



Additional Action Items

This document summarizes additional RSC action items proposed since the September 7th RSC meeting. They will be combined with additional items generated during the September 28th meeting and sent to Commissioner Eudaly's Office to provide feedback.

Applications

1. Add a requirement for accessibility of forms, for non-English speakers and those with disabilities or technological limitations.
2. Add clarifications on procedure for tenant accepting an approved offer
3. Create a city-wide standardized application, available in multiple formats, that does not include questions about evictions or criminal background, due to false positives in self-reporting.
4. Modify "1 day" to "by 11:59 PM the next business day."
5. Modify first come first serve to accommodate a preference based lottery.
6. Add requirement that application not ask about criminal history, bankruptcy, or evictions (because of false positives in self-reporting).
7. Add a tenant's application can be time stamped before submission for a RAR to prevent it from being delayed.
8. Add requiring applications be available in 5 harbor languages
9. Add that credit scores and other quantifiable criteria need to be stated objectively, instead of "good credit".
10. Add that landlords are required to accept applications for the purpose of time stamping/queuing even if the tenant hasn't viewed the unit yet.

Advertisements

11. Add that complete screening criteria must be made clearly available prior to filling out an application, and a tenant should indicate receipt of this with initials term.
12. Add that the city should direct the RSC to compile "default screening criteria" available for use by landlords.

Income

13. Add if a month or more of rent is held as a security deposit, then a landlord cannot require more than 1.5x the rent, if the tenant demonstrates ability to pay.

Credit History

14. Modify "secondary education debt" to higher education debt.

Rental History

15. Modify to look back to filing dates on eviction judgments, instead of judgment dates..
16. Modify "oral reference" to "verbal reference"
17. Modify "behaviors of tenant" to "lease violations"

Notice of Denial

18. Add it should also include a city provided list of housing options and resources for people with criminal backgrounds, credit trouble, evictions, etc.

Supplemental Evidence

19. Add that tenants have 48 hours after submitting an application to add supplemental information that must be considered.

Screening Fees

20. Modify screening fee refund period to apply to notice of approval as well as notice of denial.