

Points of Tentative Agreement
 Tenant Landlord Task Force

Direction from Santa Barbara City Council:

“Direct the Tenant Protection Task Force to consider and make recommendations to Council on the following: **enhancement options for the City’s Rental Housing Mediation Program; mandatory leases; safety inspections; just cause evictions; and other tenant protection alternatives** (except rent control), as appropriate”.

Topic/Recommendation	Alexander (L)	Thompson (L)	Bode (L)	Rodriguez (T)	Lowen (T)	Morales (T)	Agreement?	Date
1. Enhanced Rental Housing Mediation Program and Education Initiatives								
A. Provide for mediation of rent increases above a specified percentage amount.	N	N	N	Y	Y	Abs. ¹	No	9/28/17
B. Use the City’s Business Licensing process to the greatest degree feasible for landlord education regarding: <ul style="list-style-type: none"> i. City’s Rental Housing Mediation Program ii. Importance of rental agreements versus no agreement iii. Tenant and landlord rights and responsibilities iv. Minimum habitability safety standards 	Y	Y	Y	Y	Y	Abs.	POTA ²	9/28/17

¹ Absent

² Point of Tentative Agreement

Topic/Recommendation	Alexander (L)	Thompson (L)	Bode (L)	Rodriguez (T)	Lowen (T)	Morales (T)	Agreement?	Date
<p>C. Enhance public sector [City & Housing Authority of the City of Santa Barbara (HACSB)] and private sector [Santa Barbara Rental Property Association (SBRPA), California Apartment Association (CAA), Santa Barbara Board of Realtors (SBOAR), etc.] efforts and initiatives to develop education programs and distribute information packets regarding best practices for landlords and tenants.</p> <p>*Jointly develop sponsored website content containing ‘Top Ten’ most important tools for avoiding rental housing misunderstandings and conflicts including:</p> <ul style="list-style-type: none"> i. 1-page Tenants rights flier (HACSB) ii. 1-page Landlord rights flier (SBOAR). iii. Copy of standardized rental agreement (SBOAR or NOLA). iv. Short-form (1-page) rental agreement (SBOAR). v. FAQ’s for renters to review before renting or during transition. vi. Existing Rental Housing Mediation and Small Claims mediation programs. vii. Delineate the negative/worst case impacts to both tenants and landlords that they may encounter when operating without a rental 	Y	Y	Y	Y	Y	Abs.	POTA	9/28/17

Topic/Recommendation	Alexander (L)	Thompson (L)	Bode (L)	Rodriguez (T)	Lowen (T)	Morales (T)	Agreement?	Date
<p>agreement.</p> <p>*City or HACSB to provide links to such website utilizing business license mailing list and/or in water billings to target landlords with fewer than 3 units.</p> <p>*Housing Authority and/or SBOAR/SBRPA to sponsor events for both landlords and tenants for information distribution on an annual basis.</p>								
<p>D. City to solicit participation by other South Coast Municipalities and Santa Barbara County in cost sharing and information dissemination efforts.</p>	Y	Y	Y	Y	Y	Abs.	POTA	9/28/17
<p>2. Mandatory Leases</p>								
<p>A. Written leases provide the clarity and certainty about what the contractual agreement encompasses and should be encouraged</p>	Y	Y	Y	Y	Y	Abs.	POTA	9/28/17
<p>B. Written leases should be mandatory and promoted through an ordinance or resolution in conjunction with the Rental Housing Mediation Program office and other community organizations such as City & County Housing Authorities, SBAOR, SBRPA, CAUSE, Casa de la Rasa, and Legal Aid.</p> <p>The City Rental Housing Mediation Program should collaborate with other agencies and organizations to</p>	Y	Y	Y	Y	Y	Abs.	POTA	9/28/17

Topic/Recommendation	Alexander (L)	Thompson (L)	Bode (L)	Rodriguez (T)	Lowen (T)	Morales (T)	Agreement?	Date
develop a framework for implementing a “Written Lease Support Structure” that builds on the implementation steps articulated above under #1 C i-vii. SBAOR and SBRPA commit to include specific language in rental agreements regarding the City’s Rental Housing Mediation Program (including phone number).								
C. Mandatory one-year written leases	N	N	N	Y	Y	Abs.	No	9/28/17
3. Health and Safety Inspections and Remediation								
A. Citywide proactive fee-based inspection program	N	N	N	Y	Y	Abs.	No	9/28/17
B. Anaheim inspection program (no fees)	N	Abs.	N	Y	Y	Y	No	10/26/17
C. Separate or supplemental fund to support offender-driven inspections and remediation of health and safety violations in Santa Barbara rental housing stock (TBD)	Subcommittee Recommendation- Pending Full Task Force Consideration							
4. Just Cause Eviction								
A. Just Cause Eviction protections to provide for accountability of eviction actions	N	Abs. ³	Und ⁴	Y	Y	Y	No	10/26/17

³ Absent, but CAA representative indicated that they are firmly opposed to any form of Just Cause Eviction.

⁴ Undecided, more information needed before an affirmative vote could be cast.

Topic/Recommendation	Alexander (L)	Thompson (L)	Bode (L)	Rodriguez (T)	Lowen (T)	Morales (T)	Agreement?	Date
B. Joint Protection and Accountability Initiative to simultaneously protect landlords from bad tenant behavior while providing good tenants with fair and accountable treatment over time (TBD)	Subcommittee Recommendation- Pending Full Task Force Consideration							
5. Other Tenant Protection Alternatives								
<p>A. Tenant Displacement and Relocation Assistance Develop and adopt an ordinance that requires monetary relocation assistance to multi-unit tenants who face eviction in certain situations (“Tiered Approach”). The 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"> • 1 to 5 units: No displacement assistance • 6-14 Units: No monetary assistance, but notice that non-binding (first meeting required) mediation is required. • 15 units and above: 4 times the median advertised rental rate or \$5,000, whichever is greater. <p>Increase 30-day and 60-day notification requirements to 90-day notification where more than 10 individuals (or tenants?) are displaced.</p>	Y	Abs.	Y	Y	Y	Y	POTA	10/26/17