

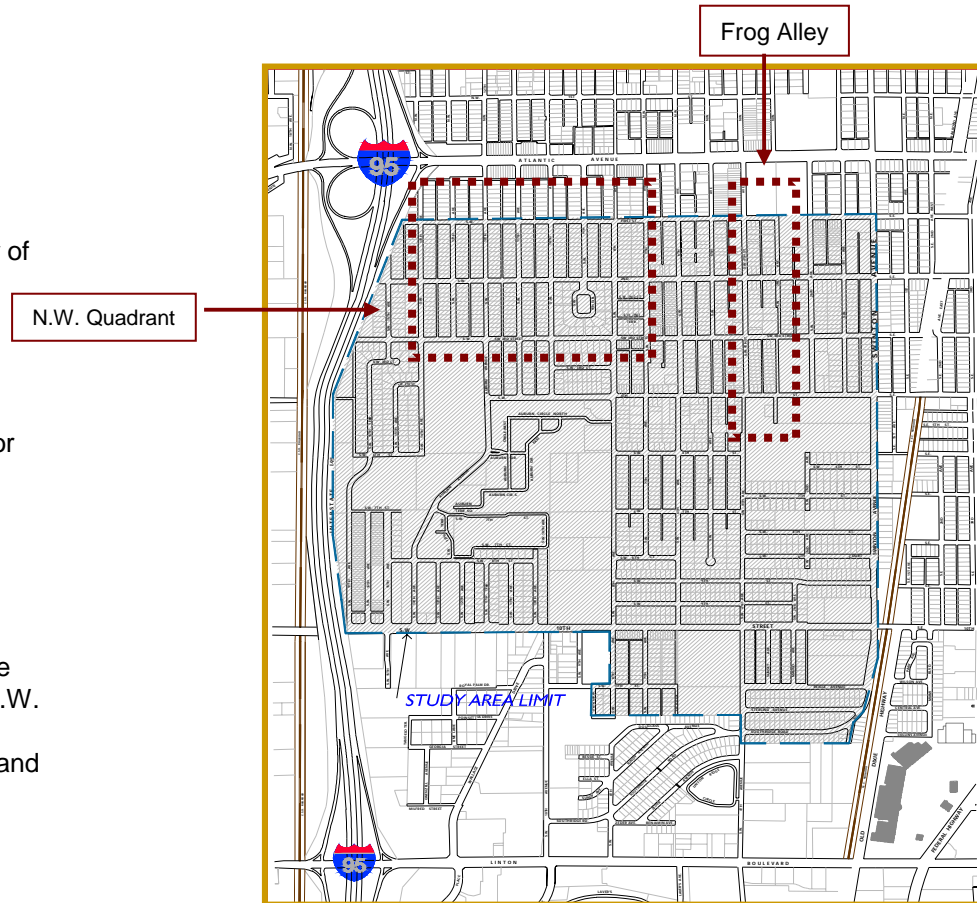
Displacement Mitigation

Redevelopment Target Areas

Extensive redevelopment is proposed for two of the five sub-areas. The plan calls for major Physical changes in the Northwest Quadrant (I-95 to 8th Ave./Atlantic to 3rd St.) and Frog Alley (4th Ave. to 6th Ave./Atlantic to 4th St.). West Atlantic Avenue serves as the northern boundary of both target areas.

The area between Atlantic Avenue and first street is designated as part of the City's Redevelopment District. The recently completed Downtown Business District plan includes provisions for the redevelopment of the West Atlantic Avenue commercial district.

There is a high concentration of older, multi-family housing units in the first two blocks of the residential neighborhoods that abut the commercial/redevelopment district. The two areas take on a more traditional, single family character beyond S.W. 2nd Street. Many of the single family and multi-family housing units in the area are in substandard condition and will require substantial renovation or replacement to maintain compliance with local building codes.



Displacement Mitigation

Mitigation Strategies

The proposed redevelopment projects will increase the overall quantity and quality of affordable and market rate housing in the area. The additional residential density would in turn, provide the “critical mass” necessary to encourage and sustain additional commercial development in the commercial district. Residents that wish to remain in the area should have reasonable opportunities to return to the neighborhood once the redevelopment projects are completed. However, in the short run, existing residents will be impacted and possibly displaced. Implementation of the proposed Northwest Quadrant and Frog Alley redevelopment projects proposed in this plan will necessitate the acquisition and reassembly of most of the property within the target areas. Therefore, it is recommended that the City and community stakeholders develop proactive strategies to mitigate against any adverse impacts of the proposed development on current residents. The strategies should include the following elements:

1. Build collaborative partnerships between the City and other community stakeholders to share resources and information and provide a safety net for current community residents.
 - Utilize the Community Management Team as a forum for planning and communications
 - Initiate a proactive community education and outreach campaign regarding the proposed plan and resources available to impacted residents
 - Develop an organized and efficient system for case managing and relocating impacted residents
2. Develop alternative housing options within the Southwest area to provide temporary and/or permanent replacement housing for impacted residents.
 - Continue aggressive lot acquisition and infill development program in the sub-areas not target for redevelopment. Earmark new infill housing for impacted residents that want to remain in the area.
 - Develop multi-family units (where appropriate) to increase the number of units available for relocating residents
 - Employ creative land swapping techniques to build impacted property owners new replacement homes on infill lots
3. Phase the project implementation to coincide with a gradual, long-term acquisition and development strategy.
 - Acquire and land bank property as it becomes available
 - Employ construction/development moratoriums and/or strict design standards to prevent development incompatible with the conceptual plan