

RECOMMENDATION TO THE LOS GATOS TOWN COUNCIL REGARDING RESTRICTIVE COVENANTS

1. Create a Town webpage as a public service to alert and educate Los Gatos residents about racially or other discriminatory restrictive covenants in real property records and explain what residents can do about them and why they should be redacted. The webpage content would be mutually agreed to by the Town Council and the DEI Commission and would provide, among other information:
 - a. Steps on locating appropriate property records and determining whether a property record contains a restrictive covenant that is illegal and unenforceable;
 - b. A referral link to the Restrictive Covenant Modification (RCM) Program managed by the Santa Clara County Office of the County Clerk-Recorder, explaining how the County's redaction process works;
 - c. A referral link to a nonprofit organization that can direct to local title companies and/or other real estate businesses requests for assistance in obtaining a title report at either a greatly reduced cost or without charge to Los Gatos property owners to determine if restrictive covenants exist on, or apply to, their properties; and
 - d. An email link to the Town's DEI Commission for Los Gatos residents who have questions about the RCM Program or who would like to share information uncovered or discovered from inquiry into their recorded property deeds.
2. Approve a Town Council proclamation in a form mutually agreeable to the Town Council and the DEI Commission, acknowledging and repudiating the use of racially or other discriminatory restrictive covenants regarding the sale, transfer or use of real property within the Town.