

Preservation Strategies/ Community Stabilization Policy (examples)

Dedicated affordable housing actions to prevent or mitigate displacement of existing tenants due to escalating rents

1	Just Cause Eviction Ordinance	Just cause eviction statutes are laws that allow tenants to be evicted only for specific reasons. These “just causes” can include a failure to pay rent or violation of the lease terms.
2	Rent Stabilization or Rent Control	Rent Control ordinances protect tenants from excessive rent increases, while allowing landlords a reasonable return on their investments. Such ordinances limit rent increase to certain percentages, but California state law allows landlords to raise rents to the market rate once the unit becomes vacant.
3	Rent review board and/or mediation	Rent review boards mediate between tenants and landlords on issues related to rent increases, and encourage them to come into voluntary agreement. As mediators, the board normally does not make a binding decision in the case.
4	Mobile Home Rent Control	Mobile home rent control places specific rent increase restrictions on the land rented by mobile home owners, or the homes themselves.
5	SRO (Single-Room Occupancy) Preservation	Single room occupancies, also called residential hotels, house one or two people in individual rooms. Tenants typically share bathrooms and/or kitchens. These are often considered a form of permanent residence affordable for low-income individuals. SRO Preservation ordinances help to preserve or create new SRO units.
6	Condominium Conversion Regulations	Many cities have enacted condominium conversion ordinances. These impose procedural restrictions (like notification requirements) and/or substantive restrictions on the ability to convert apartment units into condominiums (such as prohibiting conversions unless the city or regional vacancy rate is above a certain fixed amount or requiring that a certain number of units must be sold to persons of very low, low and moderate incomes). The purpose of such ordinances is to protect the supply of rental housing.
7	Foreclosure Assistance	Many cities and counties have local programs that assist homeowners (financially or otherwise) when they are at risk of foreclosure. These programs may be funded with federal grants.
8	Locally Required Relocation Assistance (all Federal projects have relocation requirement)	<p>Projects assisted with Federal and State funds are required to provide relocation assistance to households displaced by those projects. Lower income housing units removed from the supply by such projects generally have to be replaced with new units that are comparable in size and affordability. While Federal and State law impose requirements on projects that receive public funds, privately financed development projects are often exempt from such requirements. Some jurisdictions have a requirement that tenants receive relocation payments if they lose their unit due to demolition for redevelopment of the site or due to condominium conversion situations.</p> <p>Some jurisdictions implement relocation assistance requirements for “no-fault” evictions. For example, tenants may be eligible for relocation assistance if a landlord evicts them in order to move into the unit, or due to extensive renovations to the unit. Tenants who are evicted due to their own conduct (non-payment of rent, breach of lease, nuisance, etc.) are not eligible for relocation assistance under any existing policies in California. While relocation assistance ordinances are prevalent in cities with rent stabilization and just cause, other cities have chosen to adopt relocation assistance ordinances as a stand-alone policy.</p>
9	Minimum Lease Terms for rentals	Some jurisdictions, such as the City of Mountain View, have adopted ordinances requiring longer-term leases for renters to add more stability for renters compared to month-to-month rental agreements. Ordinances provide prospective tenants with the ability to reject a written multiple-month lease in the instance that a month-to-month lease better suits their housing needs.
10	Voluntary (“Good Behavior”) Rent Program	<p>Voluntary programs establish guidelines for what is considered “good behavior” in the rental housing market. Voluntary programs vary, but common themes or topics covered might include:</p> <ul style="list-style-type: none"> - Create transparency in sharing information about the rental housing market. - Provide multi-lingual materials and recruit landlords to participate. - Maximum rent increase percentage with one rent increase per year. - 12-month lease options. - 90-day rent increase or termination notices. - Consideration of hardship cases. - Landlord cost recovery and timely repairs. - Provide rental owners and residents with information and a safe, neutral way to discuss issues.
11	Rental Repair and Rehabilitation Program	Funding or other assistance programs that help landlords with repairs and rehabilitation of rental housing.
12	Landlord-Tenant Fair Housing Counseling	Generally, counseling services can be provided through telephone and/or in-person counseling to both tenants and landlords regarding their rights and responsibilities under California law and local city ordinances. Housing Counselors are trained professionals in landlord/tenant law and are able to inform clients of a wide-range of actions they can take to enforce their rights. Training of City staff on fair housing laws can also be part of this program.
13	Tenant Anti-Harassment Policies	<p>These are policies intended to address actions by landlords against tenants that are intended to upset the tenants and make them want to move out. Such regulation can prohibit the following acts if they're done with the intent to harass:</p> <ul style="list-style-type: none"> - Taking away services provided in the lease (such as parking or laundry) - Entering the apartment without proper notice - Using lies or intimidation intended to make a tenant move out - Giving a “three-day notice” or other eviction notice that’s based on false charges, where the landlord does not intend to take the case to court - Using fighting words or threatening bodily harm - Refusing to do repairs that are required by law - Intentionally disturbing a tenant’s peace and quiet - Interfering with a tenant’s right to privacy - Refusing to acknowledge receipt of a lawful rent payment
14	Source of Income Non-Discrimination Ordinance	The Section 8 voucher program and other rent subsidies are intended to help low-income families find stable housing in the private rental market by covering the cost of some or all of their rent. Some landlords refuse to accept the vouchers. Several jurisdictions in California, and many others around the country, have enacted ordinances outlawing discrimination based on “source of income,” defined to encompass all sources of lawful income including rental assistance programs administered by public entities or nonprofits. Source of income nondiscrimination laws can help protect families that receive rental assistance from displacement both by stabilizing their right to remain in their current housing and by providing them more opportunities to find housing in their communities if they need to move.

“**Transit priority area**” means “an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.”

“**Major transit stop**” means “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” Other relevant definitions are contained in the new Public Resource Code Section 21099.