



COMMUNITY BENEFIT AND TENANT DISPLACEMENT AMENDMENTS **TITLE 19 & 21A.50**

City Council Briefing // January 16, 2024

BACKGROUND

THRIVING IN PLACE



Key Findings

- Displacement is significant and getting worse.
- There are no “more affordable” neighborhoods in the city.
- There are not enough housing units overall.
- The patterns of displacement reflect historic patterns of discrimination and segregation

POLICY GOALS



**Establish a
Community Benefit
Policy**



**Create a Tenant
Relocation Assistance
Program**



**Require Housing
Replacement**



**Require Data
on Housing**

PROPOSED AMENDMENTS



TITLE 19 AMENDMENTS



Title 19 General Plan is a new chapter of the land use code.

- Defines the General Plan.
- Criteria for Mandatory General Plan Amendments.
- Petition Process for Private Property Owners.
- Framework for City-Initiated Comprehensive Updates.

TITLE 19 CONTINUED



Title 19 General Plan is a new chapter of the land use code.

- Community Benefit Policy
- Relocation Assistance for Displaced Tenants
- Replacement Dwelling Requirement
- Inclusion of Demographic Data
- Displacement Consideration Standards

CHAPTER 21A.50 AMENDMENTS



- Community Benefit Policy Implementation
- Relocation for Displaced Tenants
- Replacement Dwelling Requirement
- Inclusion of Demographic Data
- Displacement Consideration Standards

TITLE 18 AMENDMENTS



Title 18.97 will be deleted, and housing loss mitigation will be addressed through Title 19 and 21A.50.

Title 18.64.050 needs to be updated to ensure consistency in regulations.

- Provisions to ensure replacement of housing units lost if housing is demolished.
- Data collection on demolition permit applications.

COMMUNITY BENEFIT POLICY



Required to provide one or more of the following benefits:



Housing -



Dedication of Publicly Accessible Open Space



Support for Local Businesses



Preservation of Critical Lands



Historic Building Preservation -



Expansion of Public Infrastructure

TENANT RELOCATION



Moving Expenses – Up to \$1,500 in moving expenses.



Fee Assistance – Replacement housing application fees / Deposit fees for the new place of residence.



Rental Payment Assistance – Total not to exceed \$7,200.



Relocation – The property owner may propose to relocate the tenant to an alternative property that they also own.

HOUSING REPLACEMENT



Petitioners may be required to...

- Replace dwelling units at the same size and rental rates

or

- Limit the rental rate or payment to the city
 - *No more than 3% annual rent increase for 20 years*
 - *(unit rent) x (months to replacement) = payment*

STANDARDS FOR AMENDMENTS



New Consideration Factors

- Assessment of community benefits.
- Potential to displace people or businesses.
- Expanded consideration regarding impact to city services.
- Proximity to amenities.

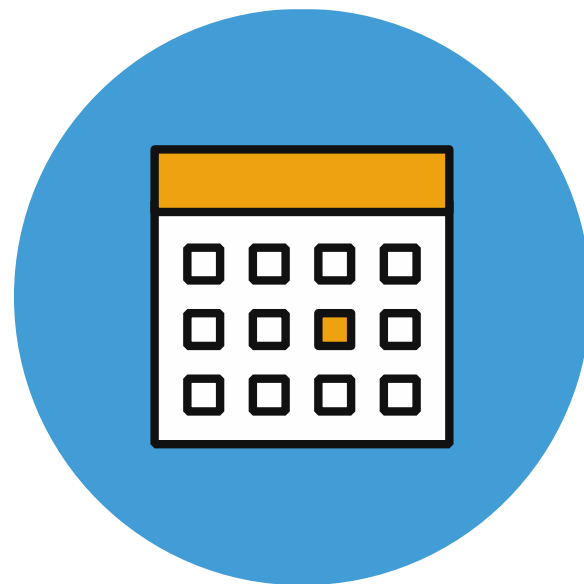
DATA COLLECTION



Why Collect More Data? Data is crucial in analyzing displacement.

What Data will be Collected? Applicants will be subject to more robust submittal requirements that include providing current information on housing unit rent and size.

PUBLIC ENGAGEMENT



Online StoryMap

Open Houses

- SEPT 19 - *Sugar House Fire Station #3*
- SEPT 28 - *Sorenson Unity Center*
- OCT 4 - *SLC Public Library*

Development Community Roundtable Meetings

- SEPT 25 & 26

QUESTIONS