Legal Tools to Produce, Preserve and Protect: NACCED Conference

LAEL ROBERTSON, HOUSING JUSTICE CENTER
SEPTEMBER 25, 2018
LOCAL STRATEGIES FOR HOUSING CHOICE
AND STABILITY

DISPLACEMENT PREVENTION TOOLS FOR FAIR HOUSING IMPLEMENTATION COUNCIL JURISDICTIONS

REPORT TO THE FHIC BY THE HOUSING JUSTICE CENTER
Displacement Prevention Tools

- Acquiring NOAH Properties
- Incentives to Retain Affordability
- Responding to Redevelopment
- Manufactured Home Parks
- Homeowners and Property Taxes
- Tenant Protections
Tenant Protection Tools

- 90 Day Grace Period
- Extending Just Cause Protections
- Advanced Notice of Sale
- Relocation Benefits
90 Day Grace Period

- Compromise between Housing Providers and Housing Tenants
- After sale, for 90 days –
  - No rent increases
  - No rescreening of tenants
  - No other material changes
- OR – relocation benefits
- St. Louis Park, Bloomington (passed); Minneapolis, Richfield (in process)
Extending Just Cause Protections

- NOT EVICTION!
- Current law – no reason needed for a nonrenewal.
- EXTENDS protections already available to publicly subsidized housing
- Good Causes are Available –
  - Repeated violation of lease
  - Nonpayment
  - Taking property off the market
  - Substantial Renovations
  - Others?
- Richfield, Bloomington, Minneapolis (pending)
NOAH Property (rents at <60% AMI)

Intent to Sell

Notice to City of Intent 90 days PRIOR to entering agreement

Waiver for Qualified Buyers? (Preservation, Nonprofit, etc.)

Minneapolis (pending)
Relocation Benefits

- Required if License Revoked or Condemned because of Housing Provider failure to meet code
- Relocation benefits paid to tenants prior to relocation
  - Paid for by City
  - Fines by City for fronting the money
Questions

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- Report Available at: