



**DATE:** September 27, 2016

**CATEGORY:** Unfinished Business

**DEPT.:** City Attorney's Office/Community Development

**TITLE:** **Introduction of an Ordinance Amending Tenant Relocation Assistance**

### **RECOMMENDATION**

Introduce an Ordinance Amending Article XIII of Chapter 36 relating to Tenant Relocation Assistance, to be read in title only, further reading waived, and set a second reading for October 25, 2016 (Attachment 1 to the Council report).

### **BACKGROUND**

Over the past year, the City Council has taken a number of actions to address the concerns raised by residents regarding rapid rent increases and evictions, as well as the Council's desire to address the displacement of tenants. In addition to adopting a Right-to-Lease Ordinance (RTL) on December 8, 2015 and a Rental Housing Dispute Resolution Program Ordinance (RHDRP) on April 26, 2016, the Council voted on August 9, 2016 to submit an ordinance, known as Measure W, to the voters on the November 8, 2016 ballot (Attachment 2).

If approved by the voters, Measure W would amend the RHDRP and regulate rents for those rental units that received a Certificate of Occupancy prior to February 1, 1995 by requiring a landlord and tenant to go to binding arbitration for disputes related to rent increases in excess of 5 percent of the base rent and for service reductions. In addition, a landlord could only terminate a tenancy in those rental units covered by the RHDRP for just cause, which would include: failure to pay rent; breach of lease; nuisance; criminal activity; failure to grant reasonable access; necessary repairs; owner move-in; withdrawal of the unit from the rental market; and demolition. However, a rental unit would be exempt from the just cause for eviction protection if a landlord complies with the City's Tenant Relocation Assistance Ordinance ("TRAO").

At the same meeting on August 9, the Council directed staff to prepare amendments to the TRAO to require tenant relocation assistance for no-cause evictions as an alternative

method to the just-cause provision in Measure W in order to help mitigate the financial impact of displacement of tenants in the City of Mountain View and to return with a draft update of the TRAO as soon as practically possible to enact these provisions to ensure consistency between the TRAO and Measure W should the ballot initiative pass. The Council also indicated it would like to review the eligibility requirements and the level of assistance provided pursuant to the TRAO. On September 7, 2016, the Environmental Planning Commission also made recommendations regarding the proposed amendments to the TRAO.

### **Overview of the Current TRAO**

The City first adopted the TRAO in 2010 in response to the displacement of very low-income households due to the renovation and redevelopment of rental housing. The City Council amended the TRAO in 2014 to increase the level of assistance provided to displaced tenants and to expand the scope of the ordinance to include both very low- and low-income households. The current TRAO requires landlords to provide relocation assistance to eligible residential households who are displaced when:

1. The landlord withdraws rental units from the rental housing market;
2. The landlord seeks to recover possession to demolish or otherwise remove a residential housing unit from residential housing market after having obtained all the proper permits from the City;
3. The landlord seeks to recover possession to remodel, renovate, or rehabilitate the units, resulting in a permanent displacement of the tenants and the project requires permits from the City;
4. The landlord seeks conversion of a building into a condominium, community apartment, or stock cooperative;
5. The use of real property is changed from a residential use to a nonresidential use that requires a permit from the City; or
6. The change from rental to ownership units where the units were rented out for a period of time after being approved for sale.

Under the existing TRAO, no relocation assistance is required if a landlord relocates a tenant to another rental unit during renovation or repairs, if the landlord chooses to

evict a tenant without cause at the end of a lease term, or if the landlord moves into a rental unit.

The existing eligibility for relocation assistance is determined by the income of a residential household, which cannot exceed 80 percent of area median income (“AMI”). An eligible household would qualify for the cash equivalent of three months’ rent based on the median monthly rent for a similar sized rental unit in Mountain View. Additional assistance equivalent to \$3,000, with an annual Consumer Price Index adjustment, would be available if the household qualifies as a “Special Circumstances” household. To be classified as a “Special Circumstances” household, the tenant household must have one of the following: a least one child under 18 years of age, a member who is 62 years of age or older, or a disabled person.

The TRAO is a separate ordinance and would apply in conjunction with Measure W if it is adopted by the voters. Once enacted, any amendments to the TRAO would remain effective regardless of the outcome of the November election. As with any ordinance adopted by the City Council, the Council would be able amend the TRAO in the future.

## **ANALYSIS**

### **Proposed Modifications to the TRAO**

As a general introduction, the proposed amended TRAO has been reorganized in an effort to make it easier to understand and to apply. It looks different because a number of definitions have been moved from the text of the ordinance to an expanded definition section. In addition to relocating the definitions, staff took the opportunity to condense all of the procedural provisions (notice, required submittals, and process) into a single section.

### **Adding No-Cause Eviction to the TRAO**

Per the direction of the City Council, the primary purpose of the proposed amendments is to align the TRAO with Measure W by incorporating no-cause eviction into the TRAO and requiring a landlord to pay relocation assistance to tenants evicted for no cause. If Measure W is adopted by the voters, and the landlord elects not to comply with the TRAO’s requirement to provide relocation assistance, he or she could only evict a tenant for just cause in accordance with Measure W.

### *Alignment of Measure W and TRAO*

To align the TRAO with Measure W, *at a minimum*, the TRAO must cover the same rental units that Measure W would cover in order to provide landlords with an alternative to Measure W's just-cause requirement for eviction. Therefore, the TRAO must cover a single rental unit provided at least three (3) such dwelling units are located in a single structure, while accounting for those exceptions in Measure W. (See Attachment 3 for comparison of the ordinances impacting "rental units.") To accomplish this task, it is necessary to examine the definition of "rental unit" contained in Measure W and the TRAO and the application and interaction of the ordinances.

### Definition of Rental Unit

The analysis begins with an examination of the definition of rental unit because it is defined differently in the two ordinances. The just-cause provisions in Measure W would apply to rental units defined as:

**"a dwelling unit (as defined in Mountain View City Code Section 36.60.11) in the City of Mountain View provided three (3) or more dwelling units are located in a single structure and are being used as residential housing."**

However, the binding arbitration and just-cause provisions of Measure W do not apply to rental units with a Certificate of Occupancy issued after February 1, 1995, single-family homes, duplexes, condominiums, owner-occupied units, mobile homes, hotels/motels, health-care facilities, and government-owned/regulated housing. The RTL, RHDRP, Multi-Family Housing Inspection Program, and Measure W all contain this same definition of rental unit.

The TRAO currently defines "rental unit" as:

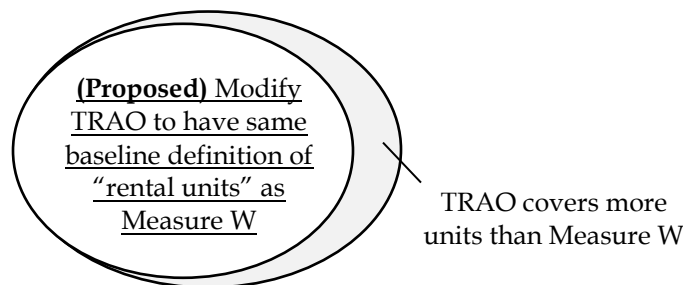
**"a habitable structure offered for rent and use as a place of permanent or customary and usual abode of a residential household. Rental units include a building, a group of buildings, or a portion of a building used and/or designed as dwellings."**

The TRAO does not apply to a room or any other portion of any residential unit which is occupied by the landlord or a member of the landlord's immediate family; a single family except where four or more dwelling units are located on one lot; a mobile home; housing accommodation in hotels, motels, inns, tourist homes, and boarding or lodging

houses; and a unit in a common-interest development where units are owned by different individuals who share ownership of common areas and facilities.

For consistency and from a staff perspective, it would be helpful to utilize the same definition of rental unit in all of the ordinances impacting rental units in the City. One of the biggest differences is that the *Costa-Hawkins Act* does not apply to the TRAO. A city is authorized to monitor the cause for eviction and the TRAO applies to rental units regardless of the date a Certificate of Occupancy is issued. If the same definition of rental unit is used in the TRAO, it would still apply to rental units that received a Certificate of Occupancy after February 1, 1995 and the TRAO would cover more units than the just-cause provision in Measure W.

As the first step in aligning Measure W and the TRAO, staff recommends replacing the current TRAO's definition of "rental units" with the definition used in Measure W.<sup>1</sup> (See proposed amendment, Attachment 1 to the staff report.)



As a result of the presentation to the EPC, staff is posing slightly different questions to the City Council. Specifically, the EPC was asked whether the TRAO should apply when less than four rental units are vacated; and whether the TRAO should apply when there are fewer than four dwelling units on a property. Based on the discussion of the EPC and the questions they raised, staff reconsidered this approach and determined that using the same definition of rental unit in both ordinances is the clearest and most consistent means to align the TRAO with Measure W. Consequently, the questions presented to the Council are somewhat different than those posed to the EPC on this issue. However, the EPC's discussion is germane to the Council's consideration. The EPC expressed concern that applying this ordinance to smaller landlords and requiring them to provide relocation assistance could be a burden on small businesses. Ultimately, the EPC recommended the TRAO should apply to all displaced households and apply to properties with any number of rental units. This recommendation is based

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<sup>1</sup> The TRAO's oval is larger than Measure W's because it includes rental units that received a Certificate of Occupancy after February 1, 1995.

on a stated desire that the landlord should have the ability to choose whether to comply with Measure W or the TRAO.

The Council should first focus on determining the appropriate definition of “rental unit” in the TRAO.

**Question 1: Does the City Council support replacing the current TRAO’s definition of “rental units” with the definition used in Measure W?**

Definition of “Displace or Displacement”

Once the definition of rental unit has been determined, the next step in the alignment is to review the application of the TRAO in conjunction with Measure W to ensure the TRAO displacement provisions cover the same circumstances, at a minimum, that would be covered by Measure W. The just-cause provisions of Measure W would apply to any tenant household in a qualifying rental unit (i.e., in a structure containing three or more dwelling units minus the specified exceptions). Under the current TRAO, a landlord of a covered rental unit is able to displace up to three tenant households annually without paying relocation assistance to any of the tenants. The requirement for the landlord to provide relocation assistance is triggered upon displacement of the fourth tenant household in a given year and to any household displaced thereafter in that same year. In order to align Measure W and the TRAO, the definition of “displace or displacement” under the TRAO must be modified so the first tenant displaced in a rental unit covered by the TRAO would be eligible for relocation assistance at least for no-cause evictions. The Council can define displacement differently for development-related displacements and retain the requirement that four rental units be vacated before the TRAO applies. The EPC and staff recommend utilizing the same threshold for all displacements for consistency.

**Question 2: Does the City Council support modifying the TRAO so that the displacement of even one tenant household would require relocation assistance to be provided by the landlord?**

*Other Amendments*

In drafting the proposed ordinance, staff reviewed the current TRAO and the tenant relocation provisions included in the proposed Charter amendment (Measure V), as well as the RTL and the RHDRP. In addition to including no-cause within the definition of displacement, the following amendments pertaining to the scope of TRAO are presented for the Council’s consideration along with the EPC’s recommendation.

### Owner Move-In

The TRAO does not require a landlord to provide relocation assistance when the landlord or a relative of the landlord moves into a rental unit. Measure V requires relocation assistance be paid to a tenant when an owner displaces the tenant by moving into the unit. Staff raises this issue because owner move-in is the only displacement covered by the just-cause provisions in Measures V and W that would not be addressed by the TRAO if no-cause eviction is included. Staff does not have any data regarding the number of displacements due to owner move-in. The EPC recommended against the expansion of displacement to include owner move-in within the scope of the TRAO without further information to ascertain whether this type of displacement needs to be addressed.

**Question 3: Does the City Council support the EPC's recommendation not to add owner move-in to the categories of displacement in the TRAO?**

### Lease Termination Exception

Under the existing TRAO, the termination of a tenancy at the end of the lease term does not constitute a displacement. With the recent adoption of the RTL, this exception may not be consistent with the Council's expressed desire to address displacement. The RTL does not require a landlord to renew a lease with a tenant; both parties must be willing to continue the lease relationship. If this provision remains, a tenant who continues to rent on a month-to-month basis would be entitled to relocation assistance, while a landlord could choose not to renew a lease at the end of the lease term and that vacancy would not be subject to the TRAO. The EPC recommended eliminating this exception to effectuate the goal of addressing displacement.

**Question 4: Does the City Council support the EPC's recommendation to remove the lease termination exception?**

### Eligibility

Under the existing TRAO, the maximum eligible income level is 80 percent of AMI based on U.S. Department of Housing and Urban Development (HUD) income levels for Santa Clara County as adjusted for household size. Measure V would increase the eligible income level to 120 percent of AMI (moderate income). Staff seeks direction whether to adjust the eligible income level in the TRAO. To provide some background for the discussion, the TRAO was originally intended to provide assistance to very low-income tenants. The City Council increased eligible income level from 50 percent of

AMI to 80 percent of AMI in 2014 to require relocation assistance for both very low- and low-income residents. For consistency, staff is proposing the State of California Department of Housing and Community Development (HCD) income limits be used and referenced in the definitions section of the TRAO instead of the HUD income limits. This will make the TRAO consistent with other programs. For reference, staff has prepared a table of income levels adjusted for household size to provide additional information.

**Table 1 – Income Limits**

Number of Persons per Household	1	2	3	4	5
<b>Household Income at 80% AMI<sup>1</sup></b>	\$59,400	\$67,900	\$76,400	\$84,900	\$91,650
<b>100% AMI</b>	\$74,950	\$85,700	\$96,400	\$107,100	\$115,650
<b>120% AMI</b>	\$89,950	\$102,800	\$115,650	\$128,500	\$138,800

<sup>1</sup> Based on HCD 2016 Income Limits for Santa Clara County.

Since the TRAO was amended in 2014, seven projects approved by the City Council have been required to comply with the ordinance and seven projects are pending. For the seven approved projects, a total of 120 units have been demolished and 63 households, or slightly more than 50 percent of these households, qualified for and received assistance. The rest of the displaced tenants have not qualified for assistance because they earn more than 80 percent AMI. This is an increase from the assistance provided under the 2010 TRAO, which provided assistance to households with incomes up to 50 percent AMI (six projects; 94 units demolished, 17 households or 18 percent of the households were eligible for assistance).

A single eligibility requirement is currently applied to all displacements.

The Council could consider one the following approaches:

1. Retain existing eligibility requirements.
2. Continue implementing a maximum income threshold framework for assistance and expand eligibility by increasing the maximum eligible household income level. A maximum household income level of 120 percent would match Measure V's eligibility requirement for relocation assistance. The 120 percent threshold



would mitigate impacts experienced by very low- to moderate-income residents of rental housing. This alternative would require resources to assess income levels.

3. Establish a minimum tenancy period instead of income level for determining eligibility. Minimum tenancy requirements could range from one year to five years. In this scenario, higher-income tenants could be eligible based on the length of tenancy. This alternative would require additional staff resources to track length of tenancy.
4. Expand eligibility to all displaced households regardless of their income level. Eliminating the income criteria reduces the resources required to administer the TRAO. It may also reduce the incentive for landlords to rent to only higher-income households. However, by providing relocation assistance to all displaced households regardless of income, it would expand the original goal of the TRAO to mitigate impacts experienced by only low- and very low-income residents of rental housing.
5. Expand eligibility to all income levels only to those households displaced by no-cause eviction and maintain the existing income eligibility requirements for the other causes of displacement as defined in the TRAO.

The EPC recommended eliminating the income eligibility requirement in the TRAO.

**Question 5: Does the City Council support the EPC's recommendation to eliminate the household income eligibility requirement for all displacements?**

Amount of Relocation Assistance

When first adopted, the relocation assistance included the cash equivalent of two months' rent, based on the monthly rent for the particular unit, and Special Circumstances households were entitled to an additional \$2,000 per rental unit. In 2014, the City Council increased the assistance for eligible households in both amount and duration. Eligible households receive the cash equivalent of three months' rent, but it is now based on the median monthly rent of a similar sized unit with the same number of bedrooms and bathrooms instead of the rent the particular household was paying. Special-Circumstance households now receive an additional \$3,000 per unit. In addition (as required by State law), eligible households receive a full refund of a tenant's security deposit, except for funds that may be necessary to repair tenant's damage to property in units that will be reoccupied prior to undergoing renovation or demolition and a 60-day subscription to a rental agency.

Under the current TRAO, an eligible family with children under 18 years of age displaced from a two-bedroom unit would receive approximately \$11,900 in assistance and from a three-bedroom unit would receive about \$15,880 in assistance.<sup>1</sup>

The EPC considered this question and recommended the amount of relocation assistance remain the same. In its discussion, the EPC focused on the current TRAO provisions which were amended in 2014 to require relocation assistance consisting of the cash equivalent of three (3) months' rent, based on the median monthly rent for a similar-sized unit, rather than the actual rent being paid for the unit. The EPC noted this tie-in to market rents serves the equitable function of protecting displaced tenants from rent increases which may have outpaced the rents they paid prior to displacement, thereby making it easier to find equivalent housing. For these reasons, there was consensus among the EPC to keep the amount of relocation assistance unchanged. The EPC also recommended retention of the current \$3,000 payment to Special Circumstances households.

**Question 6: Does the City Council support the EPC's recommendation to retain the same amount of relocation assistance?**

Potential Enforcement Provision

For most of the displacements covered by the current TRAO, the landlord must obtain an approval or permit from the City. This permit and approval process contains an existing infrastructure to facilitate compliance with the TRAO because staff reviews each land use change or building permit application.

However, two types of displacements qualify a tenant to receive relocation assistance but do not currently require landlords to interact with the City. First, landlords who decide to withdraw their rental unit from the rental housing market do not need a permit to do so. Second, the Council has directed staff to include no-cause evictions in the definition of displacement (a third if the City Council elects to include owner move-in within the scope of the TRAO). Currently, no infrastructure exists to track no-cause evictions or the withdrawal of rental units from the market. Landlords are not required to notify the City. In both of these instances, the lack of interaction with the City means it can be challenging to facilitate compliance with the TRAO.

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<sup>1</sup> These assistance figures are based on July 2016 RealFacts data—\$2,914 for a two-bedroom and \$4,241 for a three-bedroom—and include the \$3,158 per unit allowance for a Special Circumstances household, as defined in the TRAO. These figures do not include the security deposit refund amounts, which the tenants would also receive.

Even if landlords were required to interact with the City in these circumstances, the lack of enforcement mechanisms may add to the challenge of ensuring compliance with the TRAO. This is especially true because, unlike the demolition of a rental building, for example, no-cause evictions and withdrawing units are much less visible events than displacements involving land use or building permit applications and, therefore, difficult to detect. At the same time, because they are less visible, tenants in these situations may be more susceptible to being displaced and would, therefore, benefit from enforcement mechanisms to facilitate compliance with the TRAO.

In addition to outreach, training, and education to inform both landlords and tenants of their rights and responsibilities, the City Council can consider a number of options, such as:

- (Proposed) Requiring a landlord to notify the City when a no-cause eviction or an owner move-in is intended;
- Requiring landlords to notify the City regarding the withdrawal of units from the market;
- Providing staffing/technology to facilitate proactive monitoring of tenant turnover;
- Legal enforcement.

Enforcement could range from providing a tenant with an affirmative defense in an unlawful detainer action or providing a tenant with an ability to file a civil suit against a landlord to designating a violation of the ordinance as an infraction or misdemeanor. Potential enforcement options are provided in Attachment 4. Staff seeks direction from the City Council whether to include an enforcement provision as a potential tool to encourage compliance and to provide a method to address violations of the ordinance.

The EPC recommended an enforcement provision be included in the ordinance and left the choice of the particular tools to the City Council. Staff recommends the ordinance contain enforcement provisions in order to provide tools to enhance compliance with the ordinance and suggests utilizing the same ones that are included in the RTL (providing a tenant with a defense in a legal action to recover possession of the rental unit; providing the tenant with the right to seek injunctive relief; failure to provide the required notices or relocation assistance constitutes an infraction/misdemeanor; providing the City with the right to pursue an enforcement action).

**Question 7: Does the City Council support the EPC's recommendation to include an enforcement provision in the TRAO? If so, does it support staff's recommendation that any enforcement provision be similar to the RTL?**

### **Implementation/Administration of Modified TRAO**

The implementation and administration of a modified TRAO that includes no-cause evictions will require additional resources and infrastructure to ensure program compliance. While many landlords seek to comply with rent regulations, some may not and others may not be aware of the requirements. Additionally, renters may not be aware they have certain rights, what constitutes violation of those rights, or what recourse they may have when those rights are violated. Therefore, the unique nature of no-cause evictions requires consideration of enhanced education, outreach, and technical assistance in order to facilitate program compliance, the level of which will depend on whether, and to what level, enforcement tools may be available.

There are different alternatives for overall administration of the modified TRAO. Currently, the City contracts with a third-party agency to administer the relocation assistance process and the developer or property owner pay the administration fees. City staff oversight is still required in this model. Compliance with the TRAO's existing requirements occurs as a condition of a developer seeking City approval for a permit.

Adding no-cause evictions as a category of displacement to the TRAO introduces the opportunity and need to consider different options for administration. Below are three potential approaches to implement a modified TRAO:

- **(Proposed)** Maintain the existing partnership with third-party agencies in order to administer the modified TRAO. Staff is working with third-party agencies to explore workable procedures and the additional cost for providing services to implement the proposed changes in the ordinance. The level and type of enhanced compliance efforts—including education, outreach, technical assistance, and legal—would still need to be determined. Additionally, it is proposed that the modified TRAO include the requirement for landlords to submit a notice of intent to the City prior to issuing the notice to terminate for no cause, who would coordinate with the third-party agency. The third-party agency would then work directly with landlords in order to facilitate program compliance.

- A landlord could simply pay relocation assistance directly to the displaced tenants. Compliance efforts would be implemented by the City, along with an administrative component to verify payment has been made.
- Full City administration of the modified TRAO, including compliance mechanisms. While this would allow the City to have full oversight of the modified TRAO, it would be the most resource- and staff-intensive administrative model of the three alternatives presented here.

Finally, during this process, the EPC and the City Council have expressed interest in obtaining additional data to better understand existing circumstances regarding no-cause evictions. However, there is currently no requirement for landlords to notify the City when they evict tenants without cause, no tools to assist tenants who face no-cause evictions, and no system to collect and track data on no-cause evictions. If data is desired as part of the administration of the modified TRAO, data gathering, tracking, and monitoring will require additional staffing. The extent of the resources and, consequently, costs will depend in large part on the type and scope of data that may be desired by the City Council. Additionally, should Measure V or Measure W pass, implementation of either measure will also involve some level of additional staffing and a technology solution to administer the rent-stabilization program.

Based on the preceding discussion, the following provides a high-level summary of the key programmatic – and, therefore, cost – components that will need to be considered for the implementation and administration of the proposed modified TRAO.

For the implementation of a modified TRAO, resources may need to be allocated to work on various items, including, but not limited to:

- Development of relevant collateral, notices, and forms (electronic and hard copy).
- Communications and outreach plan.
- Technical assistance.
- Development of monitoring/tracking system (likely involves IT solutions).
- Development of enforcement tools, resources, and processes.
- Website modifications.

- Staffing.
- Coordination with third-party agency, including determination of roles and responsibilities, fee payment methods/processes, etc.

For the administration of a modified TRAO, resources may need to be allocated to work on various items, including, but not limited to:

- Ongoing monitoring/tracking of program.
- Ongoing training, education, and technical assistance.
- Ongoing enforcement.
- Modifications to hard copy/electronic collateral and website (as needed).
- Program modifications (as needed).
- Staffing.
- Coordination/monitoring with third party agency.

In summary, the structure and cost of the modified TRAO will be highly dependent on the following components: enhanced compliance and enforcement options; overall administrative structure; and tracking, monitoring, and data needs. Based on City Council input regarding these three components, as well as on the results of the November 2016 election, staff will be able to better assess staffing levels and costs associated with implementation and administration of a modified TRAO, but it should be noted they could be substantial. Staff will return to the City Council with an update and cost estimate after the November election.

### **ENVIRONMENTAL REVIEW**

Amendments to the Tenant Relocation Assistance Ordinance are exempt from the California Environmental Quality Act (CEQA) as it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

## **FISCAL IMPACT**

The amount of additional resources to implement and administer the modified TRAO will depend on the City Council's direction in terms of: the level of outreach, education, and technical assistance; the type and amount of data to be gathered, monitored, and analyzed; and the type of administration, whether in-house, through a third party agency, or via a hybrid model.

## **CONCLUSION**

The proposed ordinance amendments were drafted to provide the requested alternative to Measure W and require a landlord to provide relocation assistance in order to evict a tenant for no cause. Staff seeks Council direction on the following questions in order to adopt a final ordinance that meets the Council's desired outcome:

1. Does the City Council support replacing the current TRAO's definition of "rental units" with the definition used in Measure W?
2. Does the City Council support modifying the TRAO so that the displacement of even one tenant household would require relocation assistance to be provided by the landlord?
3. Does the City Council support the EPC's recommendation not to add owner move-in to the categories of displacement in the TRAO?
4. Does the City Council support the EPC's recommendation to remove the lease termination exception?
5. Does the City Council support the EPC's recommendation to eliminate the household income eligibility requirement for all displacements?
6. Does the City Council support the EPC's recommendation to retain the same amount of relocation assistance?
7. Does the Council support the EPC's recommendation to include an enforcement provision in the TRAO? If so, does it support staff's recommendation that any enforcement provision be similar to the RTL?

**ALTERNATIVES**

1. Do not make any changes to the TRAO.
2. Provide alternative direction to staff.

**PUBLIC NOTICING**

The Commission's agenda is advertised on Channel 26, and the agenda and this report appear on the City's Internet web page. Interested stakeholders were notified of this meeting.

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- Attachments:
1. Amendments to the TRAO
  2. Measure W
  3. Comparison of Ordinances
  4. Potential Enforcement and Remedy Provisions