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Foothill Trails District  
Neighborhood Council



## FOOTHILL TRAILS DISTRICT NEIGHBORHOOD COUNCIL

### Community Impact Statement

Council File # 14-1150

At the general meeting of FTDNC on June 18, 2015, the board members voted 11 yes ~~7~~ no 1 abstain to *SUPPORT* this motion with the recommendation that any approval for bootlegged or unpermitted units that exist in low density residential zoning (R1, RAK, A1-2) districts **MUST** go through the normally required Zoning Variance or Change process. Those zoning districts have already been degraded by the additions of ADU's (Accessory Dwelling Units) which are being built and utilized as separate rental units, not as originally intended and to further allow multi-residential use for these districts would make Master Plans obsolete.

Sincerely,

Kevin Davis, President FTDNC

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4-1157

HOUSING

MOTION

In 1998, the City established the Systematic Code Enforcement Program (SCEP) to ensure that all residential rental properties with two or more units are safe and habitable. Inspectors from the Housing and Community Investment Department (HCID) conduct thorough inspections of multifamily properties once every three years, cite owners for any deficiencies of City and State codes, and conduct re-inspections to verify that corrective work has been done. When an inspection uncovers an unapproved dwelling unit, the tenant is likely relocated and/or displaced, which can cause disruption to quality of life, create economic hardship, and limit their ability to live in the area of their choosing. The property owner may also be required to go through a lengthy and costly process to bring the dwelling unit into compliance, or is required to return the structure to its original condition, eliminating the additional housing unit. As the City's unapproved dwelling unit problem continues to go unresolved, it should be further studied to determine the best course of action to address the needs of tenants and landlords alike.

I THEREFORE MOVE that the Council direct HCID to report on the number of illegal/unapproved units discovered per year by HCID inspectors over the last five years and include the following for each of these units: the end result—how many units were corrected by the landlord to be made legal, how many were eliminated from the housing market, and how many remain out of compliance.

I FURTHER MOVE that the Council direct HCID, the Department of City Planning, and the Department of Building & Safety to work with tenant groups and property owners and report on options for preserving unapproved housing units and what other jurisdictions have done to save these units.

PRESENTED BY:   
FELIPE FUENTES  
Councilmember, 7th District

SECONDED BY: 

ORIGINAL

