

120 Day Delay Discussion

(As of Oct 10, 2014)

During the 35 day delay period a “recognized organization” (follow definitions/guidelines currently in code) may file for a 120 day delay in 30 day (15 day suggestion on the table as well) increments if certain triggers are met.

All delays are calendar days.

At any time the delay can be terminated for lack of progress or point of completion.

If alternative solution to demolition is reached, or becomes unattainable, both parties will sign some sort of agreement.

“Recognized organization” has responsibility for:

1st 30 day request (to extend from 36 days to 66 days) must include:

- Official designation as recognized organization from Director of Neighborhood Coalition Office.
- Verification of contact and discussion with owner/builder/developer on plans for alternative to demolition
- Plans for alternative must include verified finance plan (bank, lender, investors); or
- Plans to move the house; or
- Plans to deconstruct
- All plans must have verified contact information and dates of meeting

2nd 30 day delay must include:

- Verifiable progress beyond initial plan (need to set standards for what determines progress)
- Communication with owner/builder/developer in regard to progress and plan

3rd 30 day delay must include:

- Verifiable completion date for plan (purchase date, moving date, deconstruct to begin)
- Communication with owner/builder/developer in regard to progress and plan which includes projected completion date.

4th (final) 30 day delay request must include:

- Final agreements and plans
- Agreement with owner/builder/developer with final plans

Challenges and Need Further Discussion:

- Should it be 15 or 30 day delay periods?
- What are the trigger points for 30 (or 15) day delay at each increment?
- Who will decide if plans are valid/feasible? Hearings Officer? Panel of 3 (builder, NA rep, City staff?)

** (Note: Current discussion is ongoing with Hearings officer on how this could be accomplished; no proposals at this time)

- Should there be an appeal process and at what point?