



COUNTY OF HUMBOLDT

For the meeting of: 10/5/2021

File #: 21-1440

To: Board of Supervisors
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:
Resolution Authorizing Advancement of Tenant Relocation Benefits

RECOMMENDATION(S):
That the Board of Supervisors:
1. Adopt the Resolution to authorize the Code Enforcement Unit to advance tenant relocation benefit payments

SOURCE OF FUNDING:
General Fund

DISCUSSION:
Pursuant to Health and Safety Code (HSC) 17975 *et. seq.*, a tenant, who is displaced from a residential rental unit as a result of an Order to Vacate due to extensive violations that pose a threat to the immediate health and safety of the resident, is entitled to receive relocation benefits from the owner. The Chief Building Official is the local enforcement agency authorized to serve a property with an Order to Vacate.

In situations where the property owner fails, neglects or refuses to pay relocation benefits to a tenant as provided for in HSC 17975 *et. seq.*, the local enforcement agency, pursuant to locally adopted policy, may advance relocation benefit payments and recover those costs from the property owner. The County of Humboldt does not currently have a locally adopted policy that authorizes the advancement of relocation benefits payments.

Adopting the Resolution will provide authorization for the Code Enforcement Unit (CEU) to advance relocation benefit payments to tenants who are ordered to vacate properties with extensive code violations. The ability to provide relocation benefits to tenants allows the Code Enforcement Unit to address severely substandard housing violations without forcing the tenants who reside in those substandard units into homelessness.

FINANCIAL IMPACT:

The recommended action will authorize CEU to advance tenant relocation benefits pursuant to Health and Safety Code section 17975 *et. seq.* in situations where the Code Enforcement Unit determines advances are appropriate. Annual expenditures are unknown at this time and will vary by year and circumstances of each case. CEU will seek recovery of the advanced relocation payments from the property owner as part of the Cost Recovery process provided for in Humboldt County Code Section 351.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents .

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose not to approve the authorization for advancement of relocation benefits. However, that is not recommended because tenants of severely substandard housing conditions who are ordered to vacate may not receive timely benefits unless the property owner voluntarily provides them.

ATTACHMENTS:

Attachment 1 - Health and Safety Code 17975 *et. Seq*
Attachment 2 - Resolution

PREVIOUS ACTION/REFERRAL:

Board Order No.: Click or tap here to enter text.
Meeting of: Click or tap here to enter text.
File No.: Click or tap here to enter text.