

COMMUNITY DEVELOPMENT AGENCY

Brian C. Crawford
DIRECTOR

November 8, 2016

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

Board of Supervisors
County of Marin
3501 Civic Center Drive
San Rafael, California 94903

SUBJECT: Fair Housing Ordinance to establish source of income protections and increase affordable housing options.

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

Dear Board Members:

RECOMMENDATION: Staff recommends that your Board conduct a merit hearing and consider adoption of a Fair Housing Ordinance to establish source of income protections and increase affordable housing options (Attachment 1).

SUMMARY: On October 25, your Board held a public hearing and first reading of the proposed ordinance (Attachment 2) and scheduled the merit hearing for November 8, 2016. The proposed Fair Housing Ordinance is intended to remove limitations in the provision of rental housing for families and veterans who receive third party rental assistance. Source of income protection precludes landlords from advertising or stating a preference for certain sources of income, from charging a higher deposit based on a person's source of income, and from treating a person differently based on their source of income.

www.marincounty.org/cda

In addition, staff was directed to return at a future date to consider amendments to remove or revise an exception for owner-occupied structures with less than three dwelling units (Section 5.53.010.C.1). Prior to presenting such a report to your Board, Staff will research legal precedents for this modification, and consider the implications of a revision on its own merits as well as in relation to recent State second unit legislation. The modification of this exception should be expected by your Board in the spring of 2017.

REVIEWED BY:

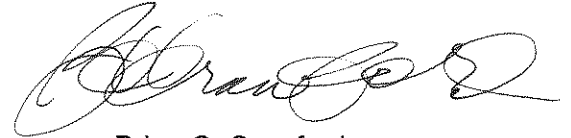
- Auditor Controller
- County Counsel
- Human Resources

- N/A
- N/A
- N/A

Respectfully Submitted,



Leelee Thomas
Housing & Grants Manager



Brian C. Crawford
Director

Attachments:

1. Fair Housing Ordinance to prohibit rental housing discrimination based on a tenant's source of income.
2. Staff report and attachments from first reading, October 25, 2016.
3. Administrative Record (comments received).

This Board letter and all attachments are available in English, Spanish and Vietnamese online at the Community Development Agency's [Affordable Housing Webpage](#).

A full reference copy is available for public review at the Board of Supervisors office, 3501 Civic Center Drive, Suite 329 (8:00 am to 5:00 pm, Monday through Friday) and at the Community Development Agency, Planning Division, 3501 Civic Center Drive, Suite 308 (8:00 am to 4:00 pm, Monday through Thursday, closed Fridays).