

Draft

Responsible Landlords Engagement Initiative

Responsible Landlords Certification Program

An invitation to landlords to care
for the neighborhoods where they
own property

Presented by: NHSSV Neighborhoods Leadership Team (NLT)

Why it is important to everybody?

**Because it will help prevent deterioration of
our neighborhoods!!!**

The future of our neighborhoods depends on the residents efforts to come up with effective ways of encouraging and motivating landlords and new investors to commit to maintain their properties in good standing while discouraging others from setting up shop in our communities.

Benefits to landlords

- **Maintain / increase property value;**
 - **Keep good tenants;**
- **Enhance neighborhood appearance;**
- **Avoid complains and code violations;**
 - **Reduce vandalism**

Expected outcomes

- Maintain property values
- Increase the number of good tenants
 - Increase neighborhood safety
 - Increase resident participation in community actions

Suggested steps to invite a negligent landlord to keep the properties in good standing.

1. The affected Neighborhood association sends a letter to RLEI stating the issue, status of neglect, violations and contact information of the problem property. (Pictures and letters of support are encouraged)
2. RLEI will contact code enforcement and police departments as necessary to confirm record of violations.
3. Once the case is established, RLEI will extend a written invitation to the property owner requesting a meeting to discuss the issues.
4. Option 1: Problem is **NOT** resolved in an agreed period of time. Then, the neighborhood association files a claim at city small claims court and follows up with the process.
5. Option 2: The problem **IS** resolved in the agreed period of time. Then, RLEI will issue the Responsible Landlord Certificate to the property owner. Certification can be removed if violations reinitiate. (See next slide)

2011 Excellent Landlord Award

Presented to
Angel Gooddoer

To certify and acclaim his outstanding
Property Managements Practices
at
the Palisades Apartments
1226 Fourth St. San Jose, CA.

By improving our neighborhoods,
we strengthen our families and our communities.

NHSSV Executive Director

CNAC Chair

UNSCC President