

7.12 As Downtown and the downtown neighborhoods grow in population, ensure that existing residents and small businesses have opportunities to remain.

Intent: To avoid the displacement of long-time residents and merchants that sometimes occurs as formerly distressed areas are improved.

7.12.1 The Mayor and City Council ~~shall~~ ~~should~~ convene a displacement task force explore ways to provide opportunities for low income residents and merchants to remain in their neighborhoods if ~~significant~~ displacement is anticipated or observed due to substantial and sustained increases in rent. The task force should work in conjunction with low income residents, ~~community organizations serving low income residents, experts on displacement,~~ low income business owners, and property owners in the plan area.

7.12.2 City staff ~~should periodically~~ ~~shall~~ ~~annually~~ gather data on lease rates, vacancy rates, ~~rent burden, rental rates, restricted affordable housing covenant expirations,~~ and, if applicable, displacement for use by the task force. ~~An annual report on data gathered shall be released for public review and input.~~ Staff should also study neighborhoods in other cities which have experienced displacement to assist the task force in identifying similar ~~displacement~~ patterns within the plan area.

7.12.3 The task force should identify a set of actions that can give displaced persons or businesses the opportunity to remain in the area if they wish to do so. ~~Acceptable thresholds should be developed by the task force for factors which may include sustained rent increases, extremely low vacancy rates, a pattern of increased displacement, or other data that may point towards a local housing market that does not promote a diversity of incomes. If data shows that the thresholds are exceeded in a significant and sustained manner, additional policies shall be evaluated for adoption by the City Council, including an affordable housing set-aside within new housing projects, requiring affordable housing with the sale or contribution of city-owned property within the plan area, policies to address issues that are causing tenants to move involuntarily, or an in-lieu fee for new construction to be set aside for an affordable housing trust fund.~~

7.12.4 Continue to seek funding for mixed income and affordable housing within the plan area, ~~including potential set-asides for affordable housing for tax increment generated within any future Enhanced Infrastructure Financing Districts formed or a future citywide affordable housing trust fund, and work with the owners of affordable housing properties to ensure that affordability is maintained over the long term.~~

~~7.12.5 Work with the owners of affordable housing properties to ensure that affordability is maintained over the long term.~~

~~7.12.6 The City shall create and maintain a webpage where it will post information provided by staff to the task force, task force minutes, reports issued by the task force and other relevant materials.~~

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Designate resources for City staff to:

- Convene a displacement task force to explore ways to provide opportunities for low-income residents and merchants to remain in their neighborhoods if **significant** displacement is observed due to substantial and sustained increases in rent.
- **Periodically Annually** gather data on lease rates, vacancy rates, **rent burden, rental rates, restricted affordable housing covenant expiration**, and, if applicable, displacement for use by the task force.
- **The task force should identify a set of actions that can give displaced persons or businesses the opportunity to remain in the area if they wish to do so.**
- Continue to seek funding for mixed-income and affordable housing in the plan area, and work with the owners of affordable housing properties to ensure that affordability is maintained over the long term.