

# **Attachment A**

Board Direction Action Options for Implementation

## **Rights and Duties of Landlords and Tenants**

### **Board Directed Implementation Actions (April 20, 2010)**

On April 20, 2010, following a report on the Evaluation of the Rights and Duties of Landlords and Tenants of Residential Property, the Board of Supervisors directed staff to work towards implementation of the 16 items listed below, as feasible.

#### **Amendments to Chapter 44 of the County Code**

- Incentivize evicting landlord by fast tracking permits for remodel, demolition, condo conversions if landlord meets certain criteria, such as: early security deposit return and adequate information resource provided to tenants.
- Landlord provides relocation assistance if tenancy is terminated due to remodel, rezoning, demolition or condominium conversion (triggered by permit).
- Amend Chapter 44 to include provision that landlord provide early/immediate refund of deposit in "mass eviction" situations to make it easier for the displaced tenant to arrange for new accommodations.
- Increase notice requirement for order to vacate from 60 to 90 days to provide tenants more time to relocate.
- Landlord must provide proof of relocation payment to receive permit (like City ordinance)

#### **Mass Eviction Response Plan**

- Facilitate the development of a collaborative community response protocol for mass eviction events with key service providers and community groups
- Provide a (bilingual) form to more clearly describe the steps to receive relocation payments.
- Improve "order to vacate" by including 1 page of FAQs with hours of service, and a contact to speak with (owner representative).

## **Public Education/Outreach**

- Broadcast PSA
- Create a one-stop-shop County resource with one phone number, an ombudsperson, and a clearinghouse of information.
- Provide access to information and assistance for landlords who want to provide assistance to their tenants upon eviction.

## **Data Tracking**

- Improve process to track evictions/Notice to Quit

## **Service Provider Coordination**

- Facilitate a Regional Human Services Summit to network amongst service providers.
- Improve cross-agency referrals to help agencies better connect tenants to available services. "No Wrong Door"

## **Actions in Departments Outside HCD**

- Amend P&D Standard Condition of Approval to increase amount to more than \$500.
- Treasurer Tax Collector to provide notice to property owner (at point of sale).