

**ORDINANCE AMENDMENT REVIEW SHEET****Amendment:**

Consider an ordinance amending Title 25 (Land Development Code) to update tenant notification and relocation requirements in response to City Council Resolution No. 20221027-039. Council Sponsors: Council Member Vanessa Fuentes, Council Member Sabino 'Pio' Renteria, Council Member José 'Chito' Vela, Council Member Ann Kitchen, Council Member Kathie Tovo.

**Description:**

On October 27, 2022, City Council approved Resolution No. 20221027-039, which initiated amendments to the City's Tenant Notification and Relocation requirements.

**Proposed Language:**

See Draft Ordinance attachment.

**Summary of Proposed Code Amendment:**

The proposed code amendments would:

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.

**Background:**

The City Council adopted the Tenant Notification and Relocation Ordinance on September 1, 2016, (Ordinance No. [20160901-050](#)). Challenges were identified in the years following the 2016 ordinance adoption, and Resolution No. [20180628-063](#) directed the City Manager to seek feedback from stakeholders on the category of tenants who should be eligible for notification and relocation assistance and submit recommendations to Council to initiate an ordinance change related to this topic. In April 2022, Ordinance No. [20220421-058](#) amended the 2016 ordinance to clarify interior renovations were included in the notification requirements for demolition and renovations of buildings with five or more occupied units.

**Staff Recommendation:**

Staff recommends approval of the proposed amendment.

**Board and Commission Actions:**

**July 19<sup>th</sup>, 2023:** Approved by the Codes and Ordinances Joint Committee, 5-0-2.

**August 8<sup>th</sup>, 2023:** A public hearing will be held by the Planning Commission.

**Council Action**

**August 31<sup>st</sup>, 2023:** A public hearing will be scheduled.

**City Staff:** Susan Watkins, (512) 978-1725, [Susan.watkins@austintexas.gov](mailto:Susan.watkins@austintexas.gov)



**HOUSING &  
PLANNING**

## Affordability Impact Statement

*Sponsor: Housing Department*

*Proposed changes affect: Land Development Code Chapter 25-1, Article 15*

*Initiated by: Resolution No. 20221027-039*

*May 10, 2023*

### Proposed Regulation

*The proposal includes revisions to Land Development Code § 25-1-712 - TENANT NOTIFICATION REQUIRED, updating notification required for demolition and renovation of buildings with five or more units. The proposal aims to:*

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

### Affordability Impact

Housing and Planning staff find that the proposed regulation will have a **positive** impact to housing affordability.

Manager's Signature

*Marla Torrado*



# C20-2022-017

# Tenant Notification & Relocation

Planning Commission

August 8, 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
- COJC recommended approval at July 19th meeting



# Next Steps

- City Council – Public Hearing will be on August 31, 2023