

Apartment Ordinance Feedback

Label	Proposed Solution	Comment	Status
AOF.1	Develop pathway to assist tenants in breaking leases due to unsafe conditions.	Any information provided by the City must be general in nature and should not amount to legal advice , and tenants should be directed to seek independent legal counsel for guidance on their specific situation. However, Section 10-177 stipulates a website that can refer tenants to resources, which will include legal organizations.	Develop during PILOT
AOF.2	Designate a contact within HHD to connect tenants to resources.	HHD has 1 FTE (Community Involvement Coordinator) currently assigned to this role	Monitor during PILOT for determination of a need to increase
AOF.3	Provide structured support navigating legal processes	See AOF.1	Resolved
AOF.4	Stronger enforcement and penalties for negligent landlords	Addressed by Section 10-158, 10-159, and 10-173 of Version 2 of the ordinance	Resolved
AOF.5	Resident requested greater property owner accountability and communication with tenants	Addressed by Section 10-177 and 10-179 of Version 2 of the ordinance	Resolved
AOF.6	Moving costs	The ordinance does not expressly contemplate the expenditure of City funds to cover moving costs of residents of multi-family rental buildings deemed high-risk. The ordinance does contemplate tenant advocacy and the provision of resources by HHD that may include alternate housing options for tenants of high-risk rental buildings.	Will monitor during PILOT
AOF.7	Senior assistance	HHD has a coordinator that will propose a formal referral process to Area Agency on Aging. Additionally, there will be resources made available online pursuant to 10-177.	Resolved
AOF.8	Transportation and moving logistics	See AOF.6	Resolved
AOF.9	Identify which properties accept housing vouchers	Will develop coordinating cadence with Housing Authority. Support.	Develop during PILOT
AOF.10	Forced property sale	Chapter 214 of the Local Government Code grants municipalities broad authority to require a building vacated, repaired, secured, removed, or even demolished if the building is dilapidated, substandard or unfit for human habitation, and poses a hazard to public health, safety, and welfare, but that does not include the authority to compel the sale of property.	Likely unlawful. A Texas home-rule municipality cannot force a multi-family residential building proerty owner to sell their property for numerous building code violations.

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AOF.11	Transfer to vetted management companies	See AOF.10. The ordinance does not compel property owners to transfer properties to vetted or "approved" management companies. This would likely be considered an uncompensated takings in violation of the Texas and federal constitutions.	Likely unlawful
AOF.12	Assistance with tenant relocation or move-out fees	The ordinance contains a tenant advocacy component involving multiple City departments providing information on the City's website to provide assistant or referrals to tenants of properties re: complaints, inspections, or work done to repair or alter the property. The ordinance does not compel the City to provide tenants with funds for relocation expenses including move-out fees.	Monitor during pilot
AOF.13	Pre-inspections of properties across departments	Would require significant increase in staff	Determine during, and at the end of, PILOT the number of staff needed to expand beyond the initial 12 complexes
AOF.14	Expansion of inspection staff	See AOF.13	See AOF.13
AOF.15	Suggested funding mechanism: \$50 per unit assessment on property owners.	Multi-Family Rental Building Inspection Base Charge of \$134.28 plus Fee for each unit in excess of the first 25 is currently \$5.36 per City Chode Ch.10 Article IV, Section. 10-158	Will assess at the end of the PILOT for potential increase
AOF.16	Ensure inspection reports include required corrective actions	Addressed by Section 10-158, 10-159, and 10-173 of Version 2 of the ordinance	Resolved
AOF.17	Enforce ordinance requirements for certified repairs rather than cosmetic fixes	Addressed by Section 10-177 and 10-179 of Version 2 of the ordinance	Resolved
AOF.18	How to submit a 311 complaint	Will include on City website and communications material. Support.	Resolved
AOF.19	Tenant rights	Addressed in AOF.1, AOF.2, and AOF.3. Additionally, HHD has a tenant rights document that will be shared with residents during investigations.	Develop

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AOF.20	Documentation and evidence collection	Addressed by Section 10-158, 10-159, and 10-173 of Version 2 of the ordinance	Resolved
AOF.21	Language-accessible materials for immigrant communities	Will internally address with the Department of Neighborhoods Language Access Program. Support.	Develop during PILOT
AOF.22	Stronger follow-up enforcement for repeat offenders	See Sec. 10-176. Repeat Offender Program of Version 2 of the ordinance	Resolved
AOF.23	Clear communication regarding CEPTD implementation process	Will include on City website and communications material. Support.	Resolved
AOF.24	Ownership-change compliance reviews within 30 days.	Section 10-175 establishes a period of 180 days for a new complex owner on the HRRB list to resolve all outstanding violations. This determination is made on the experience of the COH teams and the perspective of compliance.	Will reassess at the end of the PILOT period to determine if a shorter or longer period of time is necessary.