

- 31 (a) the existing multi-family structure requires extensive repairs for which
32 costs will exceed 50 percent of the market value, as determined by the
33 building official;
- 34 (b) the average rents for all units that were affordable to a household
35 earning 60[80] percent MFI or below were not raised by more than 10
36 percent within the previous 24 months;
- 37 (2) replace all existing units that were affordable to a household earning 60[80]
38 percent MFI or below in the previous 12 months and have at least as many
39 bedrooms as those units;
- 40 (3) provide current tenants with:
- 41 (a) notice and information about the proposed development on a form
42 approved by the Housing director;
- 43 (b) relocation benefits that are consistent with Federal Uniform
44 Relocation Assistance and Real Property Acquisition Policies Act of
45 1970, 42 U.S.C. 4601, et seq.; and
- 46 (4) grant current tenants the option to lease a unit of comparable affordability
47 and size following completion of redevelopment.

48 **PART 3.** This ordinance takes effect on _____, 2024.

49 **PASSED AND APPROVED**

50 _____ §
51 _____ §
52 _____, 2024 § _____
53 _____
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59 _____
60 _____
61 _____
62 _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk