

Anti-Displacement Draft Solutions Notes

Key:

Green = Positive

Yellow = comment or question

Red = Major concern

1. Maintain and Expand Existing Tenant Protections

- Keep rules as they are, protect small housing providers
- Please consider increasing protections and not reduce such as Ellis Act being reduced
- Limit increases and require just cause. If landlords have been raising the rent slowly, and continue to do so according to COL (cost of living?) increases (<5%) then it creates a doable budget for both landlords and tenants (-a landlord)
- Current tenant protections making it worse for low-income renters and small renter providers
- Rents increased and so have vacancy rates
- Maintain local community. Provide consistency in the life of community members (kids, adults). Allows roots of community to grow.
- Yes

2. Establish Right to Legal Counsel for Tenants Facing Evictions

- What legal aid is available already?
- Current homelessness prevention targets eviction and has legal assistance – leverage this established network and make stronger
- Does this create a more litigious process instead of an ombudsman or legal advocate
- If landlord prevails, their costs should be paid
- Legal counsel should be increased since most tenants are low wage earners and cant afford representation
- Yes
- A must
- At what expense?

3. Expand Tenant Education and Neighborhood Development Programs

- Tenant education is essential and should be provided in their language of preference
- Yes
- Yes – to dispel myths of multi-family + low income housing
- No use of tax money for this
- More tenant outreach - & training on tenants' rights
- No, neighborhood development can be done by churches and non-profits not tax money.

4. Establish a Housing Resource Center

- Comm. Based good. But needs coord. With gov. services.
- Yes – but county-wide
- Can the housing authority do this? Why do you need a new org?
- Very important <public facing>
- A housing resource centers are very important since tenants need to work and don't have time to research
- Yes
- Would this also be available to small rental providers who also need it?
- Yes too confusing to get list of pro bono attorneys

5. Develop Strategies to Remove Housing Barriers for Specific Populations

- Work closely with social services to help families individuals esp. disabled thru process
- Most definitely reduced so housing should be a right for all
- Yes – remove barriers + provide the support
- Yes! Equity work
- Property is lower to buy + flip. How did redlining in 60s + 70's displace people now? No family history of homeownership
- Provide supports in supportive housing
- Not guest rentals. First time homeownership is important for building wealth for low and moderate income
- Yes
- Yes

6. Establish Tenant Preferences for Affordable Housing

- Depends on who decides
- Involve the tenants in all decisions
- Yes

7. Create Landlord Incentives and Practice Equitable Code Enforcement

- Reward those who keep rents low. Go after those who violate equitable housing laws/offend
- More compensation to LOC tenants ala section 8
- Instead/in addition to of finding new sources for NOAH owners to rehab existing housing stock, waive building permit fees (but still require them) to encourage more development + rehabs of existing stock
- Bring back training for property owners for prop mtg.
- Give encouragement an incentives for people to build ADUs or re-configure their properties increase of NIMBY
- Have landlords and property owners set a long-range budget and preserve plan increase of raising rents or selling to highest bidder just "because they can!" – an HOA boardmember
- Need to put teeth in code enforcement low % loans to actual mom n pop LL are good idea
- Yes
- Need more inspectors!
- Allow for improved rental quality/inspections

8. "Winchester Ranch" Style Mobilehome Park Conversion Policy

- Yes
- Good template for the future high density existing tenants compensated
- This will not be possible in all parks – don't sugar coat this option
- All mobile home parks should be protected!
- Use as template for ALL displacement
- Policy? Better ordinance?
- How balance development of NOAH sites that are underutilized and could handle more density with tenants rights?

9. Housing Rehab Noticing

- Sometimes rehab unfeasible. Build new for higher density!
- I think noticing is in play – are they going to correct people?
- Yes

10. Act as Convener

- No more convening, we need action opps
- No more "studies"
- Yes
- Convener should be county-wide not just CSJ
- Cost? With whose money

11. Expand ARO disclosure

- Policy should be clear to all
- Regulations hard on small biz
- Yes

12. Adopt Responsible Lending Guidelines

- Is this enforceable?
- So needed! Hold the lenders responsible!
- This issue rarely comes up with affordable. How do you mandate the free market?
- Yes
- When displacement occurs @ a site w/ market rate housing, DOUBLE the inclusionary requirement @ site.

13. Create a Preservation Strategy

- Who is invited to that decision making committee?
- Yes and build to ordinance
- Yes
- Yes
- E
- Yes

14. Adopt a Preservation Ordinance

- Yes
- Think through title "taking by prescription" issues.

15. Establish a Preservation Investment Fund

- Yes
- Super important. Could be county-wide nimble
- Yes Yes!

16. Support Development and Capacity-building for Innovative Housing Solutions Including Co-ops and Community Land Trusts

- Yes
- Yes – I think wealth building is great – Simpler? Why give \$ to LL?
- Building out Reid Hillview Airport
- Additional opportunity to empower underserved population
- This is important
- Yes! Help fund CLTs and co-ops
- Yes
- Should look at existing non-profit housing organizations for this vs. trying to create + subsidize new organizations given lack of housing capacity
- How do we building dense housing that allows for affordable ownership?

- Yes
- land TRUST

17. Expand Proactive Rental Inspections

- Shorter scheduled inspections to allow quicker occupation
- Shorten the time for inspection to make it easier for people to be housed
- Need rubric/checklist. Also need to add inspecting for SMOKING in non-smoking apts (esp. city funded)
- Make it more expensive to house these populations
- Yes
- Yes

18. Establish a New Source of Funding for Affordable Housing and Anti-Displacement

- Put City Investment as hard money seconds
- Yes for higher density housing! ME TOD I ran of this color P.N
- How much money has been made available in recent elections?
- What is progress toward City 10k-unit goal?
- Yes – to a foreign buyers tax – on overseas investors buying property in Vancouver it is 20% tax
- ONGOING Vote yes on Measure E
- Yes!
- Stop exempting downtown developments
- Yes
- Yes to an empty property tax. Tax on empty lots in residential areas. Tax on empty houses.

19. Short-term Rentals as a Source of Funding for Affordable Housing

- Yes
- Sanctioned encampments & safe park areas self-governed
- Threatens our preservation efforts
- Waive fee when renting only a room so low-income/middle income hosts can make a side hustle
- Idea: require a limit registered units in short-term rental
- Make it illegal to rent an entire home/apt without significant fees to encourage renting instead
- Restrict length of stay for short-term rentals
- Encourage existing homeowners to re-think the use of their house and property to welcome more of the community in
- ADUs should have tenant protections & rent control
- Restrictions on AirBnBs – I already have 3 within 1 ½ blks of my home!

20. Conduct a public Land Survey and Partner with the State to Leverage Public Land

- Important resource
- All land (surplus) should be published to the public and should be used for ELI first
- Are some public agencies requiring market rate for their land?

21. Urban Village Planning for Affordable Housing Development and Anti-Displacement

- Get rid of mixed-use component
- Yes and focus on ELI – not just low-income
- Involve potential tenants in the plans
- Waive commercial space requirement for affordable housing developments in Urban Villages

22. Develop YIGBY Land Use – Yes in God's Backyard

- Allow churches to retain ownership + keep a portion of rent/cash flow to encourage this idea

- Great idea mutually beneficial relationship win-win-win renters – church – city
- Education about mechanics must be done w. faith based community
- Are churches look to sell/lease market rate for their land? If so, is this really helpful?
- Affordable Housing finance + management very complex – I think faith-based community will be challenges if this is source funds
- Traditional affordable housing is not a revenue generator for owner
- Orchard supply building + parking lot
- We should ensure seniors can be provided for the communities that move to units here
- Reduce/encourage less/zero setbacks to encourage development without impeding on sanctuary space
- Owners agree to build affordable housing
- One asset affordable housing communities eventually become unaffordable from repair/sustain view