

Codes and Ordinances Joint Committee Recommendations on Draft Tenant Relocation & Assistance Ordinance 6/30 version

Section	C&O/ZAP Committee Recommendation	Status in Ordinance
General	Insert language to clarify that the ordinance does not affect landlord-tenant relations	Incorporated
General	Discuss with Law Dept. staff possibilities for inserting a private right of action for tenants that could enable tenants to obtain legal representation if requirements are not followed	Discussed and not recommended for inclusion
Part 1. (F) – Findings (line 3 on pg 2)	Change “historically <i>low</i> occupancy rates” to “historically <i>high</i> occupancy rates”	Incorporated
Part 3. Multi-Family Redevelopment Definition (lines 4-5 on pg 3)	“means the demolition, redevelopment, <u>partial demolition, or change of use</u> of an existing multi-family building or <u>part of a building</u> or mobile home park.” Delete: “that is reasonably likely to result in tenant displacement.”	Incorporated
Part 3. Tenant Displacement Definition (line 14 on pg 3)	Insert “ <i>comparably sized</i> ” between “another” and “unit”	Incorporated
Part 4. § 25-1-712 (C) (1). (line 1 on pg 5)	Revise to clarify that only “affected” tenants/tenants to be displaced would get notice – not all tenants in a building	Incorporated
§ 25-1-712 (C) (2) (pg. 5)	Packet should include information about state law requiring return of deposit.	Incorporated
§ 25-1-712 (C) (2). (line 5 on pg 5)	Add clarification: “include the following information <i>in plain language in both English and Spanish</i> ”	Incorporated
§ 25-1-712 (C) (2) (d). (lines 13-14 on pg 5)	Delete reference to Section 25-1-713 (<i>Tenant Relocation Program</i>) on line 13. Revise reference to Section 25-1-714 (<i>City Tenant Relocation Fund</i>) on line 14 to read: “ Section 25-1-714 (Tenant Relocation Program) ”	Incorporated
§ 25-1-712 (or a new section if more appropriate?)	Add language describing a per tenant penalty to be charged to applicants who do not provide the required notice and still receive their requested permit	Incorporated

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§ 25-1-713 (C) (1). (line 12 on pg 6)	Working with Development Services Dept., change “the date that demolition is approved to begin” to the “ <i>date that demolition occurs</i> ” or similar text	Incorporated
§ 25-1-713 (or another section if more appropriate)	Research how to include a requirement for a separate disclosure notice to be handed out to prospective tenants at time of application for a lease if they are applying after the initial tenant notification has been sent	Incorporated
§ 25-1-713 (or another section if more appropriate)	Include requirement that extensions for demolition permits may not be granted without re-notification of affected tenants. (Notice can be sent through regular mail or delivered in person)	Incorporated
§ 25-1-714 (B) (2) (a) (ii). (line 11 on pg 7)	Delete “under the terms of a lease”	Incorporated
§ 25-1-715 (A) (2)	Revise to make payment of fee for rezones or other discretionary land uses required rather than voluntary	Incorporated
§ 25-1-715 (B). (line 14 on pg 8)	Discuss with Development Services Dept. to determine when fee should be collected. Committee recommends fee be collected before approval of zoning case	Discussed with DSD; Not appropriate level of detail for an ordinance