

Healthy Housing and Code Enforcement Model Practices

	Risk-based and Proactive Enforcement	Legalization of Unpermitted Dwelling Units	Collaboration and Partnerships	Monitoring and Referral Systems	Escrow Accounts	Relocation Assistance
Program/s	City of San Jose Multiple Housing Inspection	Marin County and City of Ventura Amnesty Programs	Alameda County Healthy Homes Alliance	Alameda County Healthy Homes Alliance	Rent Escrow Account Program	Redwood City
Target	Multi-family units	Unpermitted 2 nd units	Rental units	Rental Units	Rental units	Vacated rental units due to code enforcement
Mechanism/s	Residential Occupancy Permit (ROP)	Marketing/awareness Relaxed building standards Reduced planning standards (some exceptions)	Multi-disciplinary partnerships (public and non-profit sectors)	Tracking individual inspection cases	REAP properties identification Rent reduction with option to pay to landlord or escrow account Removing property from REAP Request REAP funds	Moving and relocation fees Unpaid fees collected as a cost of abatement
Financing	Permit, reinspection, reinstatement fees		Private foundation (collaborative) Licensing fee (code enforcement)	Private foundation (collaborative) Licensing fee (code enforcement)		Owner of the vacated unit
Incentives	Tiered system of fees Self-certification Scaled reinspection fees	Penalty and fee waivers Reduced permit and development fees Streamlined process Financial assistance	Leveraging public dollars to attract private funds			
Enforcement/Lead	City of San Jose Code Enforcement Division	Marin County Community Development Agency	Alameda County Healthy Homes Department	Alameda County Healthy Homes Department	LA Housing and Community Investment Department	Director of Housing
Type	Risk based, Pro-active, Complaint driven	Voluntary program	Referral system Proactive enforcement Renters' protections	Referral system Proactive enforcement Renters' protections	Preventative/ Remedial measures	Remedial measures
Localities	San Jose	City of Ventura, Marin County	Alameda County	Oakland (pilot project)	City of Los Angeles	Redwood City