

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
RESIDENTIAL OCCUPANT RELOCATION POLICY

Many properties may be occupied by former tenants or former owners at the time they are acquired by the Greater Syracuse Property Development Corporation (GSPDC). The following policy applies to all residential properties that are occupied at the time of acquisition. The GSPDC seeks to remediate tax-delinquent and neglected properties in a manner that improves the quality of the property, improves quality of life for residents of the surrounding neighborhood and occupants of the subject property, and increases the value of real property without unnecessarily displacing occupants or former owners.

If 1) the property is habitable or the GSPDC determines it is feasible to make necessary repairs to make it habitable in a timely manner *and* 2) the occupant is willing to enter into a lease at the rate and for the term offered by the GSPDC, then the current occupants may remain in the property.

Rental rates will be established by the GSPDC upon the advice and counsel of its property managers based on location, size, condition and market conditions of particular rental units. The property manager shall consult with the GSPDC's executive director for approval of less-than-market-rate rents in the event that the existing occupant can demonstrate financial hardship.¹ When making this determination, the GSPDC's executive director shall take into account the occupants' financial means, the GSPDC's cost of maintaining and operating the property, the availability of other affordable rental units, and the availability of financial assistance for relocation. In such instances, particularly if an affordable rent requires operating the property at a loss, occupants will be connected with appropriate social service providers, via the City's Homeless Prevention Task Force,² in order to obtain rental subsidy or an affordable rental unit. The GSPDC may consider entering into a lease in such circumstances so the occupant may remain in the property until such other arrangements are made.

Property Managers are authorized to broker month-to-month leases. Longer term leases are subject to approval by the Board of Directors.

If either 1) the property is uninhabitable and the GSPDC determines it is not feasible to make the necessary repairs to make it habitable in a timely manner *or* 2) the occupant is not willing to enter into a lease for the rent and term offered by the GSPDC, then the property must be vacated. If the property must be vacated due to its deteriorated condition the GSPDC will work with the City's Homeless Prevention Task Force to connect occupants to available social services providers and possible sources of relocation assistance. If the property is declared "unfit" by the Code Enforcement officials, occupants may utilize relocation services provided by Catholic Charities. Under these circumstances, if the occupant is unwilling to leave, the GSPDC will pursue all lawful means to obtain possession of the property and the eviction of the occupant.

¹ When considering less-than-market-rate rents, GSPDC staff shall take under consideration HUD's rent burden affordability threshold – 30% of household income – in addition to the cost of operating and maintaining the unit.

² This task force was convened by the City of Syracuse Department of Neighborhood & Business Development, but includes social service providers that serve a county-wide clientele. The task force is an informal group that meets periodically, but facilitates communication between relevant service providers to address the needs of the 'housing vulnerable' population.