

- (a) the existing multi-family structure requires extensive repairs for which costs will exceed 50 percent of the market value, as determined by the building official;
- (b) the average rents for all units that were affordable to a household earning 60[80] percent MFI or below were not raised by more than 10 percent within the previous 24 months;
- (2) replace all existing units that were affordable to a household earning 60[80] percent MFI or below in the previous 12 months and have at least as many bedrooms as those units;
- (3) provide current tenants with:
- (a) notice and information about the proposed development on a form approved by the Housing director;
- (b) relocation benefits that are consistent with Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601, et seq.; and
- (4) grant current tenants the option to lease a unit of comparable affordability and size following completion of redevelopment.

PART 3. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 § _____
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk