



**HOUSING &
PLANNING**

C20-2022-017

Tenant Notification & Relocation

Codes & Ordinances Joint Committee

July 19, 2023

Content

- Resolution No. 20221027-039
- Proposed changes
- Next steps



Resolution No. 20221027-039

- Initiated amendments to Title 25:
 - Tenant Notification and Relocation requirements that are found in City Code Chapter 25-1, Article 15, Division 3 ([Tenant Notification and Relocation](#)).
 - Site development regulations applicable to mobile home parks.
 - At this time, staff is moving forward with the amendments related to Tenant Notification and Relocation.

- Asked the City Manager to create an online list of properties



Resolution No. 20221027-039

The Tenant Notification and Relocation amendments are intended to achieve certain goals:

1. Deter the displacement of residents before submitting for an application; and
2. Require compliance with the ordinance when the property owner conducts unpermitted work; and
3. Require notifications for tenants for alterations or repairs described in Section 25-1-712(A); and
4. Require that tenant relocation requirements apply to any multi-family property with five or more residential units.



Goal: Require that tenant relocation requirements apply to any multi-family property with five or more residential units

- Create a definition for multi-family property that is specific to the Tenant Notification and Relocation requirements.
- Amend existing language throughout to read “multi-family property” instead of “multi-family building”.



Goal: Require notifications for tenants for alterations or repairs.

- Amend the requirements so that notification is also required when alterations or repairs happen. (Currently, only required when there is a demolition.)



Goal: Deter the displacement of residents before submitting for an application

- Amend the requirements so that when a property was occupied at least 120 days/270 days before the application is submitted, the property is considered “occupied” at the time the application is submitted.



Goal: Require compliance with the ordinance when the property owner conducts unpermitted work.

- Include a definition for “unpermitted work” that would cover demolition, alterations, or repairs that would result in displacement.
- Require the property owner to provide former tenant(s) with some form of notice so that the former tenant can learn about any assistance programs.
- Allow former tenants to be eligible for City assistance programs when their displacement was connected to the unpermitted work.
- Create an offense because the property owner failed to provide a notification or post a sign for the benefit of former tenants.



Staff recommendation

- Approve the proposed Code amendment



Next Steps

- Planning Commission – to be reviewed on August 8, 2023
- City Council – Public Hearing will be on August 31, 2023