

Lauren Crandell

From: Stephanie Lovette
Sent: Saturday, November 07, 2015 4:26 PM
To: [REDACTED]
Subject: housing issues in san rafael nov 5th email to cm

Dear [REDACTED]

The City Manager asked me to respond to your email. I have been working for many years on the issue of affordable housing so I understand your concern about rising rents. It's a problem throughout the Bay Area as we are all feeling the pressure from the housing shortage, which is exacerbated by the job growth in San Francisco.

I am proud to say that San Rafael was one of the first cities in California to require affordable units be included in all new housing developments over 10 units. The City first adopted the requirement in the mid-1980's so was able to capture affordable units in many of housing developments that were built in North San Rafael in the 1980's. San Francisco just recently adopted similar requirement- 30 years behind San Rafael! A list of the market rate developments that have some affordable units is our City website [click here](#)

Most of those units are already full but some have wait lists. There is also a whole section on housing on our City website which lists other resources including legal resources for tenants.

As you know, the City of San Rafael does not have a rental control program. I have not heard any indication that the current City Council would be interested in adopting such a program.

The City's code enforcement program inspects each apartment complex in San Rafael for health and safety issues. The program reaches each apartment complex every three years or so. The code enforcement division also responds to health and safety complaints. Each complaint is investigated through a field visit. Please encourage any tenant that has health and safety concerns to contact the code enforcement division at 415 485-3097. The code enforcement staff has bilingual (Spanish) staff.

I understand it is very frustrating for tenants to receive rent increases with no upgrades to the building. In normal times, the market should take care of that issue- people move out into better maintained properties so the landlord has an incentive to fix up their units to keep their tenants and charge higher rents. The market does not work as well right now with the shortage of apartments. Many years ago, the city offered low interest loans to property owners to pay for maintenance and improvements. In exchange, the city required the landlord to restrict the rents on some of the units. The program was not successful because most landlords were able to get a similar interest rate from the bank with no rental restrictions.

I am out of the office next week but I am happy to set up a meeting with myself and code enforcement if you need more information. Please call my office at 415 485-3383 and my assistant, Ms. Giles can schedule at meeting. Thank you

Stephanie Lovette

Economic Development Manager
City of San Rafael 415 485-3460