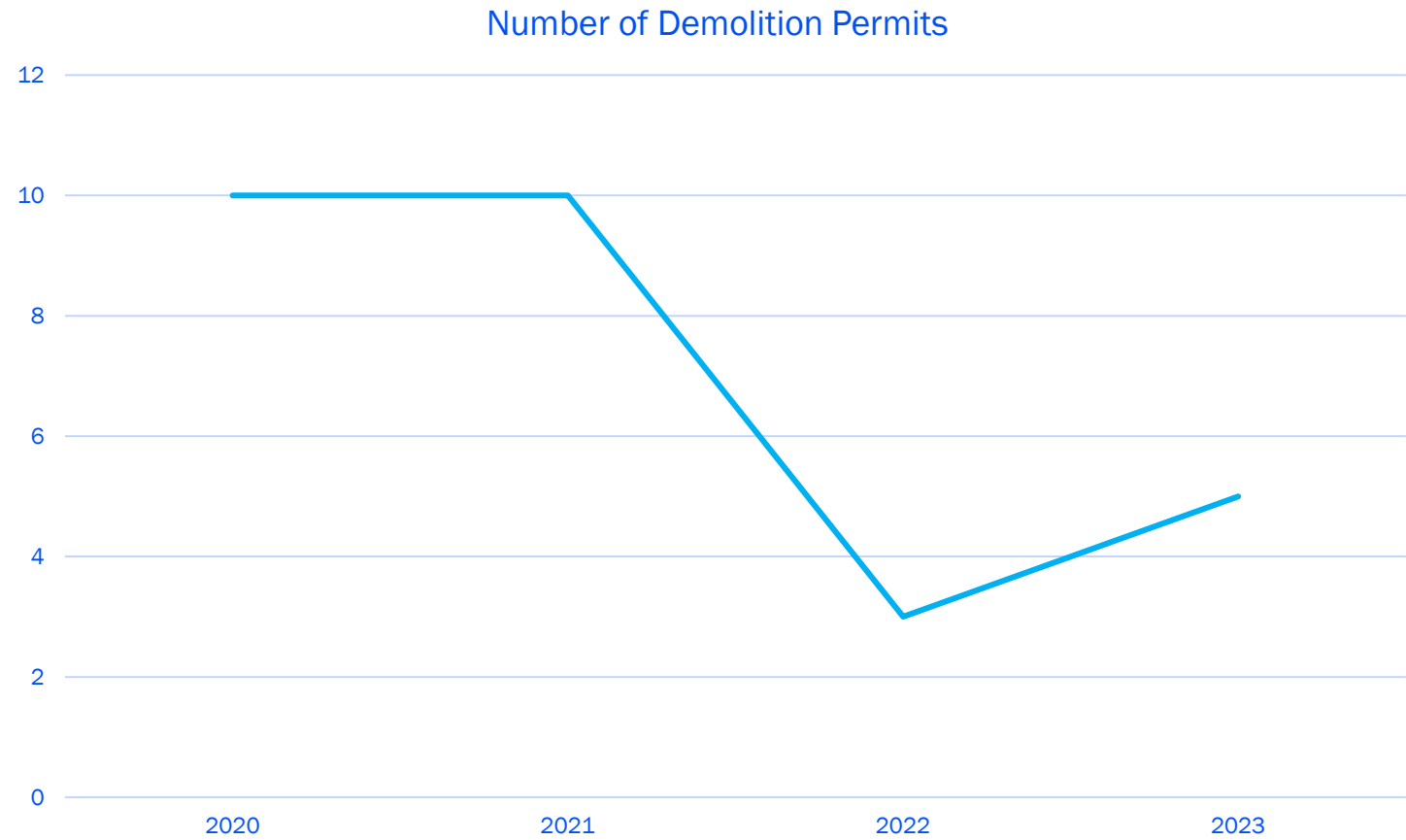
Notification Process Overview



1. Applicant fills out permit application with Development Services Department and notes whether 5 or more households occupy the property.
2. Application indicates follow-up may be necessary – applicant reaches out to Housing for appropriate forms & procedure, which are available online.
3. After notice is delivered properly and documentation is submitted, Housing 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.



Multi-family Demolition Permits 2020-2023





Multi-family Redevelopment Stages

Potential Redevelopment

Planned/Actual Redevelopment



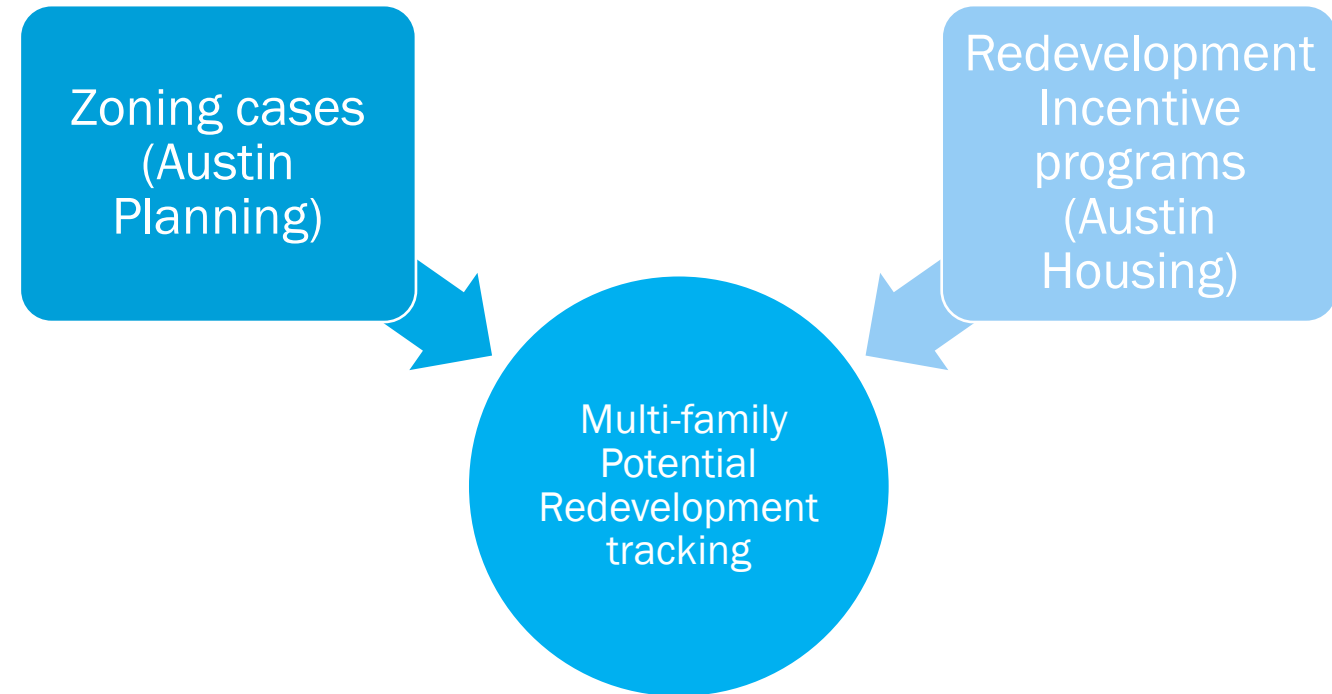
- Land Use Change Notification
- Possible Developer/Tenant Agreements

- Demolition or Renovation Permits
- Tenant Notification Certification/Relocation Program



Multi-family Potential Redevelopment tracking

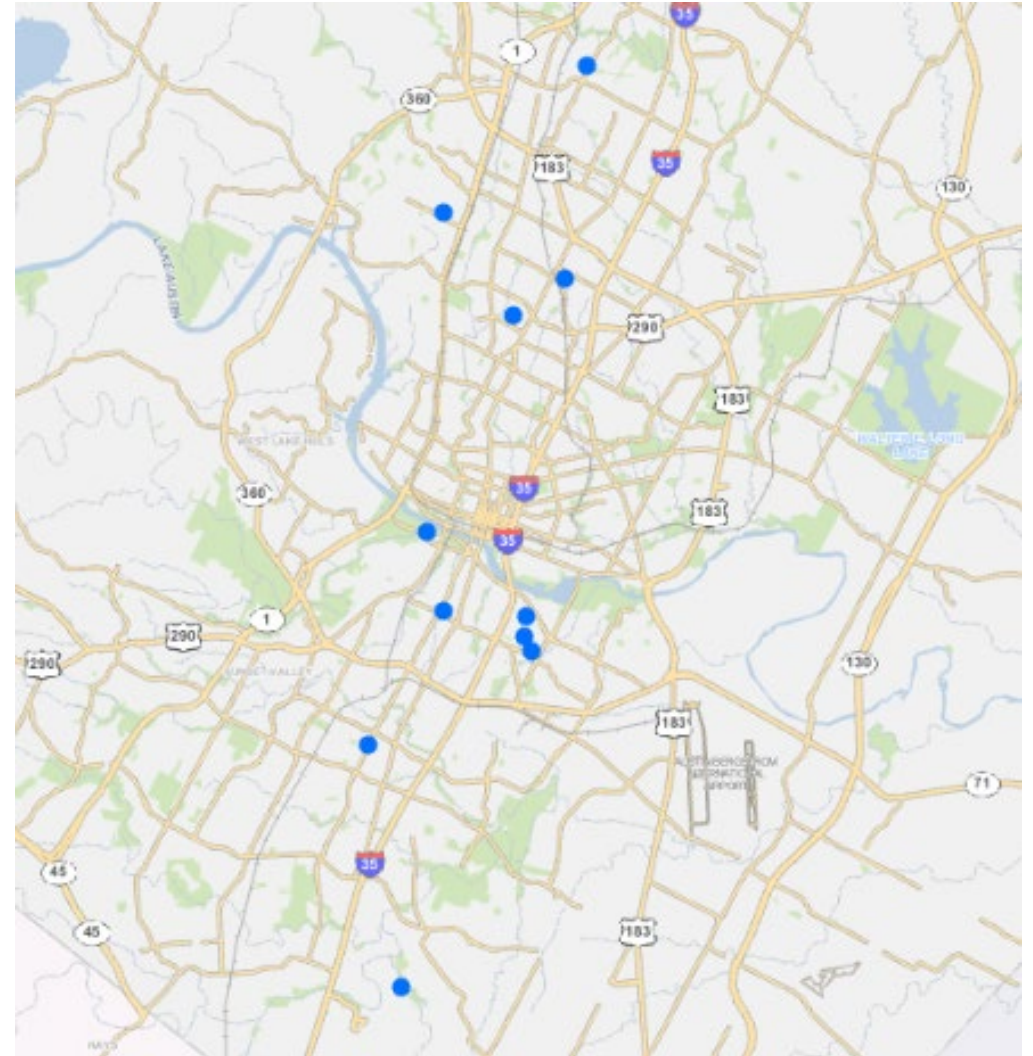
- Inter-departmental communication
- Regular internal department meetings





Multi-family Potential Redevelopment

- Zoning Cases with potential redevelopment
- Development Incentives (DB90, ETOD)





Tenant Relocation Program

- Austin Cares: Tenant Relocation Assistance Program administered by Laveer Logix
- Eligibility outlined in ordinance for development-induced displacement
 - 70% AMI for multi-family residents
 - 80% AMI for mobile home residents
- Relocation Services
 - Needs Assessment
 - Housing locator assistance up to 50 miles from displaced residence
 - Moving and storage assistance
 - Rent payment assistance
 - Other services/needs



Relocation Cost Study

(Turn over to ECONorthwest for presentation)



Next Steps

- Review and potentially implement recommendations from cost study
- Continue to refine internal processes:
 - Tracking multi-family potential redevelopment
 - Certifying notification requirements are met
 - Providing guidance and materials for development community



Thank you

Susan Watkins, Housing Division Manager

susan.watkins@austintexas.gov