

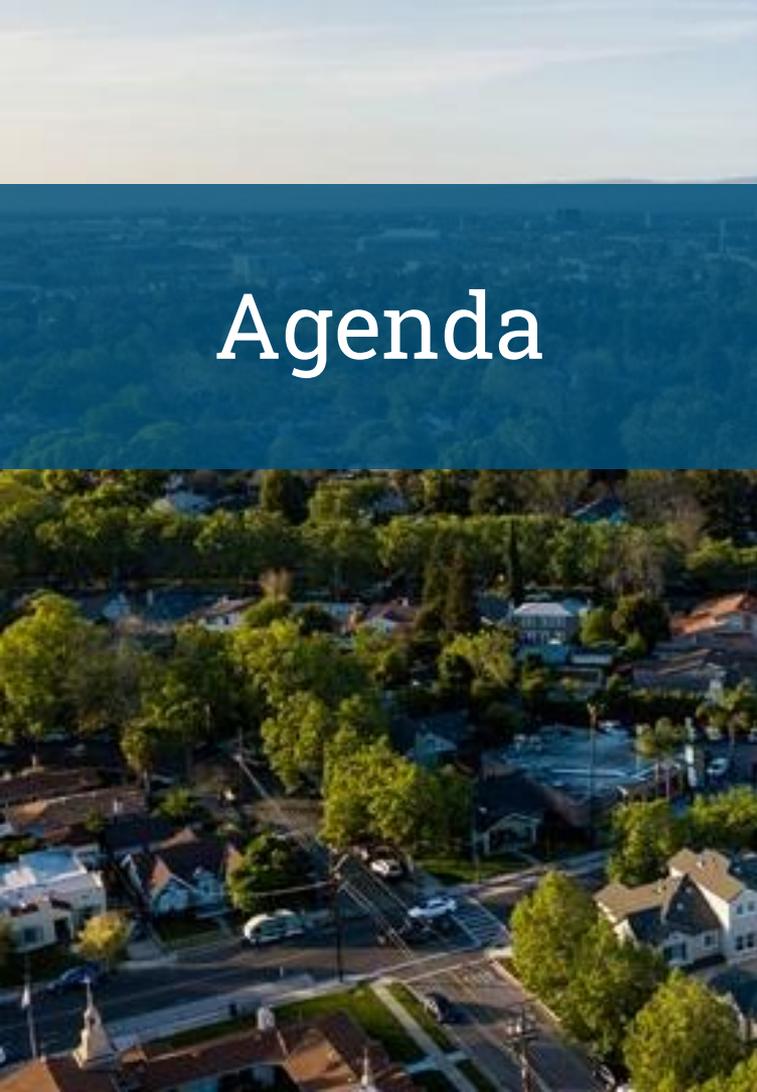


# TA Kick Off: Anti-Displacement & Tenant Resources

Santa Clara County Planning Collaborative  
21 Elements

November 2024





# Agenda

1. Existing Programs and Needs
2. Work Plan: Tools & Timeline
3. Discussion & Feedback
4. Outreach Tool:  
Understanding  
Displacement Slide Deck
5. Next Steps

# Policy Landscape: Anti-Displacement and Tenant Protections

Santa Clara County Planning Collaborative  
21 Elements

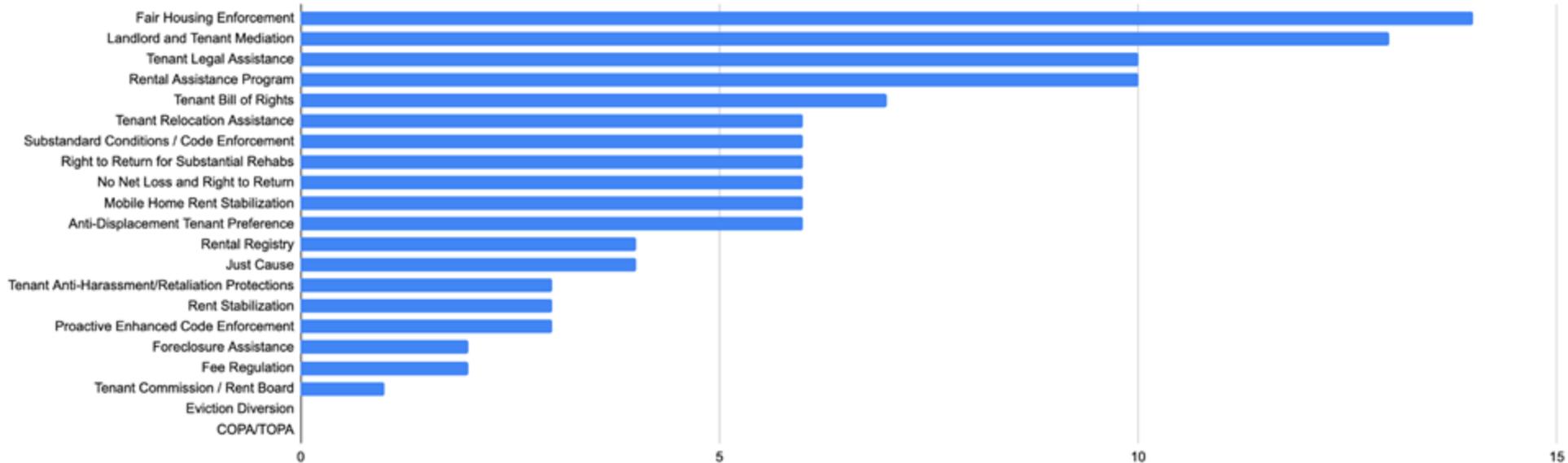
October 2024

# Highlevel Takeaways

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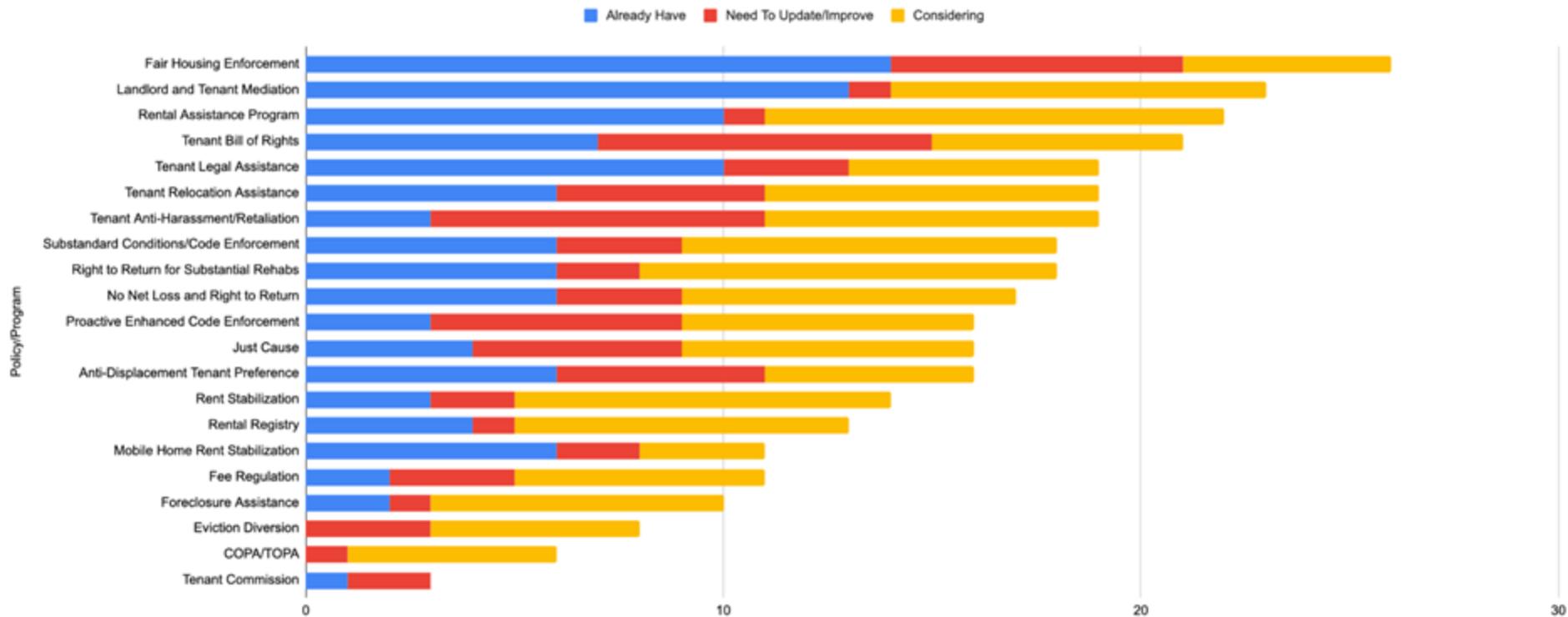
- No policy/programs jumped to the top
- A lot of jurisdictions answered “unsure”
- Early stages of this work
- Policy/program interests shared across counties

## Already have



Already have

## All Policies/Programs



# Additional Takeaways

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- Capacity to implement programs is often a challenge
- Local nonprofits also have limited capacity
- Programs that “need improvement” often have a policy but not a process
- Legal questions - staff need to know what they’re legally allowed to require



# TA Work Plan

Tools & Timeline



# Tools for Staff



## Timeline: Q4 2024

1. **Who is Doing What?:** Landscape Scan of Anti-Displacement Programs
2. **Quick Guide for Staff + Training:** How to Develop an Anti-Displacement Strategy
3. **Slide Deck and Handout:** Understanding Displacement



Displacement  
Data + Mapping



Timeline: Q1 2025 - Q2 2025

1. **Bay Area Evictions and Legal Services Study** from the Bay Area Housing Finance Agency
2. **Housing Precarity Risk Model** from Urban Displacement Project with interactive map tool

# Outreach Support



## Timeline: Q1 2025 - Q4 2025

1. **Public-Facing Website & Engagement Platform** similar to Let's Talk Housing.
2. **Handouts & Online Resources for Tenants and Landlords** compiled from existing resources + new resources as needed
3. **Online Community Survey** to assess resident priorities and experiences with existing programs
4. **Targeted Outreach to Impacted Communities** for feedback on impacts, needs, and the efficacy of current programs



# Policy & Program Toolkit

## Timeline: Q1 2025 - Q4 2025

1. **Program Identification Tool** to help identify effective policies and programs
2. **Project Profiles** with real world examples and implementation advice from peer jurisdictions
3. **Samples & Templates:** RFPs, Memos, and Model Ordinances
4. **Policy and Program Resource Library** with links to additional resources

# ABAG Model Ordinances

## TOC Requirements

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- Production 5. Ministerial Approval
- Production 7. Development Certainty and Streamlined Entitlement Process
- Preservation 4. Condominium Conversion Restrictions
- Preservation 7. Mobile Home Preservation
- Protection 1. “Just Cause” Eviction
- Protection 2. No Net Loss and Right to Return
- Protection 6. Rent Stabilization
- Protection 8. Tenant Relocation Assistance
- Protection 9. Mobile Home Rent Stabilization
- Protection 11. Tenant Anti-Harassment Protections



**Policy & Program  
Toolkit +  
Training**

# Strengthening Tenant Rights

**Timeline: Q1 - Q2 2025**

- 1. Tenant Bill of Rights/Tenant Protections Act (AB 1482)**
- 2. “Just Cause” Eviction (TOC 3)**
- 3. Fair Housing Enforcement (TOC 3)**
- 4. Proactive Enhanced Code Enforcement**
- 5. Tenant Anti-Harassment / Retaliation Protections (TOC 3)**
- 6. Tenant Commission / Rent Board**



## Policy & Program Toolkit + Training

# Avoiding Evictions

**Timeline: Q1 - Q2 2025**

1. Landlord and Tenant Mediation
2. Tenant Legal Assistance (TOC 3)
3. Rental Assistance Program (TOC 3)
4. Eviction Diversion
5. Foreclosure Assistance (TOC 3)
6. Prevent Displacement from Substandard Conditions / Code Enforcement (TOC 2, TOC 3)



# Preserving Affordability

**Timeline: Q2 - Q3 2025**

1. Rent Stabilization (TOC 3)
2. Mobile Home Rent Stabilization (TOC 3)
3. Mobile Home Preservation (TOC 2)
4. Funding to Preserve Unsubsidized Affordable Housing (TOC 2)
5. Tenant / Community Opportunity to Purchase (TOC 2)
6. Single Room Occupancy (SRO) Preservation (TOC 2)
7. Condominium Conversion Restrictions (TOC 2)
8. Funding to Support Preservation Capacity (TOC 2)
9. Public/Community Land Trusts (TOC 1 and 2)

**Policy &  
Program Toolkit  
+ Training**



# Helping Displaced Residents

**Timeline: Q2 - Q3 2025**

1. Tenant Relocation Assistance (TOC 3)
2. Rental Registry
3. Anti-Displacement Tenant Preference
4. Right to Return for Substantial Rehabs
5. No Net Loss and Right to Return to Demolished Homes (TOC 3)

**Policy &  
Program Toolkit  
+ Training**



1:1 Support for  
Local Staff



## Timeline: Q1 2025 and ongoing

1. **On Call Support** from subject matter experts and collaborative staff in response to jurisdiction-specific requests
2. **Speakers Bureau** with a curated list of subject matter experts available for public meetings

| <b>TOOLS FOR STAFF</b>                 | <b>2024 Q4</b> | <b>2025 Q1</b> | <b>2025 Q2</b> | <b>2025 Q3</b> | <b>2025 Q4</b> |
|--|----------------|----------------|----------------|----------------|----------------|
| Landscape Scan                         |                |                |                |                |                |
| Dev. w/out Displ. Slide Deck / Handout |                |                |                |                |                |
| Quick Guide for Staff                  | v.1            | v.2            |                |                |                |
| Policy/Program Toolkit - ID Tool       |                | v.1            | v.2            |                |                |
| Project Profiles / Resource Library    | ongoing        |                |                |                |                |
| RFPs, Memo Templates, Ordinances       | ongoing        |                |                |                |                |
| <b>MEETINGS + TRAININGS</b>            |                |                |                |                |                |
| Pro-Housing Strategy Development       |                |                |                |                |                |
| Strengthening Tenants Rights           |                |                |                |                |                |
| Avoiding Evictions                     |                |                |                |                |                |
| Preserving Affordability               |                |                |                |                |                |
| Helping Displaced Residents            |                |                |                |                |                |
| <b>DISPLACEMENT DATA + MAPPING</b>     |                |                |                |                |                |
| Evictions + Legal Services Study       |                | release        |                |                |                |
| Housing Precarity Risk Model Map       |                | v.1            | v.2            |                |                |
| <b>OUTREACH SUPPORT</b>                |                |                |                |                |                |
| Public Website/Engagement Platform     |                | launch         |                |                |                |
| Handouts etc. for Tenants + Landlords  |                |                |                |                |                |
| Online Community Survey                |                | launch         | report         |                |                |
| Outreach to Impacted Communities       |                | launch         | report         |                |                |
| <b>1:1 SUPPORT</b>                     |                |                |                |                |                |
| On-Call Support                        |                | launch         |                |                |                |
| Speakers Bureau                        |                | launch         |                |                |                |

# Small Group Discussion

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Where are you in the process of developing an anti-displacement strategy or specific programs?

What do you most need to be successful?

An aerial photograph of a city. In the background, there are blue mountains under a clear sky. The middle ground shows a dense urban area with various buildings, including several tall, modern skyscrapers. The foreground is dominated by a residential neighborhood with many houses and trees. A semi-transparent blue banner is overlaid across the middle of the image, containing white text.

# Outreach Tool: Understanding Displacement Slide Deck

# Next Steps

- **Next Meeting:** January
- **Advisory Committee:**  
December - first meeting



# Advisory Committee

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- Set priorities
- Provide guidance & recommendations
- Product review
- December - first meeting



Volunteers? CBO Recommendations?

# Questions?

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