

Health and Housing: Model Practices

2nd Unit Implementation/Reducing Displacement Task Force

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**Get
Healthy**
SAN MATEO COUNTY
gethealthysmc.org




Get Healthy San Mateo County

- **Collaborative:** Community based organizations, schools, cities, hospitals, and leaders
- **Mission:** Supports policy change to prevent diseases and ensure everyone has equitable opportunities to live a long and healthy life



4 Key Priorities

- **Stable and affordable housing** protects health and provides the ability to engage in healthy opportunities
- **Complete neighborhoods** make it easy for residents to be healthy everyday in their communities
- **High-quality education** in healthy places creates pathways to better health
- **A strong local economy** builds household financial security for all and promotes everyone's health



Educate and Incentivize Property Owners to Maintain Quality Rental Units



Model Practice: The City of San Jose Proactive Enforcement



Tier	Service Level	Tier Assessment Criteria
Tier 1: 6-Year Cycle with Mandatory Annual Self- Certifications	Complaint response and audit 10% of self-certified units on a 6-year cycle	In order to maintain this status, repairs identified by the owner/manager must be completed in a timely manner prior to the audit. Uncorrected violations or substantiated complaints involving health and safety could result in reassignment to Tier 2.
Tier 2: 5-Year Cycle	Complaint response and proactive inspection of 25% of units.	Less than 1 minor violation per unit and repairs completed by due date to move into Tier 1. Less than 2 minor violations per unit and repairs completed by due date to maintain this status. Uncorrected violations or substantiated complaints may result in reassignment to Tier 3.
Tier 3: 3-Year Cycle	Complaint response and proactive inspection of 50% of units.	Less than 2 minor violations per unit, repairs completed by due date and no substantiated complaints to move to Tier 2. Movement from Tier 3 to Tier 1 would be by approval of the Program Manager in extraordinary circumstances on a case by case basis.

Support Landlords to Bring Units into Compliance



Model Practices: Marin County and the City of Ventura Amnesty Programs

- Incentives:
 - Refined standards to serve as incentives (legal and liability issues must be addressed)
 - Financial support to landlords
 - Zoning changes
- Promotion and awareness
- Staff support prior and post amnesty



Foster Collaborations and Partnerships

Model Practice: Alameda County Healthy Home Alliance



- Multi-disciplinary partnership: code enforcement, public health, CBOs, legal aid organizations
- Private foundation dollars
- Study issues, strategize and co-design solutions



Refer and Track Tenant Cases

Model Practice: Proactive Code Enforcement Committee

- Working committee of the Alameda County Healthy Homes Alliance
- Tracking mechanisms of individual cases serve to see larger trends
- Monitoring efforts inform the design of a proactive code enforcement approach

Provide Relocation Assistance



Model Practice: Redwood City

- Covers moving and relocation costs when unit is vacated due to code enforcement
- If owner fails to pay, City makes the payment
- City collects unpaid fees as a cost of abatement



Set Up Escrow Accounts

Model Practice: Rent Escrow Accounting Program (REAP)

- When habitability issues are identified, property enters REAP
- Rent reduction depends on severity of violation
- Tenant can pay reduced rents to landlord or REAP account
- Landlord has to bring property up to code in order to get full rent

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