



# COMMUNITY BENEFIT AND TENANT DISPLACEMENT AMENDMENTS

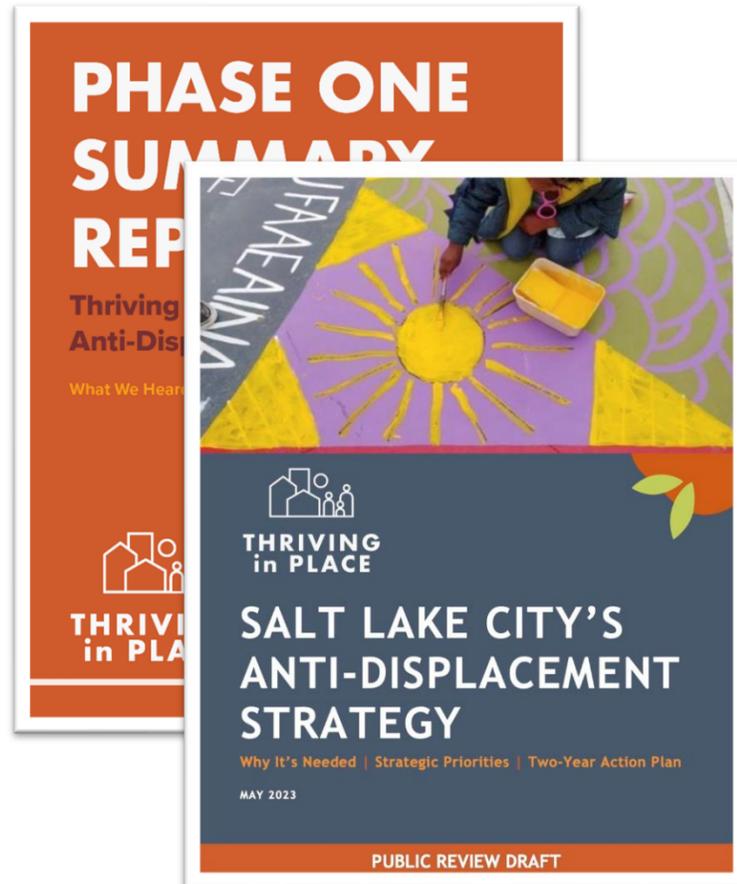
## TITLE 19 & 21A.50

*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

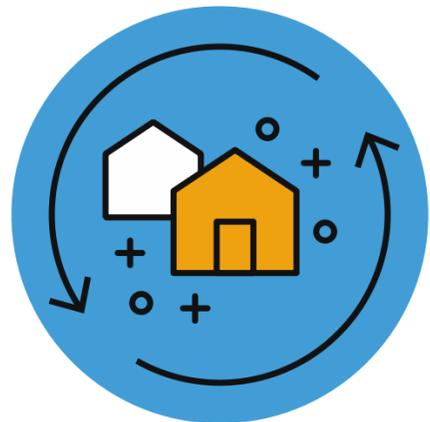
# POLICY GOALS



**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.

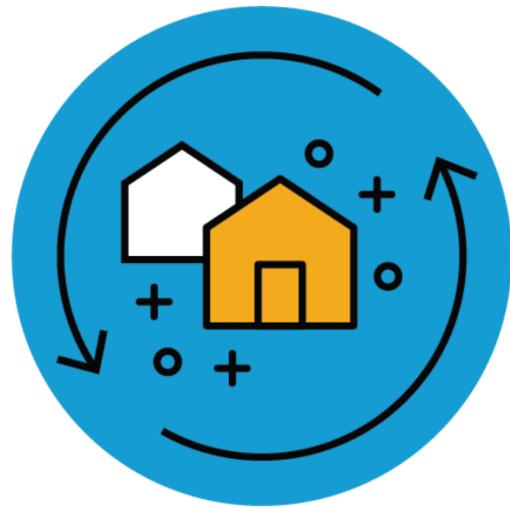


**Rental Payment Assistance** - Total not to exceed \$7,200.



**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.

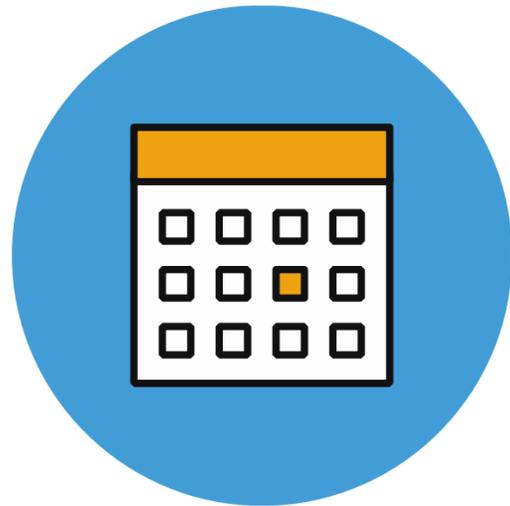
# DATA COLLECTION



**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

