

Work Plan for Short and Long-Term Options Addressing Rental Challenges

Short Term Options		
Option	Next Steps	Timeline
Mediation	<p>Explore providing robust mediation to improve communication between landlords and tenants including exploring mandatory mediation</p> <ul style="list-style-type: none"> • Evaluate programs in nearby jurisdictions • Explore mediation providers • If the study reveals a need for mandatory mediation, return to Council for approval of ordinance implementing a mandatory mediation policy 	<ul style="list-style-type: none"> • February 2018 • March 2018 • June 2018
Improving the City's Role in Providing Information	<p>Explore improving the City's role in providing information to landlords and tenants, and connecting them with appropriate services.</p> <ul style="list-style-type: none"> • Complete Lean Innovation Accelerator Work • Evaluate service delivery role by City 	<ul style="list-style-type: none"> • February 2018 • May 2018
Longer Noticing Periods	<p>Develop longer noticing periods for rent increases</p> <ul style="list-style-type: none"> • Engage in community outreach to solicit feedback • Return to Council for approval of ordinance implementing a longer noticing periods 	<ul style="list-style-type: none"> • March 2018 • June 2018
Explore a First Time Home Buyer Program	<p>Explore a First Time Home Buyer Down Payment Assistance Program for moderate-income households</p> <ul style="list-style-type: none"> • Identify funding sources • Return to Council with a proposal to implement the program 	<ul style="list-style-type: none"> • April 2018 • June 2018

Long Term Options		
Option	Next Steps	Timeline
Explore Rent Gap Assistance Program	<p>Create a pool of unrestricted funds available to assist tenants temporarily with rent payments in instances of critical life events</p> <ul style="list-style-type: none"> • Identify funding sources • Create funding criteria • Identify administer of funding 	<ul style="list-style-type: none"> • May 2018 • September 2018 • December 2018
Evaluate Strengthening Rental Inspection Program	<p>Rental properties are inspected for interior/exterior code violations and are issued corrective notices for compliance</p> <ul style="list-style-type: none"> • Engage in community outreach to solicit feedback • Evaluate the cost implications of strengthening this program • Strengthen the program 	<ul style="list-style-type: none"> • April 2018 • June 2018 • September 2018
Explore Opportunities to Reduce Barriers to Affordable and Efficient Entitlement of New Development	<ul style="list-style-type: none"> • Explore a menu of options that range from expedition of processes, an evaluation of fees, policies, and standards, and incentivizing certain developments • Return to Council with a proposal of options to solicit feedback, and an updated timeline 	<ul style="list-style-type: none"> • July 2018 • September 2018