

WHICH PILLAR WOULD YOU FIND MOST EFFECTIVE?

PRESERVATION

PROTECTION

PROSPERITY

PRODUCTION

ICON KEY



HOUSING
ELEMENT



ENVIRONMENTAL
JUSTICE ELEMENT



FROM
HEART

PRESERVATION



Home Repair/Renovation Program



Funding for eligible households to address major repairs, code issues, accessibility, earthquake preparedness, and/or climate resiliency.

Advantages:

- Improves housing conditions and personal safety
- Can be implemented by funding existing organizations

Disadvantages:

- Limited funding
- Application process can be long

Votes:

Purchase and Preservation of Existing Housing



Preservation funding can be used by non-profit organizations to purchase and income-restrict units. An example could be a community land trust (CLT).

Advantages:

- Prevents conversion into market-rate housing and promotes long-term affordability

Disadvantages:

- Requires significant funding
- Requires capacity to purchase and maintain

Votes:

PRESERVATION



Community and Tenant Opportunity to Purchase



Provides tenants and non-profits advantages in the purchase process.

Advantages:

- Providing tenants and non-profits an advantage in the purchase process
- Can be implemented through an ordinance

Disadvantages:

- May attract significant opposition
- Can be time consuming to develop and success dependent on funds for preservation and non-profit and tenant capacity building

Votes

PROTECTION



Consider Neighborhood Tenant Preference for Affordable Housing



Establish a neighborhood preference in affordable housing lotteries.

Advantages:

- Creates a higher likelihood that local tenants will be able to access new, affordable housing

Disadvantages:

- Evaluate fair housing by neighborhood preference, as opposed to a citywide preference

Votes:

Develop Localized Anti-displacement Programs that Could Accompany Large-scale Developments



Through community benefit agreements, large developments can address direct displacement of small businesses and residents from the development site, and can support larger efforts to address displacement in the neighborhoods adjacent to a development.

Advantages:

- Programs and funding can be created to address direct and indirect displacement

Disadvantages:

- Requires project by project implementation
- Requires a clear nexus between project and indirect displacement

Votes:

PROTECTION



Expand Just Cause Eviction Provisions Beyond Current Law



Just cause eviction protections assure that landlords are only evicting tenants when necessary. Current state protections expire in 2030 and only cover a limited range of circumstances. Menlo Park could expand the protections to include tenants of any tenure and make the provisions permanent.

Advantages:

- Policy could be implemented by ordinance
- Policy could have broad implications for Belle Haven renters

Disadvantages:

- Landlord opposition

Votes:

Identify New Sources of Funding for Anti-displacement Efforts



Staff will monitor opportunities for anti-displacement programs.

Advantages:

- Ongoing effort of staff

Disadvantages:

- None

Votes:

PROTECTION



Modify Tenant Relocation Assistance Provided by Landlords to Low and Moderate Income Tenants



The City already requires relocation assistance where rental units will be removed from the market, either through change of use or through demolition. The program could include increasing the time and/or amount of relocation assistance.

Advantages:

- Policy can be implemented by ordinance
- Relocation assistance is paid by landlords

Disadvantages:

- Landlord opposition
- City may see small costs related to monitoring cases
- May assist only small number of renters

Votes:

Rental Inventory of All Homes



Rental registries can be used to track tenancies and rents. A rental registry is also essential to an effective rent stabilization program.

Advantages:

- Rental registries are essential to understanding the rental market and/or creating a rent stabilization program
- Landlords can be charged fees for program costs

Disadvantages:

- Landlord opposition
- Time consuming and complicated to implement

Votes:

PROTECTION



Create an Eviction Monitoring and Data Collection Program



Require landlords to provide information regarding tenant evictions, which could help identify specific policies and actions that could reduce evictions.

Advantages:

- Data may be difficult to gather

Disadvantages:

- Increased staff time to collect and monitor data

Votes:

Updated or Expanded Rent Control



MP doesn't have a rent stabilization ordinance distinct from the statewide California Tenant Protection Act of 2019, which limits rent increases to 5% plus inflation, or a maximum of 10% per year, whichever is lower. This act also includes just cause eviction protections for tenants who have lived in their rental for at least 12 months.

MP can enact its own ordinance to extend the provision beyond 2030, establishing noticing requirements, change the applicability, set the maximum rent increases etc.

Advantages:

- Can have a large impact on tenants in eligible properties, reducing displacement of current residents

Disadvantages:

- Significant general landlord opposition
- Requires establishing a rent board, and a rental registry for effective implementation, at significant cost to the City
- Costa Hawkins prohibits inclusion of single family properties, reducing effectiveness for 29% of Belle Haven residents

Votes:

PROTECTION



Increase Multi-lingual Information and Outreach About Tenant Protections



Create or partner with service providers to conduct proactive outreach and education to inform the community of available resources. Hold culturally competent, in-language outreach workshops.

Advantages:

- Can reach a larger number of residents
- Relatively low cost

Disadvantages:

- Increased staff time

Votes:

12-Month Lease Ordinance



Extend Menlo Park's ordinance that a 12-month lease be offered to single-family homes, duplexes, and triplexes.

Advantages:

- Can reach a large number of residents
- Relatively low cost
- Long-term leases are important for housing stability

Disadvantages:

- Opposition from landlords

Votes:

PROTECTION



Deposit Assistance, Particularly for Veterans



Low-income households often live pay check to pay check and do not have the savings to afford rental deposits when moving. Veterans, in particular, have been identified as a group that such a program could assist.

Advantages:

- Expansion of rental assistance existing program may be easy

Disadvantages:

- Requires approval and funding

Votes:

Foreclosure Prevention/Mortgage Assistance and Rental Assistance



To increase existing funding through organizations like Samaritan House, and explore outside funding sources for emergency financial assistance to lower income tenants and homeowners facing displacement risks not addressed by the tenant relocation assistance ordinance. Inform tenants of opportunities for rental assistance.

Advantages:

- Could use organizations like Samaritan House to distribute the funding, which have proved to be successful at stabilizing homeowners
- Small rental assistance payments can prevent eviction and displacement

Disadvantages:

- Funding and expenditures would need to be higher than current City program
- May assist a small number of households depending on funding

Votes:

PROTECTION



Strengthen Tenant Anti-harassment Ordinances



While landlords generally use attorneys to complete evictions, few tenants have such representation. This program could be created by funding legal aid organizations to support tenants experiencing harassment or potential eviction.

Advantages:

- Could provide tenants with same set of resources that landlords have access to

Disadvantages:

- Funding availability

Votes:

Examine Opportunities to Limit Additional Fees Passed to Tenants Like Laundry, Parking and Utility Costs



Investigate possibility of regulating the fees and costs that landlords can pass on to tenants.

Advantages:

- Potential cost savings for tenants

Disadvantages:

- Scope of what can be regulated may be very limited
- Landlord opposition

Votes:

PROSPERITY



Down Payment Assistance for First Time/First Generation Homebuyers



City will be working with HEART of SMC and leveraging a partnership with them to distribute down payment assistance.

Advantages:

- Helps low to moderate income households purchase a home. There are no costs to the City

Disadvantages:

- With current interest rates, effectiveness of program is limited, helping very few households

Votes:

Workforce Development - Pathways to Tech Jobs Through Local Schools



Explore opportunities with local employers and schools to provide pathways to tech jobs.

Advantages:

- Improves economic mobility and helps residents access higher-wage jobs

Disadvantages:

- Effort may fall under the purview of others, not the City
- Implementation would require coordination with, and funding from local employers and schools

Votes:

PROSPERITY



Financial Planning Education and Tutoring



Part of a tenant readiness education program, financial planning and education can help low- and moderate-income residents save for emergencies, pay for education, or pay for a down payment on a home.

Advantages:

- Providing tools for long-term success

Disadvantages:

- Potential low participation

Votes:

PRODUCTION



Explore changes to BMR Requirements



Inclusionary zoning requires that market rate residential developments include income-restricted units. Non-residential development meeting certain criteria must also meet the City's BMR ordinance. The City will review its current BMR requirements to evaluate deeper affordability levels, in-lieu of fees and inclusionary requirements.

Advantages:

- Would be an update of a current policy to keep a portion of all new housing developments affordable

Disadvantages:

- Would require a new nexus and feasibility study, which can take up to a year to complete
- Setting higher requirements than what is currently required could disincentivize developers from constructing housing

Votes:

Affordable Housing Production



Provide local funds to support 100% affordable residential developments.

Advantages:

- Promotes development of affordable housing
- Guarantees units are affordable

Disadvantages:

- Requires extensive funding

Votes:

ANY ADDITIONAL SUGGESTIONS?