

TENANT RELOCATION

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If your goals are to minimize the likelihood that renters in multi-family housing and mobile-home parks will receive assistance when they face displacement due to property improvements and to provoke state legislation similar to what recently occurred with Austin's recent "source of income" ordinance, then approve the staff recommendation before you.

If your goals are to assist tenants being displaced by redevelopment of multi-family sites and mobile-home parks, please recommend to the City Council that the following code changes be adopted:

1. Redefine parks as "manufactured housing parks" since the International Residential Code and federal and state law defines "mobile home" as being built prior to 6/15/76 and all structures built since that date as "manufactured home". The manufacture homes are generally the housing that renters and/or land-lease tenants that need protection, not 40 year old mobile homes that require specific stickers.
2. Require at least 30 day notice to tenants who may be impacted to coincide with the length of time for rentals that are not "short-term" and may be oral contracts extending previous longer-term rental agreements.
3. Prepare an emergency rule notice form for owners who are required to comply with 30 day notice.
4. Require all leases negotiated or extended after 30 day notices are served to comply with the notice provisions.

These changes reduce the likelihood that needed multi-family housing or mobile-home parks will have 9 month vacancies as current or prospective property owners seek zoning changes, site plan approvals, demolition permits, and/or other permits on sites that have no historical buildings. Reducing the supply of available housing by requiring a 9 month tenant notice prior to filing for permits encourages applicants to maximize the number of housing units that are vacant. This is not sound public policy if the goal is to maximize rental housing opportunities in a market where demand is much greater than supply.