County of Monterey
Board of Supervisors

Preliminary Analysis
Report
No. 2024.06

June 25, 2024
Agenda Item No. 12

Photos provided by the Monterey County Convention & Visitors Bureau

Presentation Overview

- Background

- Proposed Project

- Challenges

- Recommendations/Options

Background

- Board Referral No. 2024.06

  Board referral No. 2024.06 was prompted by an enforcement action where more than 60 unpermitted/substandard units were ordered to be vacated and tenant relocation assistance was to be paid. The property owner interacted directly with the tenants on this and in some cases the tenants either declined assistance or could not be contacted.

  The referral proposes that, in the future, a property owner pay the County the tenant relocation assistance, and then the County disperse the payments.

Proposed Project

- Board Referral No. 2024.06

    The Housing and Community Development Department (HCD) could prepare an ordinance to amend and structure Chapter 18.15 to allow the County of Monterey to immediately pay owed tenant relocation assistance and to require responsible landlords/property owners to reimburse the County for such payments, so that tenants do not need to interact with the landlord/property owner and the County can better track payments made to victims and ensure timeliness of assistance.

Challenges

- Board Referral No. 2024.06

  - Landlord/property owner refuses or is unable to comply with paying tenant relocation assistance
  - Limitation in state law that prevents the County from depositing money from a private source into the County treasury-Government Code Section 27011
  - If the County advanced the payment to the tenant, then a funding source would need to be found
  - Staff time to prepare this ordinance would compete with other priorities

Recommendation/Options

Receive a preliminary report in response to Board Referral NO. 2024.06 and provide direction to staff which may include:

1. Direct Staff to proceed with the completion of its response to the referral as proposed in this report; or

2. Direct staff to proceed with the completion of its response to the referral based on modifications by the Board; or

3. Rescind the referral