

Distributed at the Meeting  
Item 7.a.(1)

# Residential Dwelling Demolition Application Update

Projects involving demolition of  
Rent-Controlled Dwellings



# 2022-2023 Development Applications Proposing Demolition of Rent-Controlled Units

<b>Project Status</b> <i>(As of 12/15/23)</i>	<b># Projects</b>	<b>Existing Units</b>	<b>Tenant Occupied</b>	<b># BMR Units</b>	<b>Net Gain/Loss</b>
<b>ZAB Approved</b>	4	30	13	24	-6
<b>App. Complete</b>	2	13	13	11	-2
<b>Under Review</b>	2	24	8	55	+31
<b>Pre-Application</b>	2	12	8	16	+4
<b>Total</b>	10	79	42	106	+27

# Projects Proposing Less than 1-to-1 Replacement of Rent-Controlled Units with BMR Units

Project Status (As of 12/15/23)	# Projects	Less than 1 to 1 BMR replacement	# Existing Units	# BMR units	Net Gain/Loss
ZAB Approved	4	3	30	20	-10
App. Complete	2	1	13	10	-3
Under Review	2	0	24	24	0
Pre-Application	2	0	12	12	0
<b>Total</b>	<b>10</b>	<b>4</b>	<b>79</b>	<b>66</b>	<b>-13</b>

# Tenant Impacts

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The 2538 Durant Project is the closest to construction (all tenants have moved out)



Three long-term tenants interested in temp. relocation & moving to new building



Applicants to submit a signed temporary relocation agreement with each applicable tenant household interested in relocation prior to permit approval.



Staff is working with Planning on improving tenant notification process

# Replacement Requirements Demolition Ordinance & SB 330

## Demolition Ordinance Replacement Requirements

- Mitigation Fee or replacement affordable units
- Levels never set by Council

## SB 330 requirements

- Protected Units must be replaced by same or lower income category
- If incomes unknown, use HUD's Comprehensive Housing Affordability Strategy (CHAS) database.
- Only low-income (80% AMI), very-low income (50% AMI) and extremely low income (30% AMI) units require BMR replacement unit.

# Continued Monitoring of Demolition Projects

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Staff learn of demolition applications is when a preliminary dev. app. is submitted



Rent Board Staff review Use Permit applications involving rent-controlled units.



Staff will provide regular updates these projects and will attend ZAB meetings with demolition projects



Staff is also monitoring proposed revisions to Demolition Ordinance

# Demolition Project Application Details

Application Date	Project Address	Application Type	Application Status	Project Description	# Existing Residential Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
5/20/2023	1790 University	Use Permit	Application Complete (12/6/2023)	Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space.	1	1	1 BMR	Yes	2	4
4/26/2023	2127-59 Dwight Way	Use Permit	Approved by ZAB (11/30/2023)	Construct a six-story multi-family building, with 58 new dwelling units	8	5	7 BMR	No	7	4
2/10/2023	2300-10 Ellsworth St.	Use Permit	Application Complete (9/21/2023)	Construct a seven-story residential building with 69 units.	12	12	9 BMR	No	9	7

# Questions

