

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 19th, 2023: Approved by the Codes and Ordinances Joint Committee, 5-0-2.

August 8th, 2023: Recommended for approval by the Planning Commission, 8-0-1.

Council Action

August 31st, 2023: A public hearing is scheduled.

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