

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

SB23-213 be amended as follows:

1 Amend proposed committee amendment (SB213\_L.020), page 2, strike  
2 lines 4 through 17 and substitute:

3 "(10) "DISPLACEMENT" MEANS THE INVOLUNTARY RELOCATION OF  
4 RESIDENTS DUE TO:

5 (a) NEW DEVELOPMENT AND AN INFLUX OF WEALTHIER RESIDENTS  
6 RESULTING IN THE GENTRIFICATION OF A NEIGHBORHOOD;

7 (b) HOMES BEING VACATED BY LOW-INCOME RESIDENTS AND  
8 OTHER LOW-INCOME RESIDENTS BEING UNABLE TO AFFORD TO MOVE IN OR  
9 FORCED TO VACATE BECAUSE RENTS AND SALES PRICES HAVE INCREASED  
10 ABOVE WHAT LOW-INCOME RESIDENTS CAN AFFORD;

11 (c) DISCRIMINATORY POLICIES, SUCH AS BANNING TENANTS WITH  
12 HOUSING VOUCHERS, ELIMINATING UNITS LARGE ENOUGH FOR  
13 HOUSEHOLDS WITH CHILDREN, OR CHANGING LAND USE OR ZONING THAT  
14 FOSTER A CHANGE IN THE CHARACTER OF THE RESIDENTIAL  
15 DEVELOPMENT;

16 (d) GENTRIFICATION-INDUCED DISPLACEMENT, TAKING INTO  
17 ACCOUNT RESIDENTS WHO HAVE ALREADY BEEN DISPLACED AND CURRENT  
18 AND FUTURE RESIDENTS WHO ARE OR MAY BE DISPLACED INCLUDING  
19 RENTERS, LOW-INCOME HOUSEHOLDS, PERSONS OF COLOR, HOUSEHOLDS  
20 HEADED BY A RESIDENT WITHOUT A COLLEGE DEGREE, AND FAMILIES IN  
21 POVERTY WITH CHILDREN;

22 (e) WIDESPREAD DISPLACEMENT OF SOCIAL AND CULTURAL  
23 CONNECTIONS AND COMMUNITY-SERVING ENTITIES;

24 (f) DETERIORATION OF OR PHYSICAL CONDITIONS THAT RENDER  
25 RESIDENCES UNINHABITABLE, WHICH MAY BE CAUSED BY LACK OF  
26 RENOVATION OR REHABILITATION, OR DEMOLITION OR REDEVELOPMENT,  
27 OF AGING AFFORDABLE HOUSING OR COMMERCIAL SPACES; OR

28 (g) INCREASED REAL ESTATE PRICES, RENTS, PROPERTY TAXES,  
29 NEW DEVELOPMENT INCLUDING AMENITIES, AND OTHER ECONOMIC  
30 FACTORS THAT LEAD TO GENTRIFICATION."."

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