

## Legislation Text

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File #: 15-11851, Version: 1

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### Public Hearing on Amending Chapter 11 - Housing Ordinance

#### **Action:**

- A. Conduct a Public Hearing on proposed updates to City Code of Ordinances Chapter 11 (Housing Code), and**
- B. Approve amendments to the Housing Code.**

#### **Committee Chair:**

Justin Harlow, Neighborhood Development Committee

#### **Staff Resource(s):**

Sabrina Joy-Hogg, City Manager's Office  
Anna Schleunes, City Attorney's Office  
Pamela Wideman, Housing and Neighborhood Services

#### **Current Ordinance**

- City Council adopted the most recent version of the Housing Code on January 14, 2008.
- Since then, the city has continued to identify opportunities to strengthen its ability to ensure that all dwellings meet minimum standards. Based on current issues and challenges, the Mayor requested a review of the Housing Ordinance.

#### **Proposed Changes**

- The Neighborhood Development Committee's recommendations are:
  - Revise potentially conflicting language,
  - Enhance civil penalties, and
  - Strengthen Minimum Standards of Fitness.
- The proposed changes in civil penalties include an increase from \$100 the first day after non-compliance and \$10 each additional day, to \$100 per day beginning the day after non-compliance.
- Standards of Fitness for Places of Habitation will be strengthened by adding provisions regarding items such as: space and use (interior doors and door hardware), light and ventilation, plumbing, heating facilities, structural, property maintenance for cabinetry and clothes dryers, and requiring existing cooling systems to be operational and maintained.
- The proposed effective date of these amendments is January 1, 2020.

#### **Committee Discussion**

- In March 2019, the Neighborhood Development Committee received a referral to review the Housing Code. Over the span of five committee meetings, the committee reviewed best practices, current issues, and trend data to develop proposed changes to the ordinance.
- Community feedback was solicited and considered throughout the entire process. The committee meeting scheduled for July was deferred to September to allow for additional time for community review and stakeholder feedback. Community engagement included six community meetings, four meetings with industry and advocate leaders, and online and in-person surveys were conducted.
- On September 18, 2019, the Neighborhood Development Committee voted 3-1 (Harlow, Driggs, Newton, voted FOR; Winston, voted AGAINST; Egleston, not present) to forward the proposed

Housing Code changes to full Council for review and approval.

**Attachment(s)**

Housing Ordinance redline