

Board of Supervisors Hearing

Preserving Housing Affordability

August 1, 2017



Photo Credit: Jeff Wong



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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.
3. **Voluntary Rent Guidelines** – Delete.
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.



Questions/Comments? Contact:
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