BOARD OF SUPERVISORS WORKSHOP

PRESERVING HOUSING AFFORDABILITY

OCTOBER 13, 2015

Photo Credit: Jeff Wong
Workshop agenda

OCTOBER 13, 2015

- Review current housing and income data
- Review the results of the 2015 Rental Housing Survey
- Consider options for preventing displacement and preserving housing affordability
- Provide direction to staff regarding next steps
## Housing Stock, Marin County

<table>
<thead>
<tr>
<th></th>
<th>Unincorporated</th>
<th>Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Homes</td>
<td>24,615</td>
<td>79,639</td>
</tr>
<tr>
<td>Multi-Family &amp;</td>
<td>4,966</td>
<td>31,900</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>29,581</td>
<td>111,539</td>
</tr>
</tbody>
</table>

- **Single-Family Homes** 83%
- **Multi-Family Homes** 15%
- **Mobile homes** 2%

Community Development Agency
Preserving Housing Affordability
October 13, 2015
Housing Stock Affordability, 2015

- Low Income: 3%
- Moderate Income: 1%
- Market Rate: 96%
## Marin County Housing Costs: August 2015

<table>
<thead>
<tr>
<th></th>
<th>Median Sales Price/Rent</th>
<th>Income Needed</th>
<th>Actual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Home</td>
<td>$1,077,500</td>
<td>$210,000+</td>
<td>$101,900(^1)</td>
</tr>
<tr>
<td>Condo/Townhome</td>
<td>$522,500</td>
<td>$100,000+</td>
<td>$81,500(^2)</td>
</tr>
<tr>
<td>House Rental</td>
<td>$5,000</td>
<td>$180,000+</td>
<td>$101,900(^1)</td>
</tr>
<tr>
<td>Apartment Rental</td>
<td>$3,000</td>
<td>$108,000+</td>
<td>$62,408(^3)</td>
</tr>
</tbody>
</table>

\(^1\) Area Median Income for 4-person household, 2015  
\(^2\) Area Median Income for 2-person household, 2015  
\(^3\) Average income for Marin-based job, 2014
Rent vs. Income, Rate of Increase 2010 - 2014

*Income data shown is for Marin-based jobs*
Housing Needs

- **4,595** older adults (60+) expected to fall below poverty line in 2015
- More than **20,000** disabled persons in Marin
- **18 percent** of households are low income and paying more than 50% of their income on housing
- **2,500+** households in overcrowded living situations
- **1,300+** persons are homeless and **5,200+** are at-risk of homelessness
- **587** requests for housing crisis assistance received during one-week period in late 2014
Community Outreach:
2015 Rental Housing Survey – Renter Responses

Q: If you rent, has your monthly rent been raised in the past 12 months?

- 50% Yes, it has been raised more than one time in the past 12 months
- 19% Yes, it has been raised one time in the past 12 months
- 11% No
- 8% Not applicable
- 2% Other
Community Outreach: 2015 Rental Housing Survey – Renter Responses

Q: How much did your rent increase per month?

- $50 - $99: 17%
- $100 - $199: 21%
- $200 - $299: 9%
- $300 - $499: 4%
- $500 - $999: 2%
- $1000+:
- Not applicable: 16%
- Skipped: 22%
- Other: 2%
- < $50: 6%

Not applicable: 16%
Skipped: 22%
Other: 2%
Q: How much of your income is spent on housing costs (monthly)?

- Less than 30 percent: 13%
- 30 to 50 percent: 46%
- More than 50 percent: 32%
- Other: 5%
- Skipped: 4%
Community Outreach:
2015 Rental Housing Survey – Property Owner/Manager Responses

- **50 (86%)** of respondents indicated that none of their rental units are under rental regulation
- **28 (48%)** report that there was no turnover in the past year; **19 (33%)** reported turnover of less than 5 percent
- **28 (48%)** indicate that rents have been raised once or more in the past year
- **14 (20%)** already accept Section 8 vouchers; another **12 (21%)** have rents too high to qualify for Section 8 program
Community Outreach: Property Owners & Managers

Small group meeting held September 29, 2015 to discuss challenges in the rental housing market, opportunities and solutions:

• Support: expanding outreach and education for landlords and tenants, second units, landlord incentives, and acquisition/conversion

• Many long-time landlords value long-term stable tenants; choose to keep rents affordable and minimize turnover

• Additional units need to be built to augment available housing stock

• Not in favor of: rent stabilization, just cause for evictions, or source of income protection

• Concern about potential risks with renting to Section 8 tenants

• Next Step: organize community event for landlords with panel discussion and informational booths covering all topics of concern for rental property owners
Existing County Support for Affordable Housing

- Funding for preservation and construction of affordable housing
- Inclusionary housing program
- Jobs/Housing linkage fee
- Single-Family impact fee (>2,000 sq ft)
- Housing overlays
- Incentives for affordable development
- Second unit support
- Condo conversion policy
- Agricultural worker housing
- Landlord/tenant mediation service
- New affordable housing development: 528 units since 1995
Policy Options: Acquisition, Preservation & Conversion

1. Acquisition for preservation & conversion
2. Workforce home ownership program
3. Incentives
Policy Options: **New Construction**

1. Second unit regulations
2. Promote Room Rentals/“Junior Second Units”
3. Second unit amnesty
4. Evaluate multi-family zoning
5. Tiny home village
6. Pre-approved plans for small homes
7. Streamlined review
8. Below Market Rate (BMR) program
9. Housing Overlay Designation (HOD)
Policy Options: Tenant Protections

1. Rent stabilization
2. Just cause evictions
3. Noticing requirements for rent increases/evictions
4. Relocation costs
5. Source of income protection
Acquisition, Preservation & Conversion

- Preserves affordable housing for existing low income tenants
- Creates new affordable housing opportunities for low income households
- Does not require new development; utilizes existing building and infrastructure
- More cost effective than investing in new development in most cases
- Limited opportunities to apply this strategy due to existing funding
- Requires substantial additional funding to have a significant impact
Incentives

- Significantly preserves and increases the number of housing opportunities available to voucher holders
- Prevents voucher holders from having to move out of the County to utilize their subsidy
- Limited applicability to voucher holders, not others in need of assistance
- Requires additional funding
Workforce Home Ownership Program

- Provides opportunities for local workforce to invest in their community
- Provides stable housing and security for local workforce
- Unlikely to help low income workers
- Only helps one moderate (or above) income household at a time
- Requires substantial additional funding to have an impact
Rent Stabilization

- Preserves existing affordable housing opportunities for low and moderate income households
- Allows modest annual rent increases, providing security for tenants and increased return on investment for property owners
- Has the potential to have the most immediate and significant positive impact toward preserving housing affordability in Marin
  - More than 4,000 multi-family rental units in unincorporated Marin

- Can not be applied to multi-family development built after February 1, 1995, or any single-family homes or condominiums
- Rents can increase to market rate after unit is vacated
- May require additional funding and staffing
Questions/Comments? Contact:
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