

MOTION HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT

AUG 14 2007

Beginning in May 2006, the Planning and Land Use (PLUM) and the Housing, Community and Economic Development Committees jointly held a series of off-site hearings relative to conversion of apartments to condominiums and an improved tenant relocation assistance program. Joint hearings on these matters continued into 2007.

On April 11, 2007, the City Council adopted an ordinance creating an improved tenant relocation assistance program. The ordinance was enacted, in part, in recognition that more than 12,000 rent-controlled units have been demolished or converted to condos in the past five years. The ordinance, in part, provides the following:

- Increases tenant relocation benefits to households evicted as a result of their buildings being converted to condominiums;
- The new tenant relocation fees apply to all apartment dwellings, regardless of whether units are rent-controlled;
- The increased tenant relocation fees apply to "good faith" evictions as set forth in the Rent Stabilization Ordinance (RSO) which includes instances where an owner seeks to recover a unit for their own occupancy, or the occupancy of the owner's child, parent, spouse, or a resident manager.
- The new fee structure is:
 - \$6,810 to tenants who have lived in their apartments less than three years or \$14,850 for qualified tenants, those who are 62 or older, disabled or have minor children; and
 - \$9,040 to tenants who have lived in their apartments more than three years or \$17,080 for qualified tenants, as above.

Upon further consideration, and testimony from affected apartment owners, the extension of increased benefits to those owners who exercise their "good faith" eviction rights under the RSO to recover the use of a unit for themselves, their child, parent, spouse, or a resident manager should be re-examined and the City Attorney should be requested to prepare the necessary amending ordinance.

I THEREFORE MOVE that the City Attorney be requested to prepare and present an ordinance amending Ordinance No.178632 (CF 06-1325) adopted by the City Council on April 11, 2007, relative to an improved tenant relocation assistance program, to remove those sections modifying the Rent Stabilization Ordinance relative to the required payment by landlords of increased tenant relocations benefits when exercising "good faith" evictions to recover use of units as provided under the Rent Stabilization Ordinance for themselves or their child, parent, spouse, or a resident manager.

06-1325-54

PRESENTED BY :

DENNIS P. ZINE
Councilmember, 3rd District

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SECONDED BY:

Ref To 06-1325 & SUPPS