RESOLUTION NO. 20180510-052

WHEREAS, Ordinance No. 20130926-012 established a residential rental registration program, which is commonly referred to as the "Repeat Offender Program"; and

WHEREAS, the Repeat Offender Program requires a residential property to be registered if persistent City Code violations that create unsafe and inhospitable conditions occur at the property; and

WHEREAS, if existing violations are remedied by a new owner within 90 days from the date the rental property is sold, the property is removed from the Repeat Offender Program; and

WHEREAS, in recent years, City of Austin staff and organizers have assisted tenants who have been evicted or displaced when a property in the Repeat Offender Program changes ownership; and

WHEREAS, in many cities, including Austin, many renters may experience evictions for insignificant reasons outside of a major lease violation, such as landlord retaliation or minor disputes; and

WHEREAS, evictions and displacement can threaten the stability of a household and can result in high rates of school mobility, which has been shown to negatively impact children's health and well-being; and

WHEREAS, evictions can be devastating to households and create obstacles to securing new leases; and

WHEREAS, one requirement of the City's Rental Housing Development Assistance Program is a lease addendum that includes many tenant protections, such as good cause eviction protections, notice prior to entry, and the prohibition of lease

provisions that excuse the landlord from legal responsibility for actions or failure to act, whether intentional or negligent; and

WHEREAS, residents of Repeat Offender Program properties would benefit from these enhanced protections, particularly in the midst of an extremely competitive rental market; **NOW, THEREFORE:**

BE IT RESOLVED BY THE CITY OF AUSTIN CITY COUNCIL:

The Council directs the City Manager to draft a code amendment that would require all newly registered and existing registered properties in the Repeat Offender Program to add tenant protections similar to those outlined in the City's Rental Housing Development Assistance Program no later than June 28, 2018.

ADOPTED: May 10, 2018 **ATTEST:** Erika Brady for
Jannette S. Goodall
City Clerk