

Housing Strategy- Final Tier Recommendations and Implementation Requirements

		Implementation Requirements				
		New Funding Needs	Ordinance or Policy Change	New Staff Resources	Approved Tier	Notes
1	Age-Friendly Housing Policy Options					
a	Protect At-Risk Affordable Senior Housing Projects and/or Preserve MHPs	High	No	High	3	
b	Promote New Age-Friendly Housing	High	No	Medium	2	
c	Adapt Homes to Age in Place	Medium	No	Low	3	
2	Supply-Side Housing Policy Options					
a	Increase Ownership Inclusionary Percentage	Low	Yes	Low	1	
b	Promote ADUs	Low	No	Low	1	
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	Only within the following specific plans: El Camino Real, Lawrence Station, and Moffett Park.
e	De-Emphasize Dwelling Units per Acre as a Development Standard	Low	Yes	Medium	3	
3	Demand-Side Housing Policy Options					
a	Adopt a Right to Lease Ordinance	Medium	Yes	Medium	1	
b	Adopt a Tenant Protection/Relocation Assistance Requirement	Medium	Yes	High	2	
c	Establish a Safe RV Parking Program	High	Yes	High	3	
4	Mobile Home Park Policy Options					
a	Mobile Home Space Rent Stabilization	High	Yes	High	2*	*A six month check with Council will inform how much progress has been made. This check in will be schedule no later than 6 months after the December 8, 2020 workplan approval. If any Park Owners fail to comply or participate by that time, the Council may choose to end the MOU and immediately begin on a Rent Stabilization Ordinance. Per AB 2782, long term rental agreements entered into on or after 2/13/20 will be subject to 4a/b.
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