Item No. 58
Version 2
April 21, 2022

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 25-1 OF THE CITY CODE RELATING TO TENANT NOTIFICATION AND RELOCATION REQUIREMENTS; WAIVING SECTIONS 25-1-501 AND 25-1-502 OF THE CITY CODE RELATING TO AMENDING TITLE 25 OF THE CITY CODE; DECLARING AN EMERGENCY; AND CREATING AN OFFENSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The City Council finds:

(1) In response to the growing number of Austin renters being displaced by redevelopment and demolition of existing housing, Council approved Ordinance No. 20160901-050, which requires advance notice and, in some cases, relocation assistance for displaced tenants, following robust community input and an inclusive stakeholder process.

(2) Some types of construction-related activity, such as interior remodeling, may not be considered demolition but can still result in permanent displacement of tenants.

(3) Numerous recent and ongoing incidents have demonstrated that the current language may be unclear on its applicability to tenants who are permanently displaced by interior remodeling or renovations.

(4) With many Austin residents at risk or already in the process of losing housing, adding a notification requirement for interior remodels is extremely time sensitive in order to prevent irreparable harm, necessitating a declaration of emergency.

PART 2. Subsection (A) of City Code Section 25-1-712 (*Tenant Notification Required*) is amended to read as follows:

§ 25-1-712 TENANT NOTIFICATION REQUIRED.

(A) The requirements of this section apply to an application to:

(1) demolish, alter, or repair the interior or exterior of [~~or partially demolish~~] a multi-family building that would result in the displacement of tenants in [~~consisting of~~] a building with five or more occupied residential units,

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including a demolition permit or a building permit [~~that authorizes demolition~~];

(2) approve a site plan or change of use permit for an existing mobile home park; or

(3) rezone a property within the Mobile Home Residence (MH) District designation that contains an existing mobile home park.

PART 3. The City Council waives City Code Sections 25-1-501 (*Initiation of Amendment*) and 25-1-502 (*Amendment Review*).

PART 4. Because of recent and ongoing incidents, requiring notification for interior remodels is extremely time sensitive. It is necessary to declare an emergency in order to prevent irreparable harm. Because of this emergency, this ordinance takes effect the day following publication for the preservation of public peace, health, and safety.

PASSED AND APPROVED

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§
_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

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