Board of Supervisors Hearing
Preserving Housing Affordability
August 1, 2017

Photo Credit: Jeff Wong
Recent successes

• Acquisition/preservation
• Landlord Partnership Program
• Source of income protection ordinance
• Development code amendments
Provide policy direction

• Voluntary rent guidelines;

• Mandatory mediation;

• Ordinance to require Just Cause for evictions;

• Second unit amnesty; and

• Re-evaluation of Housing Overlay Designation (HOD) Policy.
Landlord Partnership Program

• Reallocate funds from the voluntary rent guidelines to landlord incentives.

• **Amend contract with Marin Housing Authority.**
Voluntary rent guidelines

• Stabilization of rent increases through widespread participation among landlords.

• No agreement on an effective annual limit on rent increases.

• Delete and consider mandatory mediation as an alternative.
Mandatory mediation

• Could be used to address rapidly escalating rents by requiring mediation for rental increases over a specified percentage.
  – Would require additional staffing for Mediation Services or outside contract.

• Consider whether to move forward with program.
Just Cause for evictions

• Would prevent no-fault eviction of responsible tenants, providing them with greater security and stability.

• Used as a tool in addressing displacement.

• Would retain rights of landlords to terminate or evict based on non-payment of rent, property damage or other lease violations.
Just Cause for evictions

- Just Cause could be limited to cases of code violations.

- The Board Subcommittee and staff could conduct public outreach and adapt an ordinance to address local concerns.

- **Provide staff with direction on whether to proceed with further work on an Ordinance.**
Second unit amnesty

- Intended to reduce barriers to legalize existing unpermitted second units.

- State legislation effective 1/2017 provides increased flexibility for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

- State laws make Amnesty unnecessary

- **Delete Amnesty program.**
Housing Overlay Designation (HOD)

- Policy of the 2007 Countywide Plan.
- Tool to support new affordable workforce housing through infill development on commercial sites.
- The program has fallen short as no HOD sites have developed.
Housing Overlay Designation (HOD)

• Working Group recommended revisions:
  – Mimic aspects of the Mixed-Use Policy; and
  – Develop specific plans on HOD sites to provide more transparency for the community and certainty for an affordable housing provider.

• **Direct staff to continue to work with the Board Housing Subcommittee and schedule a workshop.**
Summary of recommendations

1. **Acquisition/Preservation** – Enhance with outside staffing.

2. **Landlord Partnership** – Enhance with contract amendment.


4. **Mandatory Mediation** – Provide direction on whether to consider as alternative to voluntary rent guidelines.

5. **Just Cause** – Provide direction on whether to pursue.

6. **Second Unit Amnesty** – Delete and continue to promote ADU/JADU.

7. **HOD** – Direct staff to schedule a workshop.
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