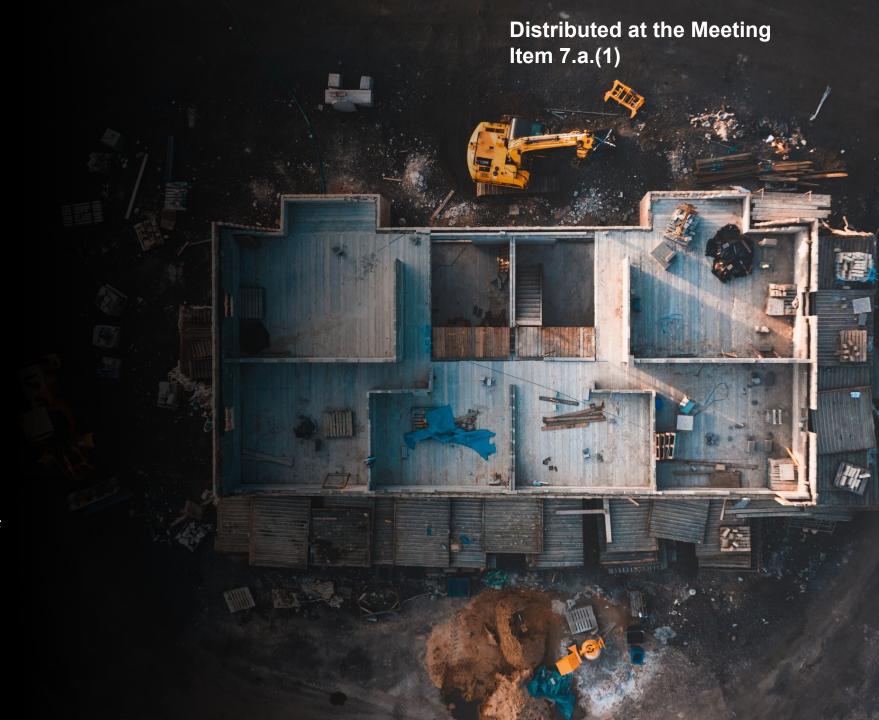
Residential Dwelling Demolition Application Update

Projects involving demolition of Rent-Controlled Dwellings



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

Project Status (As of 12/15/23)	# Projects	Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	4	30	13	24	-6
App. Complete	2	13	13	11	-2
Under Review	2	24	8	55	+31
Pre-Application	2	12	8	16	+4
Total	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	
Total	10	4	79	66	-13	

Tenant Impacts



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



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	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	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	Complete (9/21/2023)	Construct a seven-story residential building with 69 units.	12	12	9 BMR	No	9	7

Questions

