



RESOLUTION:
20130606-049
CM Spelman and
Mayor Pro Tem Cole

RESOLUTION:
20130606-050
CM Tovo and
CM Martinez

City of Austin

Code Compliance Department



**RESOLUTION:
20130606-049**

Sponsored by:	Council Member Spelman/ Mayor Pro Tem Sheryl Cole
Program Type:	Repeat Offender Program
Concerns Identified:	Reactively
Community Impact:	Citywide
Duration:	Full Program Implementation
Registration:	Only Repeat Offender
Type of Units:	Multifamily, Single Family , Duplex (All)
Enforcement:	Stronger
Penalties and Fees:	Stiffer for Repeat Offenders
Performance Measures:	Yes
Fiscal Impact:	Clean Community Fee, Penalties & Fees



Sponsored by:	Council Member Tovo/ CM Martinez
Program Type:	Pilot Rental Registration Program
Concerns Identified:	Proactively
Community Impact:	Three Designated Areas Across Austin
Duration:	One Year
Registration:	Yes
Type of Units:	Multifamily, Repeat Violator for Single Family and Duplex
Enforcement:	Stronger
Penalties and Fees:	Stiffer for Repeat Offenders
Performance Measures:	Yes
Fiscal Impact:	Clean Community Fee, Penalties & Fees

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Differences Between Ordinances



Ordinance:
20130606-049

Registration

CM Spelman require registration only for repeat offenders
CM Tovo require registration for all multi-family rental properties within the pilot area for 1 year. Also requires registration for single family rental properties under certain conditions.

Ordinance:
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Fee Assessment

CM Spelman fee assessed to repeat offenders only
CM Tovo fee assessed to all multi-family rental properties

Compliance Approach

CM Spelman reactive by including requirement for only repeat offenders
CM Tovo proactive by including requirement for all multi-family rental properties in a registration program. This approach is reactive to single family and duplex in that criteria will be set when these rental properties are required to register (which is the same as CM Spelman's direction)



Community Input

■ Staff conducted the following focus group and board and commission public input sessions:

- June 25, 2013: Focus group session
- July 2, 2013: Presentation/focus group session with community advocates
- July 16, 2013: Presentation/focus group session with neighborhood association representatives from proposed pilot areas
- July 17, 2013: Presentation/focus group session with tenant, apartment & relator associations
- July 23, 2013: Presentation/focus group session with University of Texas representatives
- July 24, 2013: Presentation/focus group session with Austin Neighborhood Council
- July 30, 2013: Presentation at special Building and Standards Commission meeting and public input session
- July 8-31, 2013: SpeakUp Austin online public input opportunity
- August 16, 2013: Presentation at the Building and Standards Commission Committee
- August 20, 2013: Presentation at the Community Development Commission ~~Housing~~ Committee



Community Feedback

■ Recommendations noted below reflect feedback that was agreeable to the majority of participants:

Proactive Enforcement - A more proactive approach is needed.

Stealth Dorms - A separate resolution/ordinance should be considered address stealth dorms.

Education and Training - An educational program and training for owners, managers and tenants should be included.

Incentives - Incentives are needed for responsible property owners.

Performance Measures - Performance measures should be clearly defined.

Tenant Protection - Tenant protection should be addressed.

Transparency and Resources - An all-inclusive website should be available.

Draft Ordinance:
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Draft Ordinance Language

- Pilot Program Area *(#50 Only)*
- Definitions
- Registration Required; Exceptions *(different language)*
- Registration *(different language)*
- Other Permit Or Licenses Required *(#50 Only)*
- Change In Ownership
- Application Fees
- Contents Of Application
- Approval Or Denial Of Application *(#50 Only)*
- Rental Of Unregistered Property Prohibited
- Registration Period
- Registration Fee
- Display Of Registration

Draft Ordinance:
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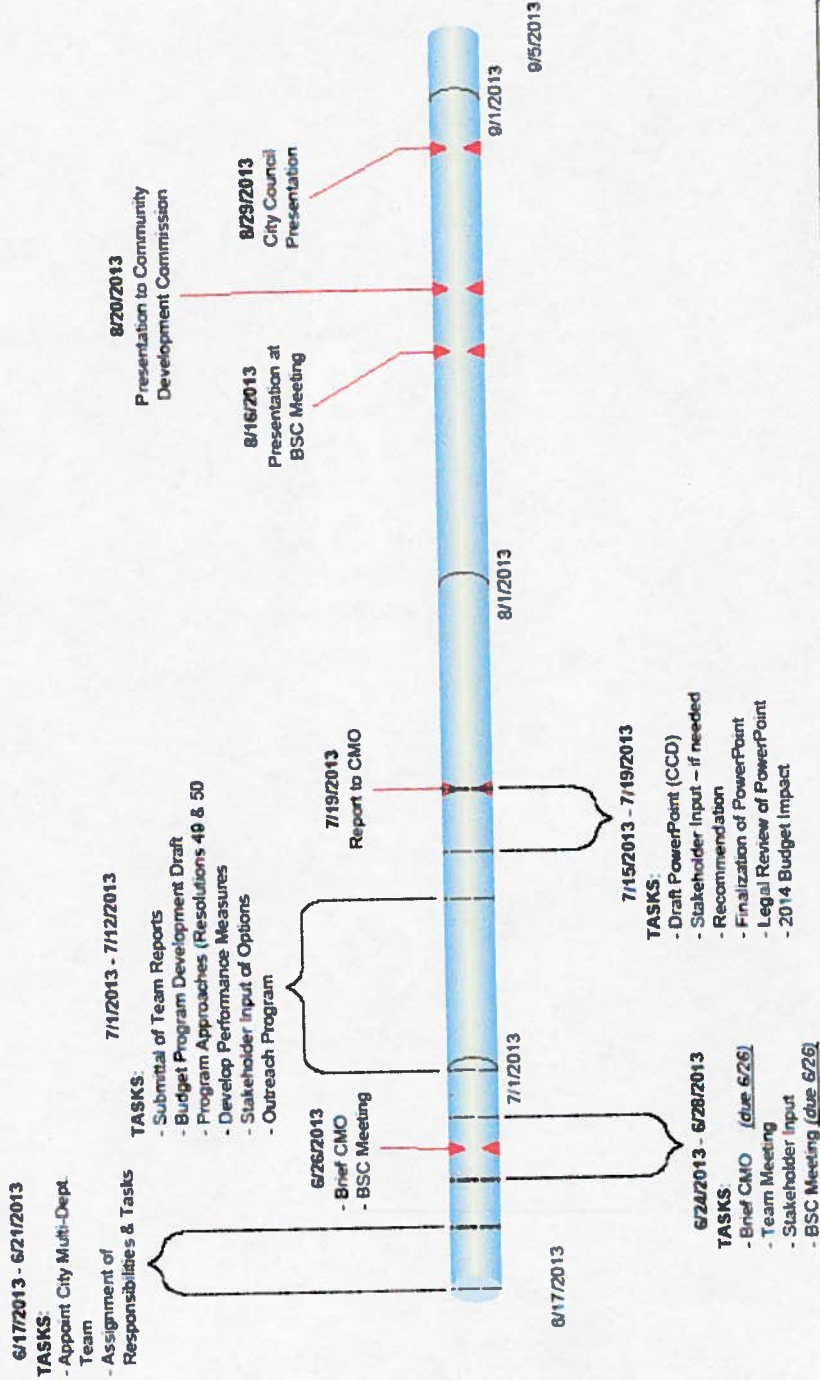


Draft Ordinance Language

- Signs
- Tenant Registry
- Local Contacts *(different language)*
- Notification Of Change Of Information
- Inspection By Code Official
- Periodic Inspections *(different language)*
- Third Party Inspections *(#50 Only)*
- Third Party Inspectors *(#50 Only)*
- Suspension
- Revocation
- Penalty
- Re-inspection Fees *(#49 only)*
- Fee Ord. Amendment *(#49 only)*
- Report back to Council *(#50 Only)*

Timeline

LTR Program Timeline List



Revision D.382 8.14.2013 2:15 P.M

Questions?