

## Housing Strategy- Draft Tier Recommendations and Implementation Requirements

|          |   | Implementation Requirements |                            |                     |                             |   |
|----------|---|-----------------------------|----------------------------|---------------------|-----------------------------|---|
|          |   | New Funding Needs           | Ordinance or Policy Change | New Staff Resources | Staff's Tier Recommendation | Notes   |
| <b>1</b> | <b>Age-Friendly Housing Policy Options</b>                              |                             |                            |                     |                             |   |
| a        | Protect At-Risk Affordable Senior Housing Projects and/or Preserve MHPs | High                        | No                         | High                | 3                           | Could combine portions with 4a.   |
| b        | Promote New Age-Friendly Housing  | High                        | No                         | Medium              | 2                           |   |
| c        | Adapt Homes to Age in Place   | Medium                      | No                         | Low                 | 3                           |   |
| <b>2</b> | <b>Supply-Side Housing Policy Options</b>                               |                             |                            |                     |                             |   |
| a        | Increase Ownership Inclusionary Percentage                              | Low                         | Yes                        | Low                 | 1                           |   |
| b        | Promote ADUs  | Low                         | No                         | Low                 | 1                           | Underway  |
| c        | Modify Programs and/or Policies to Encourage Missing Middle Housing     | High                        | Yes                        | Low                 | 3                           |   |
| d        | Up-Zone Land to Facilitate Increase Res Development                     | Low                         | Yes                        | Low                 | 1                           | Underway  |
| e        | De-Emphasize Dwelling Units per Acre as a Development Standard          | Low                         | Yes                        | Medium              | 3                           | Could combine with 2d   |
| <b>3</b> | <b>Demand-Side Housing Policy Options</b>                               |                             |                            |                     |                             |   |
| a        | Adopt a Right to Lease Ordinance  | Medium                      | Yes                        | Medium              | 2                           | Could combine with 3b   |
| b        | Adopt a Tenant Protection/Relocation Assistance Requirement             | Medium                      | Yes                        | High                | 1                           | Could combine with 3a   |
| c        | Establish a Safe RV Parking Program                                     | High                        | Yes                        | High                | 3                           |   |
| <b>4</b> | <b>Mobile Home Park Policy Options</b>                                  |                             |                            |                     |                             |   |
| a        | Mobile Home Space Rent Stabilization                                    | High                        | Yes                        | High                | 3*                          | <p>*Staff is recommending a one year timeframe to implement the MOU. A six month check with Council will inform how much progress has been made. If any Park Owners fail to comply or participate by that time, the Council can choose to end the MOU and immediately begin on the Rent Stabilization Ordinance.</p> <p>Per AB 2782, long term rental agreements entered into on or after 2/13/20 will be subject to either 4a or 4b.</p> |
| b        | Memorandum of Understanding/Accord                                      | Medium                      | No                         | Low                 | 1*                          |   |

**New Funding Needs:**

Low - limited one-time and ongoing costs  
Medium - high one-time costs or significant ongoing costs  
High - significant ongoing costs

**New Staff Resources:**

Low - limited up-front and ongoing staffing increases  
Medium - high up-front or significant ongoing staff increases  
High - significant ongoing staff increases

**Tiered Implementation:**

1 = Currently under way or priority in 2020-21  
2 = Priority in 2021-2022  
3 = Timeframe to be Assessed