



Background on Relocation Assistance in Housing

Monday, February 3, 2020

**Councilwoman Robin Kniech
Denver City Council, At-Large**

The Problem

- Tenants who are forced to move due to lease termination or extreme rent increase, face risk of displacement and great hardship
- The impacts of lease terminations are particularly significant on older adults, people with disabilities, low-income tenants, and tenants with children due to barriers documented in Denver's Fair Housing Assessment
- Renters face substantial costs related to finding and moving into new housing



The Policy

- Relocation assistance ordinances mitigate negative impacts for residential tenants who will be displaced due to a variety of factors
 - No fault evictions
 - Lease terminations
 - Excessive rent increases
 - Demolition
 - Redevelopment
 - Condo conversion
 - Health & safety violations
- Property owner pays assistance to tenant
- Many cities have income threshold between 30-120% AMI



Exemptions

- Most frequent exemptions
 - Public housing
 - Single family homes
 - Duplexes where owner occupies one of the units
 - While some cities give assistance for condo conversions, others exempt this
 - Natural disaster



Amount of Assistance

- Assistance varies and considers several factors
 - Number of bedrooms
 - If there is a child living in unit
 - Additional assistance given for low income households
- Range of assistance is from \$390 to \$10,811



Questions/Next Steps

- Data Needed
 - Actual moving/related costs in our market
 - Analysis on AMI levels to target
- Enforcement
 - With/without a rental license program
- Administration





Councilwoman Robin Kniech

Robin.Kniech@denvergov.org

720-337-7712



Office of City
Councilwoman
Robin Kniech
