

Staff Report

POTENTIAL NEIGHBORHOODS FOR RENTAL CONCENTRATION CAP

April 10, 2018

BACKGROUND:

The City Council directed at its March 20th City Council Workshop to proceed with drafting an ordinance to establish rental concentration limitations for single-family homes in specified neighborhoods. City Council provided direction to staff to mail notice to the property owners within the eight potential neighborhoods that are also subject to the current Rental Housing Moratorium. Attached are maps of the eight neighborhoods. A notice was sent to all property owners within the boundaries of the eight neighborhoods indicating the City Council would discuss on April 10th which neighborhoods may be subject to a rental concentration cap and on April 24th the City Council would consider adopting an ordinance to establish rental concentration limits.

City Council's direction on drafting a rental concentration ordinance for April 24th included the following parameters:

1. Calculation of the percentage of existing rentals is based upon properties zoned R-L or UCRM.
2. All properties zoned R-L and UCRM with a registered rental dwelling are calculated in the percentage.
3. A maximum of 25% of RL and UCRM properties within a defined neighborhood are permitted to have registered rental dwellings.
4. No new rental registrations can be approved if the percentage of rentals would exceed the 25% cap.
5. If a defined neighborhood exceeds the 25% cap, no new single-family rental registrations may be approved.
6. A duplex dwelling may register the second unit of the duplex, regardless of the neighborhood cap percentage.
7. Currently registered rental dwellings may maintain their registration and renew their Letter of Compliance.

8. If a registered rental dwelling ceases to operate as a licensed rental dwelling, the owner cannot seek a new registration if the neighborhood exceeds the 25% cap. *For example, an existing rental dwelling cannot be demolished and rebuilt and then registered as a rental dwelling if in a neighborhood over the 25% cap.*
9. A property owner may seek approval of a Transitional Letter of Compliance to allow for the temporary rental of a dwelling for up to one year, regardless of the 25% cap on rental dwellings.

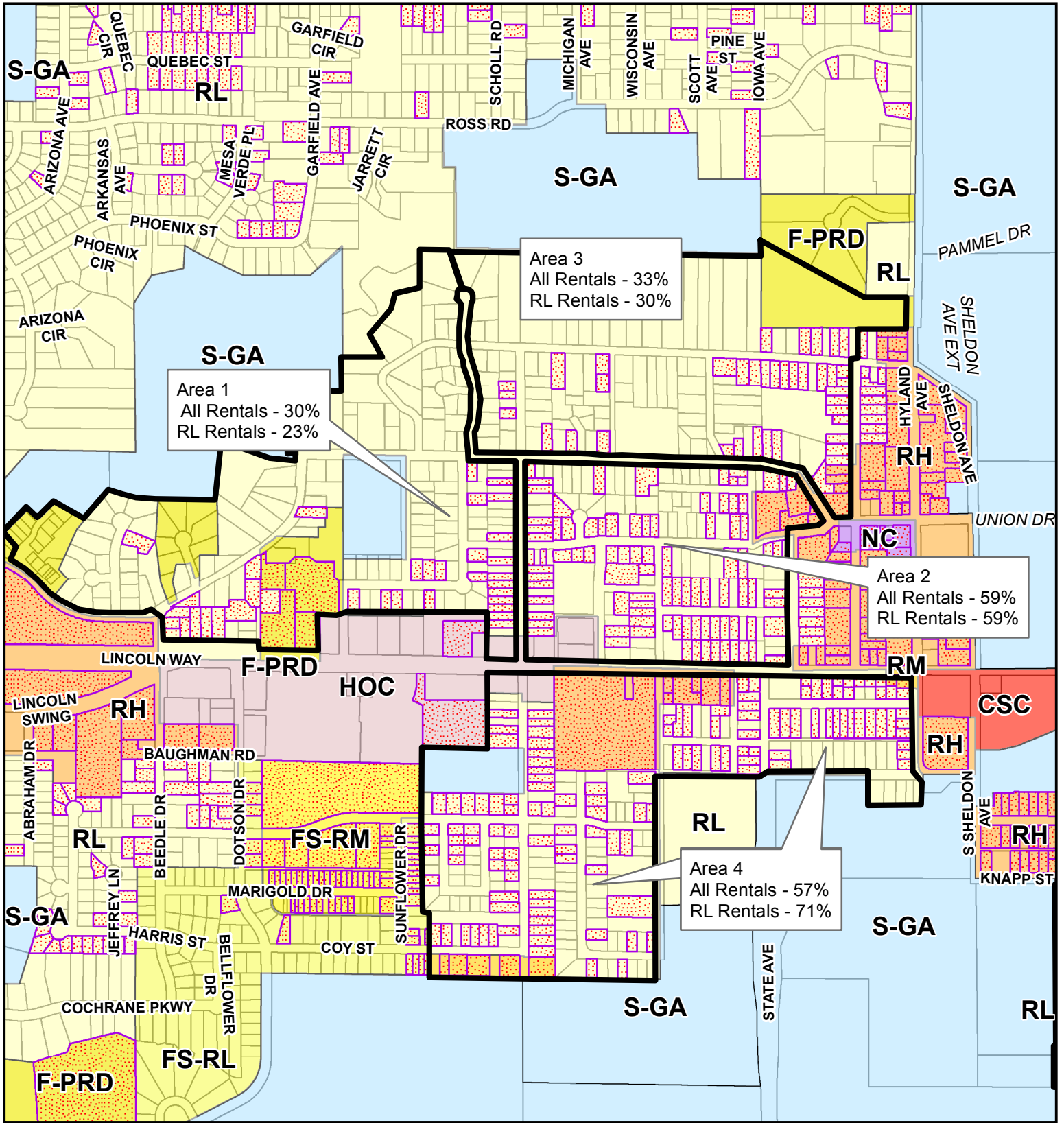
City Council is asked on April 10th to confirm which neighborhoods to include in the preparation of a draft ordinance for the rental concentration limits. Staff will then proceed with drafting an ordinance for City Council approval on April 24th.

Current Moratorium Areas

Area	Neighborhood	Total Parcels/ Condos	Registered DU* - Rental	% Rental	RL Parcels/ Condos	RL Registered DU -Rentals	RL SF Registered DU - Rentals	RL Duplex Registered DU - Rentals	RL Other Registered DU - Rentals	% RL Registered DU - Rentals
1	Edwards NA** - RL, PRD, HOC	247	74	30%	159	36	26	10	-	23%
2	Westside NA - RL, RH, HOC	164	96	59%	156	92	58	17	17	59%
3	Oak-Wood-Forest NA - RL, RH, PRD	127	42	33%	122	37	26	8	3	30%
4	College Creek NA - RL, RM, RH HOC	271	154	57%	235	166	81	45	5	71%
5	SCAN - North - RL, RH	412	217	53%	285	105	87	15	3	37%
6	SCAN - South - RL, PRD	150	18	12%	99	5	3	2	-	5%
7	Colonial Village - RL	37	11	30%	37	11	4	7	-	30%
8	Oak-Riverside NA - UCRM, RH, NC, S-GA	305	88	29%	288	84	62	17	5	29%

* DU = Dwelling Unit

**NA =Neighborhood Association

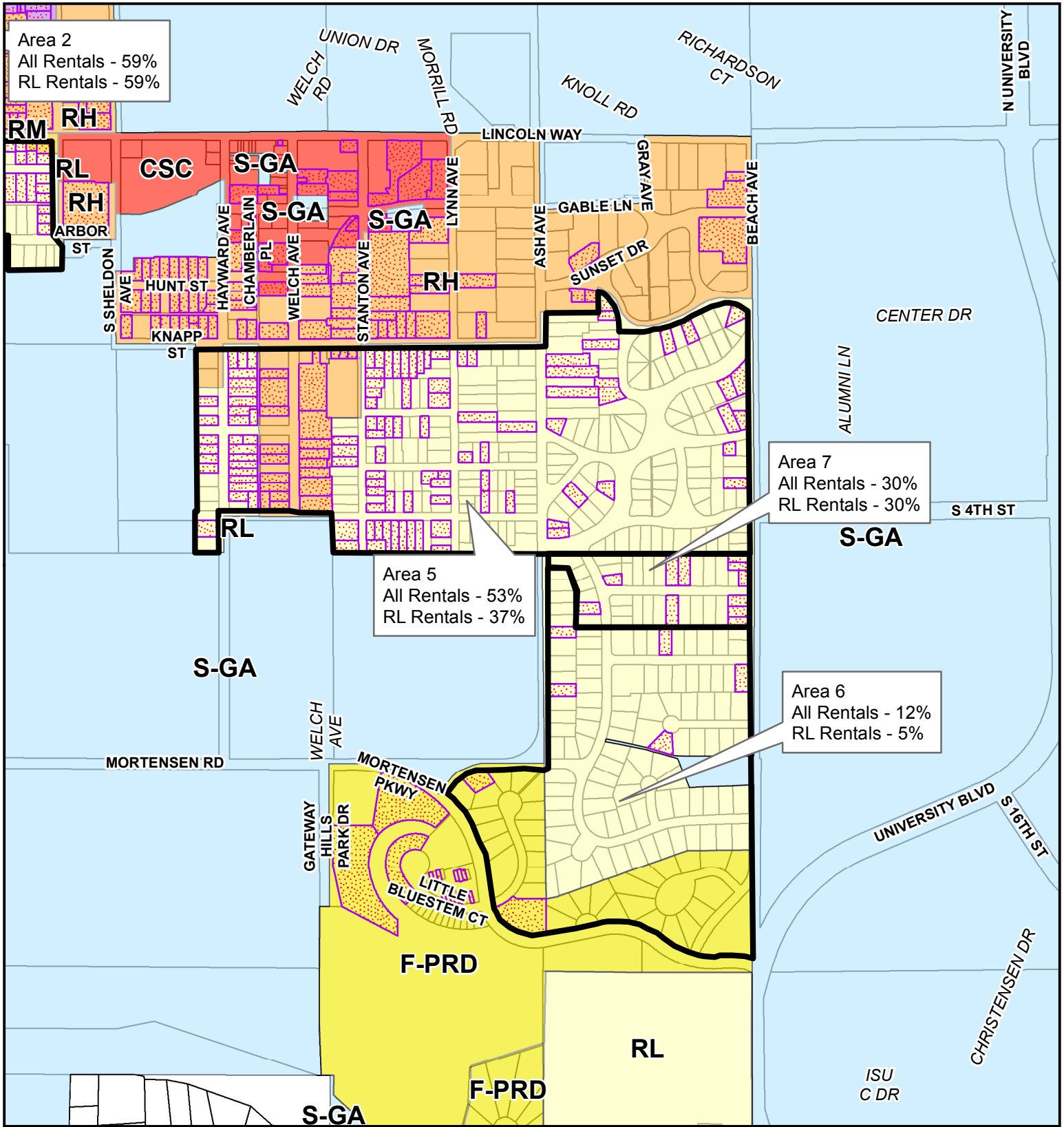


Near Campus Neighborhoods

Rental Percentages

-  1. Edwards NA
-  2. Westside NA
-  3. Oak-Wood-Forest NA
-  4. CCOAMS NA
-  Current Rentals All



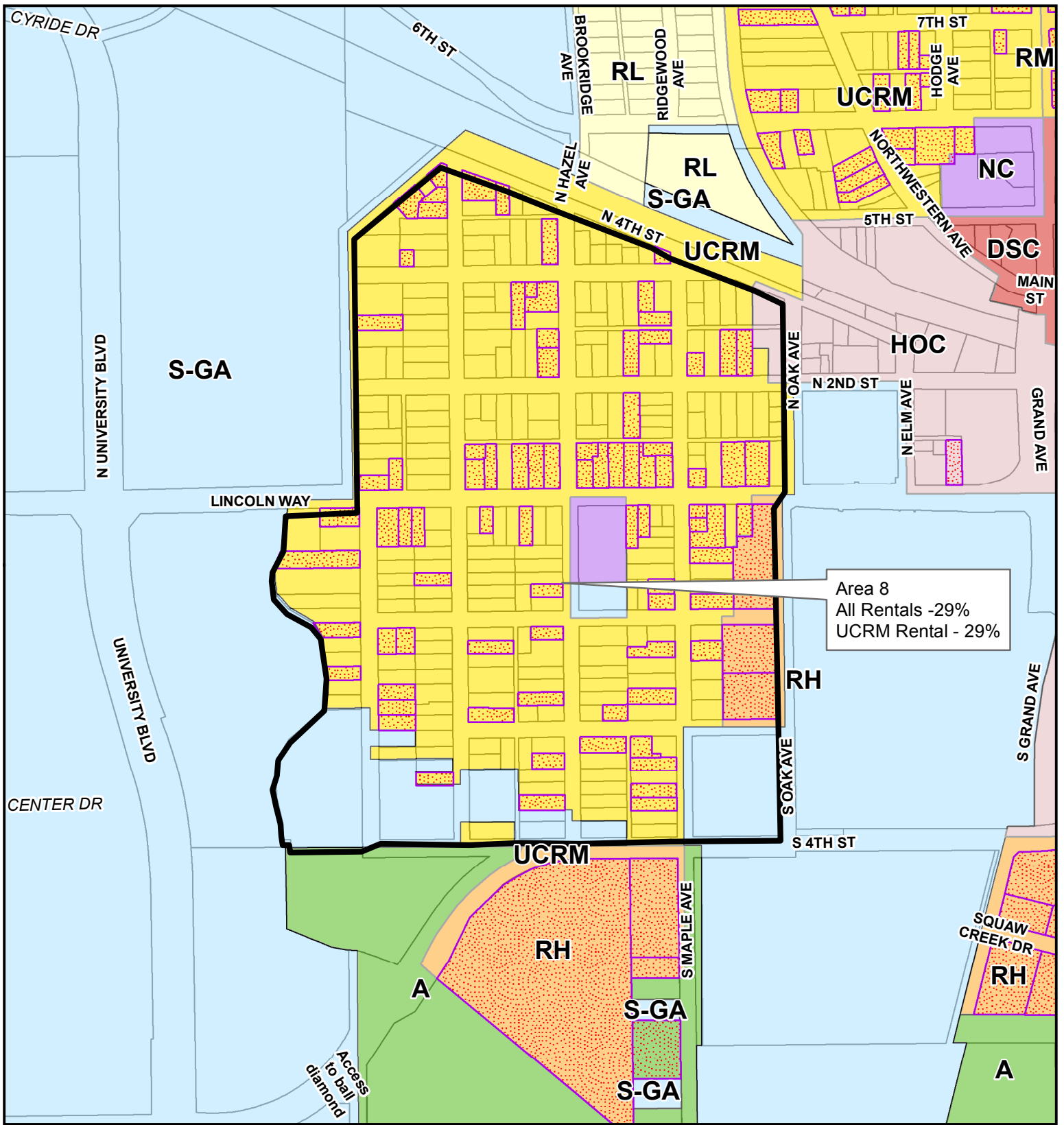


Near Campus Neighborhoods

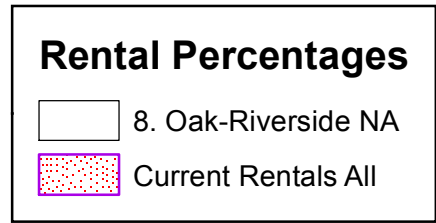


Rental Percentages

- 5. SCAN NA - North
- 6. Colonial Village
- 7. SCAN - South
- Current Rentals All



Near Campus Neighborhoods



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