

# **Board of Supervisors Hearing**

## **Preserving Housing Affordability**

### **February 9, 2016**



Photo Credit: Jeff Wong



Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 6269 T / 415 473 7880 F

# Agenda

FEBRUARY 9, 2016

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- Confirm timing and next steps for policy options for preventing displacement and preserving housing affordability.
- Provide feedback and direction to staff



Community Development Agency  
Preserving Housing Affordability  
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# Phase One (6 to 8 months)

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- Acquisition for preservation as affordable housing
- Development Code amendments for “junior second units”



# Phase Two (8 to 12 months)

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- Landlord Incentives (MHA)
- Voluntary rent guidelines (MHA)
- Just cause evictions ordinance
- Source of income protection ordinance



# Phase Three (12 to 18 months)

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- Second unit regulations
- Short-term rental regulations
- Second unit amnesty
- Evaluate multi-family zoning
- Re-evaluate Housing Overlay Designation



Questions/Comments? Contact:  
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# Just Cause Ordinance

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## ○ Overview:

- Prevent “no-fault” eviction of responsible tenants
- Reduce displacement of tenants
- Provide stability for month-to-month tenants who do not have the security of a long-term lease agreement
- County can adapt to local needs
  - owner or family move-in, lease violations, etc.

## ○ Examples:

- Glendale
- San Diego
- Maywood



# Source of Income Protection

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- Overview:
  - Prohibit discrimination against subsidized low income renters
  - Increase housing opportunities for subsidized renters
  - Prohibit advertising “no Section 8” in rental listings
  - Most effective with landlord incentives program
- Examples:
  - Los Angeles
  - San Francisco
  - East Palo Alto
  - Woodland
  - Corte Madera

