

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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June 11, 2019

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

SUBJECT: Status report on Board of Supervisors workplan to preserve housing affordability and prevent displacement.

Dear Board Members:

RECOMMENDATION: Receive update on the Board of Supervisors' ("Board") workplan to preserve housing affordability and prevent displacement.

SUMMARY: In February 2016, your Board approved a work plan designed to preserve housing affordability and prevent displacement. This Report provides an update of the policy items that comprise that work plan:

- Acquisition of multi-family rental properties for preservation as affordable housing;
- Landlord incentives program;
- Ordinance to establish source of income protection;
- Development Code amendments for junior second units;
- Development Code amendments for second unit regulations;
- Rental Housing Dispute Resolution Ordinance (supplemental policy);
- Short-term rental regulations;
- Ordinance to require just cause for evictions;
- Enhancements to the multi-family inspection and code compliance program;
- Evaluate multi-family land use designations; and
- Re-evaluate the Housing Overlay Designation policy.

No action beyond acceptance of this informational report is requested of the Board at this time.

DISCUSSION: A comprehensive set of policy options to address the County's affordable housing needs was first presented to your Board through a series of three public workshops between October and December 2015. At the December workshop your Board directed staff to pursue 11 of those policy options. An 18-month, three-phase implementation timeline and work plan were confirmed by your Board at a hearing on February 9, 2016. In subsequent hearings, your Board made three adjustments to the original workplan:

- Replacement of voluntary rent guidelines with the Rental Housing Dispute Resolution Ordinance (Mandatory Mediation program);
- Deletion of the amnesty program for second units in light of changes to State law that remove or mitigate many of the preexisting regulatory barriers to the creation or legalization of Accessory Dwelling Units; and

- Addition of a program to enhance the County’s inspection and code enforcement program for multi-family rental properties.

The attached Report (Attachment 1) serves as an update of work completed and anticipated in accordance with the current Board workplan to preserve housing affordability and prevent displacement.

As summarized in the attached Report, staff have dedicated considerable resources to community engagement activities that encourage participation and support transparency. To that end, staff designed outreach and engagement plans with explicit consideration of those least likely to be part of the decision-making process. Outreach plans are developed individually around how to best meet the target audience; they commonly include creation of accessible materials, social media campaigns distributed through formal platforms as well as stakeholder networks, radio public service announcements, press releases, and email updates sent through the County’s housing email list.

This work aligns with the County obligation to affirmatively further fair housing. In support of that commitment, staff regularly assist Marin cities and towns in the development and passage of policies that preserve housing affordability and prevent displacement.

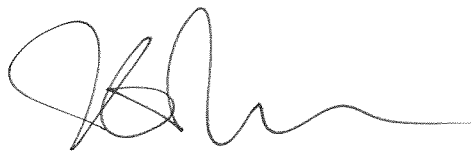
CONCLUSION: In the coming year, staff will continue to administer ongoing work plan items, and pursue the completion of initiatives that are currently in progress.

FISCAL IMPACT: None. No actions are recommended at this time.

REVIEWED BY:

- | | |
|---|---|
| <input type="checkbox"/> Auditor Controller | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> County Counsel | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Debbi La Rue
Senior Planner



Brian C. Crawford
Director

Attachments:

1. Report on Board work plan to preserve housing affordability and prevent displacement.

A full reference copy of this staff report and associated attachments will become available for public review at the Board of Supervisors office, 3501 Civic Center Drive, Suite 329 (8:00 a.m. to 5:00 p.m., Monday through Friday) and at the Community Development Agency, Planning Division, 3501 Civic Center Drive, Suite 308 (8:00 a.m. to 4:00 p.m., Monday through Thursday, closed Fridays).