Board of Supervisors Hearing
Preserving Housing Affordability
February 9, 2016
Agenda

FEBRUARY 9, 2016

• Confirm timing and next steps for policy options for preventing displacement and preserving housing affordability.

• Provide feedback and direction to staff
Phase One (6 to 8 months)

- Acquisition for preservation as affordable housing
- Development Code amendments for “junior second units”
Phase Two (8 to 12 months)

- Landlord Incentives (MHA)
- Voluntary rent guidelines (MHA)
- Just cause evictions ordinance
- Source of income protection ordinance
Phase Three (12 to 18 months)

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

**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

○ 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