

**Tenant/Landlord Task Force  
Subcommittee Recommendations  
Sept. 6, 2017**

<b>Recommendations for Enhanced Education and Mediation Efforts</b>	<b>Implementation/Responsibility</b>	<b>Timing</b>	<b>Notes/Comments</b>
<p>1. Use the City’s Business Licensing process to the greatest degree feasible for landlord education regarding:</p> <ul style="list-style-type: none"> <li>a. the use of rental agreements and the City’s Rental Mediation process</li> <li>b. the importance of rental agreements versus no agreement.</li> <li>c. Tenant and landlord rights and responsibilities.</li> <li>d. Minimum safety standards</li> </ul>	<p>1. Include handouts in business license renewal mailings including availability of CAR lease forms and simplified 1-page lease (City of SB)</p>	<p>January – March 2018</p>	<ul style="list-style-type: none"> <li>❖ Focuses primarily on landlords and not tenants</li> <li>❖ Staff, postage, paper, copy costs will be incurred</li> <li>❖ Only targets landlords with 3 or more units</li> </ul>
<p>2. Enhance public (City &amp; Housing Authority) and private (SBRPA, SBOAR, etc.) sector efforts and initiatives to develop education programs and distribute information packets regarding best practices for landlords and tenants.</p>	<p>1. Develop jointly sponsored website content containing ‘Top 10’ most important tools for avoiding rental housing misunderstandings and conflicts including:</p> <ul style="list-style-type: none"> <li>a. 1-page Tenants rights flier (SBHA)</li> </ul>	<p>January – March 2018</p>	<ul style="list-style-type: none"> <li>❖ Requires agreement on “tool set” by all participating organizations so that same information is published in multiple locations or websites.</li> <li>❖ Jointly sponsored events will be most effective if they target both landlords and tenants.</li> </ul>

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	<ul style="list-style-type: none"> <li>b. 1-page Landlord rights flier (SBOAR).</li> <li>c. Copy of standardized rental agreement (SBOAR or NOLA).</li> <li>d. Short-form (1-page) rental agreement (SBOAR).</li> <li>e. FAQ's for renters to review before renting or during transition.</li> <li>f. Existing Rental Mediation program and Small Claims mediation.</li> <li>g. Delineate the negative/worst case impacts to both tenants and landlords that they may encounter when operating without a rental agreement.</li> <li>h. Others???</li> </ul> <ul style="list-style-type: none"> <li>2. City or Housing Auth. To provide links to such website utilizing business license mailing list and/or in water billings to target landlords with fewer than 3 units.</li> <li>3. Housing Authority and/or SBOAR/SBRPA to sponsor events for both landlords and tenants for</li> </ul>		<ul style="list-style-type: none"> <li>❖ Need to identify tenant rights organizations and other cooperating organizations to maximize joint gains.</li> </ul>

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	<p>information distribution on an annual basis.</p> <p>4. City to solicit participation by other South Coast Municipalities and Santa Barbara County in cost sharing and information dissemination efforts.</p>		
<p>3. Written leases should be promoted in conjunction with the Rental Housing Mediation Program office and other community organizations such as City &amp; Co. Housing Authorities, SBAOR, SBRPA, CAUSE, Casa de la Rasa, and Legal Aid.</p>	<p>1. City Rental Housing Mediation Office should collaborate with other agencies and organizations to develop a framework for implementing a “Written Lease Support Structure” that builds on the implementation steps articulated above under 2.1.a-g.</p> <p>2. SBAOR and SBRPA include specific language in rental agreements regarding the City’s Rental Housing Mediation Program (including phone number).</p>	<p>Timing uncertain</p>	<p>❖ This initiative needs more specificity once a framework for action is developed.</p>
<p>4. Develop and adopt an ordinance that requires monetary relocation assistance to multi-unit tenants who face eviction in certain situations (“Tiered Approach”).</p>	<p>1. Ordinance to be applied in R-3 and R-4 zones but not in single family or R-2 zones, specifically as follows:</p> <ul style="list-style-type: none"> <li>a. 1 to 5 units: No displacement assistance</li> <li>b. 6-14 Units: No monetary assistance, but notice that non-binding (first meeting</li> </ul>	<p>FY 2018-19</p>	<p>❖ Intent is to target large scale (15 units or more) tenant displacements which arise when 15 or more units are sold or remodeled.</p> <p>❖ Trigger: building permit for renovation or remodeling, voluntary sale, eminent domain or condo conversion.</p>

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	<p>required) mediation is required.</p> <p>c. 15 units and above: 4 times the median advertised rental rate or \$5,000, whichever is greater.</p> <p>2. Increase 30-day and 60-day notification requirements to 90-day notification where more than 10 individuals (or tenants?) are displaced.</p>		<ul style="list-style-type: none"> <li>❖ Adopt additional language to apply to a certain percentage of tenants being displaced within a 12-month period after the first tenant requires relocation.</li> </ul>
5. Ombuds Role		Ongoing	<ul style="list-style-type: none"> <li>❖ No recommendation offered; this function is provided by the City's Fair Housing Program (for allegations of discrimination only).</li> <li>❖ City Council, SBAOR, SBRPA, HACSB, CAUSE could encourage the County to contract with the City for Rental Housing Mediation services on the south coast.</li> </ul>