

Resident Recommendations

Please come to the meeting prepared to force rank ideas of importance for a Tenant Protection Policy.

- **Income discrimination** – “no section 8” Landlords will not accept certain types of income, including extra-large deposit, can’t find deposit assistance
 - The City of Santa Monica has also expressly prohibited landlord discrimination on the basis of a tenant's source of income, including Section 8 housing vouchers. The City of Santa Monica's law defines refusal to accept Section 8 as a form of tenant harassment. The law was challenged and ultimately upheld in Los Angeles Superior Court.
 - The City and County of San Francisco addresses the issue of Section 8 housing vouchers through prohibitions against source of income discrimination. Under San Francisco law, property owners and real estate agents are prohibited from refusing to accept federal, state, or local housing subsidies as a form of rental payment, or to indicate in rental advertisements that housing subsidies will not be accepted as payment. Eight states and the District of Columbia have enacted anti-discrimination ordinances based on a tenant's source of income.
- **Incentives** –
 - Marin housing – gave incentives to owners to develop ADUs - loan didn’t have to be repaid as long as they are renting to low income/Section 8
 - Incentive use of vouchers/paired with an anti-discriminatory ordinance
 - Include incentives for residents with mobility issues
- **Tenant Protections** –
 - Rent stabilization programs operate based on either a mandated registration system, or a complaint-based system, where violations arise only when a tenant or landlord files a petition. All registration-based programs require the landlord to pay a fee for units registered and subject to rent stabilization.
 - The City of Los Angeles requires landlords to register current rent amounts, the last rent increase, utilities paid by the landlord, and parking provided.
 - City of Santa Monica has maintained similar registration requirements, as well as the reason for ending the prior tenancy and an option to register additional amenities, such as storage space and pet approvals.
 - The Cities of Berkeley and West Hollywood also operate under a registration model.
 - The Cities of San Francisco and Oakland do not require registration, and operate under a complaint-based model.
 - In cities with a registration program, the registration fee is used to offset the cost of administering the tenant protections through the local

agency. An annual registration fee will be assessed to the landlord to register each unit under the rent stabilization program. The landlord may then in turn pass a portion of that registration fee to the tenant. In San Francisco, where there is no registration program, the fees are collected as a portion of property taxes.

- The costs of administering and enforcing the Rent Ordinance through the Rent Board are equitably distributed among San Francisco's residential units. The owner of each residential unit is required to pay an annual rent stabilization and arbitration fee, which is the projected annual cost of funding the Rent Board, plus related administrative costs.

To ensure proper implementation of tenant protection ordinances, jurisdictions provide for due process regarding a proposed rent increase in excess of the maximum allowable rent, allegations of an unjust or unlawful eviction, allegations of discrimination or retaliation, or allegations of uninhabitable accommodations. This administrative process ranges from mediation and arbitration in some jurisdictions such as Culver City, to administrative hearings before a hearing officer, Board, or Commission, such as in Berkeley, West Hollywood and Santa Monica.

- **Mediation & Education** - To oversee the administrative process and to adjudicate appeals, most jurisdictions with rent-stabilization programs establish a public body, either appointed or elected, to implement the ordinances, publish the rate for the annual general rent adjustments, hear petitions for individual rent adjustments above the annual general adjustment or requests for rent decreases, hear removal permits, and make policy by conducting studies, amending ordinances, and publishing reportable statistics.
- **Relocation assistance** –
 - Relocation fees for residents displaced for improvements (look at SJ language – substantial rehabilitation of apt section)
- **Harassment protection** –
 - This is a means to protect tenants whose landlord is acting to "harass" the tenant in an effort to have them voluntarily vacate the unit so that another tenant can move in and the rent can be re-set at a higher level. Such harassment practices include: 1) intimidation tactics, 2) excessive three-day notices to perform covenants of the lease, 3) a landlord's refusal to perform necessary repairs for a tenant, or 4) a landlord entering a tenant's unit unannounced without giving them the proper notice. In order to combat against this type of practice, some jurisdictions, such as Santa Monica, San Francisco and West Hollywood, have chosen to implement a harassment protection ordinance that allows for civil damages in each separate violation of the ordinance.
- **Ensuring Habitability**
 - Reasonable modifications or accommodations (without fear of retaliation or harassment) include service animals or companion pets
 - Require reasonable repairs and maintenance