

All-In Cities Anti-Displacement Policy Network
DRAFT Policy Inventories
Monday, July 30, 2018

documents. The summary sheet provides a quick summary of which policies cities have in place, and is for reference only.

Highlight key:

Orange highlight - policies the team has prioritized working on this year

Yellow highlight - policies the team wants to learn more about from other cities

Green highlight - policies the team wants to share with other cities (policies that are effective and/or innovative)

Summary of policies currently in place	Austin	Buffalo
Tenant protections		
Rent stabilization/rent control	No - Illegal in TX	N
Just cause eviction protection	No	N
Source of income non-discrimination (e.g. Section 8)	No - Illegal in TX	Y
Right to legal counsel for tenants facing evictions	Yes	N
Reducing tenant harassment by landlords	No	Y
Ban the box on housing for people with criminal records	No	N
Limitations on condominium conversions	No	
Tenant opportunity to purchase/first right of refusal	No	N
Proactive rental inspections	No	N
Regulation of short-term rentals (e.g. AirBNB)	Yes	N
Rental or utilities assistance	Yes	Y
Preserve existing affordable housing		
Property tax assistance for low-income homeowners	No	Y
Home repair assistance for low-income homeowners	Yes	Y
Foreclosure prevention programs	No	N
Probate court prevention/assistance	No	N
Equitable code enforcement	No	N
Deed restricted and/or public housing preservation	In process	N
Preserving affordability of unsubsidized housing	In process	N
Early warning system for at-risk affordable housing	In process	N
Small rental acquisition and/or rehab program	No	N
Mobile home park preservation	No	Low/No
Equitable development and expanding affordable housing		
One-to-one replacement for redevelopment of subsidized units	No	N
Right to return/resident preference policy for new projects	No	N
Affordability requirements in new developments (Inclusionary)	No - Illegal in TX	N
Increase funding for affordable housing	yes	
Affordable accessory dwelling units (backyard or in-law units)	yes	N
Anti-displacement strategies for major transit and/or other public investments	No	N
Prioritization of new affordable housing in specific areas	Yes	N
Zoning incentives/density bonus for affordable housing	yes	N
Streamlining land use approvals for affordable housing	no	
Anti-displacement zoning overlay district	no	N
Community benefits agreements and/or policies	No	N

Community ownership/control of land		
Community land trusts	Yes	
Limited equity cooperative housing	No	N
Increase pathways to affordable homeownership	Yes	
Community land bank	No	Y
Public land prioritized for affordable housing	Yes	N
Local business, cultural, and religious institution stabilization		
Small business supports and technical assistance	Yes	Y
Rent control for small businesses	No - not legal in Texas	N
Expansion of business and/or nonprofit ownership of commercial space	In development	N
Small business impact mitigation for transit/infrastructure construction	No	
Cultural district/corridor	Yes	Y
Affordable housing development support for nonprofits/ religious institutions	No	Y
Institutionalizing anti-displacement in plans and systems		
Assessment of Fair Housing/Analysis of Impediments	Yes	N
Anti-displacement strategies in housing and other related plans	Yes	N
Adoption of comprehensive anti-displacement plan	No	N
Anti-displacement task force/advisory group	Yes	N
Data collection and reporting	No	N
Rental properties registry	No	Y
Communities at risk of displacement involved in decisionmaking	yes	N
Other (please add below)		
Wages/employment creating greater earnings and stability for families to withstand rising prices.		
Preventing the displacement of nonprofits		

Financial coaching/Wealth building		
MBE/WBE		
Application costs (fees, background checks, etc.)		
Measuring and accountability		
Anti-displacement measures included in transit oriented development district legislation		
Tax Abatement		

* Philadelphia added "L" for "limited"

Denver	Minneapolis	Nashville	Philadelphia*	Portland	Saint Paul
N	N	N	N	N	N
N	N	N	L	N	N
In progress	Y	N	N	Y	N
Y	N	Y	L	N	N
N	Y	N	N	N	Y
N	N	N	N	N	N
N	N	N	?	Y	N
N	N	N	L	N	N
N	Y	N	N	N	Y
Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y
yes but reform needed	N	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y
	N	Y	Y	N	N
	N	Y	N	N	Y
Y -Partial	Y	Y	L	Y	Y
N	Y	Y	N	N	Y
Y for subsidized but not unsubsidized	N	N	N	Y	Y
In progress	N	Y	L	Y	Y
already zoned out	NA	N	N/A	Y/N	N
N	N	Y	N	Y	Y
city no, DHA has informal policy	N	Y	N	Y	N
N- recently phased out and replaced with a linkage fee	Y	Y	N	Y	N
Y	Y	Y	Y	Y	N
Some but not all areas	Y	N	N	Y	Y
N	N	Y	N	N	N
	Y	Y	Y	Y	Y
Y- 1 area but need more	Y	Y	Y	Y	N
N	N	Y	Y	Y	N
N	N	N	N	N	N
N	N	Y	L	Y/N	Y

In progress	Y	Y	N	Y	Y
zoning code update pending	N	N	N	Y/N	Y
yes, not sure what new strategies needed?	Y	Y	Y	Y	Y
TOD and kind of if new proposal approved	Y	N	Y	Y/N	Y
In progress	Y	Y	L	Y/N	Y
DSBO Ordinance	Y	Y	Y	N	Y
No	N	N	N	N	N
No	Y	Y	L	N	N
No	N	Y	N	N	Y
Some but not all areas	N	N	Y	N	Y
No - happening informally through Supportive housing toolkit, tiny homes	Y	Y	Y	Y/N	Y
Y	Y	Y	Y	Y	Y
aspects pending in blueprint update	Y	Y	L	N	Y
N	N	N	N	Y	N
Yes-but need to coordinate/have lead(s)	N	Y	N	N	Y
Some-but need specific data collection and reporting for the indicators outlined in the ADPN Charter	Y	N	N	Y	Y
N	Y	N	N	Y/N	Y
N	Y	N	N	Y/N	?
N					
N					

Y					
Y					
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			Y		

San Jose
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In progress
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Austin, Texas	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?	Other notes
Tenant protections								
Rent stabilization/rent control	Low	No - Illegal in TX	N/A	N/A	N/A	N/A	State Law Makes Illega	Austin Strategic Housing Blueprint Recommends Legislative Change
Just cause eviction protection	Med	No	N/A	N/A	N/A	N/A	Texas has no just cause eviction statues	
Source of income non-discrimination (e.g. Section 8)	Low	No - Illegal in TX	N/A	N/A	N/A	N/A	State Law Makes Illega	Austin Strategic Housing Blueprint Recommends Legislative Change
Right to legal counsel for tenants facing evictions	High	Yes	No measures in place.	Renters	Additional funding for this purpose proposed in this year's budget.	City helps to fund Austin Tenants Council (http://www.housing-rights.org/), a tenants rights organization		
Reducing tenant harassment by landlords	High	No	No measures in place.	Renters		City helps to fund Austin Tenants Council (http://www.housing-rights.org/), a tenants rights organization		
Ban the box on housing for people with criminal records	High	No	N/A	Persons with criminal records		Recommendation in Housing Blueprint - http://austintexas.gov/housingblueprint		
Limitations on condominium conversions	Low	No	N/A	N/A	N/A	N/A	No	
Tenant opportunity to purchase/first right of refusal	Med	No	N/A	Renters	Council Resolution passed - in legal review at present	http://www.austintexas.gov/edims/document.cfm?id=293613	Council Resolution passed - in legal review at present	
Proactive rental inspections	Med	No	No Policy in place - proactively however the City does have a repeat offender program - All rental properties that have received numerous health and safety complaints within 24 consecutive months are required to register	Renters	No	http://www.austintexas.gov/departments/repeat-offender-program		
Regulation of short-term rentals (e.g. AirBNB)	Low	Yes	Owners of STRs are required to obtain an operating license annually. This law applies to all properties (including rooms and guest houses) rented for less than 30 consecutive days)			https://www.austintexas.gov/str		
Rental or utilities assistance	Low	Yes	Austin Energy programs	Renters	No	https://austinenergy.com/are/residential/your-bill/customer-assistance-programs	No	
Preserve existing affordable housing								
Property tax assistance for low-income homeowners	Low	No	N/A	Homeowners	No		Not legal for City to do	
Home repair assistance for low-income homeowners	High	Yes	Effective, number of households assisted	Homeowners				
Foreclosure prevention programs	Low	No	Not a big need in Austin					
Probate court prevention/assistance	Unknown	No	N/A	N/A	N/A	N/A		
Equitable code enforcement	Unknown	No	N/A	N/A	N/A	N/A		
Deed restricted and/or public housing preservation	High	In process				Recommendation in Housing Blueprint - http://austintexas.gov/housingblueprint		
Preserving affordability of unsubsidized housing	High	In process				Housing Blueprint -		
Early warning system for at-risk affordable housing	High	In process				Housing Blueprint -		
Small rental acquisition and/or rehab program	Med	No	N/A	Renters		Housing Blueprint -		
Mobile home park preservation	High	No	N/A	Residents		Housing Blueprint -		
Equitable development and expanding affordable housing								
One-to-one replacement for redevelopment of subsidized units	Med	No	N/A	N/A	N/A	N/A		
Right to return/resident preference policy for new projects	High	No	N/A			Council Resolution passed - in legal review at present		
Affordability requirements in new developments (Inclusionary)	Low	No - Illegal in TX	N/A	N/A	N/A	N/A	State Law Makes Illega	Austin Strategic Housing Blueprint Recommends Legislative Change
Increase funding for affordable housing	High	yes	effective - if approved future bonds	All				
Antidispacement strategies for major transit	Medium	yes	Mixed, but improving	Owners and Renters	Yes through CodeNEXT			
Antidispacement strategies for major transit	High	No	N/A	Renters	Resolution 20180301-023	dims/document.cfm?id=294	No	
Provision of new and affordable housing in zoning incentives/density bonuses for affordable housing	High	Yes	establishing geographic goals by	All		Housing Blueprint -		
Streamlining land use approvals for affordable housing	High	yes	units created in approx 10 years.	a few owners.	amendment process	http://www.austintexas.gov		This will be address in the CodeNEXT process
Anti-displacement zoning overlay district	High	no				Housing Blueprint -		This will be address in the CodeNEXT process
Anti-displacement zoning overlay district	low	no	n/a	n/a	n/a	n/a	n/a	
Community benefits agreements and/or policies	Low	No						Only as part of density bonus programs
Community ownership/control of land								
Community land trusts	high	Yes	Not a high number of units in CLT			/departments/community-		
Limited equity cooperative housing	Med	No						
Increase pathways to affordable homeownership	medium	Yes	because it is difficult to find					Down Payment Assistance Program
Community land bank	Medium	No						
Public land prioritized for affordable housing	high	Yes			Yes			
Local business, cultural, and religious institution stabilization								
Small business supports and technical assistance	Med	Yes				Development Department		

Rent control for small businesses	Low	Texas					Not legal in Texas	
Expansion of business and/or nonprofit	Med	In development				Development Department		
Smart business impact mitigation for	?	No						
Smart business impact mitigation for								
Cultural district/corridor	High	Yes				Development Department		
Historic housing development support for	low	No						
Historic housing development support for								
Institutionalizing anti-displacement in plans and systems								
Assessment of Fair Housing/Analysis of Impediments	High	Yes	n/a	communities that are most directly impacted by inequities in Austin	Yes, the City is partnering with 9 other local jurisdictions to complete a regional Analysis of Impediments. this is the first time this as been done at this larger scale and the work is expected to be completed by January 2019.	http://centraltexasfairhousing.org/	there may be lack of political will across the 10 different governing bodies to work collaborativley on the Fair Housing goals set forth by the AI.	
Anti-displacement strategies in housing and other related plans	High	Yes	We have not measured the effectiveness of the policies outlined in the Strategic Housing Blueprint	communities that are most directly impacted by inequities in Austin	Anti-displacement policies are outlined in the Strategic Housing Blueprint. An implementation plan these policies will be presented to City Council August 2018	https://www.austintexas.gov/sites/default/files/files/StrategicHousingBlueprint_Final_September_2017.pdf	City Council may not fully implement the suggested policies changes/coordination in the Blueprint	
Adoption of comprehensive anti-displacement plan	High	No	n/a	communities that are most directly impacted by inequities in Austin	The Anti-Dispalcement Task Force with provide a set of recommendations to City Council with policies designed to mitigate the effects of displacement	http://www.austintexas.gov/cityclerk/boards_commissions/meetings/154_1.htm	City Council may not adopt the suggested polices from this Task Force	
Anti-displacement task force/advisory group	High	Yes	n/a	communities that are most directly impacted by inequities in Austin	The Anti-Dispalcement Task Force with provide a set of recommendations to City Council with policies designed to mitigate the effects of displacement	http://www.austintexas.gov/cityclerk/boards_commissions/meetings/154_1.htm	City Council may not adopt the suggested polices from this Task Force	
Data collection and reporting	Medium	No	n/a					
Rental properties registry	low	No	n/a					
Communities at risk of displacement involved in decisionmaking	High	yes	n/a	communities that are most directly impacted by inequities in Austin	These community members serve on the 17-person Anti-Displacement Task Force	http://www.austintexas.gov/cityclerk/boards_commissions/meetings/154_1.htm	City Council may not adopt the suggested polices from this Task Force	
Other (please add below)								

Tenant Relocation Ordinance

[/tenant-relocation-](#)

BUFFALO	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?	Other notes
Tenant protections								
Rent stabilization/rent control	Medium	N			Engaging with statewide coalition to strengthen rent control outside of NYC. Upstate-Downstate Housing Alliance.		State law that created rent control in NYC is up, and could include the rest of New York. Gubernatorial election is also helping	
Just cause eviction protection	High	N			There's some discussion, but also a preference for "clean hands" protection in Buffalo - as very few eviction causes are just case // vast majority here are nonpayment.			
Source of income non-discrimination (e.g. Section 8)	High	Y	Poorly enforced		Recent investigative article highlighted lack of enforcement of city fair housing law - symptom of larger lack of housing enforcement. Need to look at policy and see what options are available / what may need updating. Erie County passed fair housing law in April 2018.	http://www.investigativetivepost.org/2018/07/05/buffalo-not-enforcing-its-fair-housing-law/	City preference for mediation and settlement rather than court. Fair housing officer does a lot of mediation. Also noted the need for public education on discrimination.	
Right to legal counsel for tenants facing evictions		N	Not a policy, but NLS and VLP offer "attorney of the morning" program. City funds housing unit at legal aid. Counsel is generally available.					
Reducing tenant harassment by landlords	Medium	Y					Keith: less than half of landlords are registered with the city.	
Ban the box on housing for people with criminal records	Low	N						
Limitations on condominium conversions	N/A							
Tenant opportunity to purchase/first right of refusal	Medium	N						
Proactive rental inspections	Low	N			Recently added a couple inspectors after Lead Report recommendations (funded with increased landlord registration fee).		Steer clear of punitive clean sweeps-style inspections	
Regulation of short-term rentals (e.g. AirBNB)	Low	N						
Rental or utilities assistance	Medium	Y	Programs provide direct cash transfers for utilities, weatherization at no cost.					
Preserve existing affordable housing								
Property tax assistance for low-income homeowners	High	Y	No city policy -- but STAR available					
Home repair assistance for low-income homeowners	High	Y	City uses CDGB for this					
Foreclosure prevention programs	Low	N	Some nonprofit programs available					
Probate court prevention/assistance	Low	N						
Equitable code enforcement	Medium	N						
Deed restricted and/or public housing preservation	Medium	N	happens on a case by case basis					
Preserving affordability of unsubsidized housing	High	N					Keith: this is easier than finding subsidies for unsubsidized units	

Denver	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?	Other notes	Primary point of contact
Tenant protections									
Rent stabilization/rent control								There are some community orgs working on a state strategy but it is a few years off; Case law Town of Telluride v. Lot Thirty-Four Venture LLC, 3 P.3d 30 (Colo. 2000), yet the decision has kept rent control off the state law books. However, there are provisions in the ruling that allow municipalities to find innovate ways to address housing issues. For example, cities can limit rents if the housing authority partners with developers and has an ownership stake in developments.	
	Medium	N		low/moderate AML, people of color, seniors, aging out foster care, People with disabilities	Community grass-roots efforts are organizing to tackle the issue	https://www.google.com/search?q=rent+control+denver&rlz=1C1GGRV_enUS759US759&oq=rent+control+denver&aqs=chrome.0.0l6.2824j1j7&sourceid=chrome&ie=UTF-8			Dre Chiriboga-Flor (9to5)
Just cause eviction protection	Medium	N		low/moderate AML, people of color, seniors, aging out foster care, People with disabilities			state pre-emption		?
Source of income non-discrimination (e.g. Section 8)					Yes ; Office of Councilwoman Kniech researched best practices of peer cities; HB18-1432 was introduced with endorcements from 9to5 Colorado Adams County Board of Commissioners Boulder Housing Partners Center for Health Progress Colorado Center on Law and Policy Colorado Coalition Against Domestic Violence Colorado Coalition for the Homeless Colorado Cross Disability Coalition Denver Metro Fair Housing Enterprise Community Partners Housing Colorado Interfaith Alliance of Colorado Lutheran Advocacy Ministries Mile High Connects Neighborhood Development Collaborative The Denver Foundation UNE	http://www.prrac.org/pdf/AppendixB.pdf http://localprogress.org/wp-content/uploads/2013/09/Banning-Source-of-Income-Housing-Discrimination.pdf https://www.huduser.gov/publications/pdf/freeman_impactlaws_assistedhousingrcr06.pdf https://www.huduser.gov/publications/pdf/sec8success.pdf			Councilwoman Kniech
Right to legal counsel for tenants facing evictions	High	Y	Effectiveness unknown to date but are measuring	low/moderate AML, people of color, seniors, aging out foster care, People with disabilities	City Council Effort & possible state level effort			Eviction Legal Defense Pilot, launched June 13	Councilwoman Kniech
Reducing tenant harassment by landlords	High	N		low/moderate AML, people of color, seniors, aging out foster care, People with disabilities, community without attorneys					?
Ban the box on housing for people with criminal records	Medium/high	N		People with criminal records, low/moderate AML, people of color, seniors, aging out foster care, People with disabilities	CCLP & Enterprise @ state level 2019			this could be a next step following the source of income discussion; Create policy to limit some to divulge prior felony after a portion of time. This topic also impacts a limitation of how many years a landlord can conduct a background check.	Tiana Patterson (Enterprise Community Partners)
Limitations on condominium conversions	Low	N						Create innovative local policy to address affordable units	?
Tenant opportunity to purchase/first right of refusal	Medium	N		low/moderate AML, people of color, seniors, aging out foster care, People with disabilities				City First Right of Refusal, however tents non-city unknown council started a conversation about rental registry which could include inspection, has been on hold for other policies, still some interest, also some concern about unintended consequences	?
Proactive rental inspections	Medium	N			Enteprise is eager to work with city on this				Tiana Patterson (Enterprise Community Partners)
Regulation of short-term rentals (e.g. AirBNB)	Medium	Y	It is a pretty well balanced policy, though it could do more to try and limit shor-term rentals since they detract from long-term affordable options						Jordan Sauers - Denver Office of Excise and Licenses
Rental or utilities assistance	High	Y	Very effective from the amount of participation in the program- do measure effectiveness but looking to do a better job measuring long-term effectiveness	low-income residents experiencing a housing crisis	OED has implemented this program			City of Denver provides aid to the community, https://www.denvergov.org/content/denvergov/en/denver-council-district-5/news-events/newsletters/temporary-rental-utility-assistance-program--trua-.html	Melissa Thate - OED
Preserve existing affordable housing									
Property tax assistance for low-income homeowners	Medium/high	yes but reform needed		low/moderate AML, people of color, seniors, People with disabilities	Yes- looking to expand the program beyond seniors and people with disabilities to include low-income renters and homeowners	http://www.denvergov.org/content/denvergov/en/treasury-division/property-taxes/assistance-programs-for-the-elderly-and-disabled.html	There is a rebate program but not able to eliminate taxes upfront (have to pay them and then be reimbursed)		OED/City Council/DOF

Home repair assistance for low-income homeowners	medium	Y	Could be more effective - Looking at additional partnerships. Will be conducting a program evaluation and releasing a program application in 2018	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	Yes - Will be conducting a program evaluation and releasing a program application in 2018	http://renewdenver.org/		Melissa Thate - OED	
Foreclosure prevention programs	Medium	Y		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	Yes - Will be conducting a program evaluation and releasing a program application in 2018	https://www.chfainfo.com/homeownership/prevent-foreclosure		Melissa Thate - OED	
Probate court prevention/assistance	Medium			low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities				Councilwoman Kniech	
Equitable code enforcement	High			low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities				Sarah Showalter - CPD	
Deed restricted and/or public housing preservation	High	Y -Partial		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	Yes - Discussions have started on best model and funding source/type to preserve unsubsidized housing. In <i>Housing an Inclusive Denver</i> Housing Plan	https://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-/Development-Services-updates/affordable_housing_fee.html		Melissa Thate	
Preserving affordability of unsubsidized housing	High	N		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities		http://www.denvergov.org/content/dam/denvergov/Portals/690/Housing/HousingInclusiveDenver_FINAL_020918.pdf		Jonathan Cappelli/Beth Truby	
Early warning system for at-risk affordable housing	High	Y Housing Preservation Network- for subsidized but not unsubsidized	For subsidized - effective. Notifying owners every year about the requirements of the Preservation Ordinance. Effectiveness of Preservation Ordinance needs improved	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	OED has a list of Preservation Partners who are notified when OED gets notice of a sale of a subsidized property as part of Denver Preservation Ordinance. Working to strengthen the Preservation Ordinance also.	https://drcog.org/news/drcog-honors-colorado-housing-preservation-network ; http://denver-co.elaws.us/code/coord_titleii_ch27_artiii		Beth Truby	
Small rental acquisition and/or rehab program	medium	In progress		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities			https://www.denvergov.org/content/denvergov/en/denver-office-of-economic-development/housing-neighborhoods/DenversPermanentFundforHousing/FAQs_on_Permanent_Fund.html	Jonathan Cappelli/Melissa Thate	
Mobile home park preservation	Medium	already zoned out		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities				Dre Chiriboga-Flor (9to5)	
Equitable development and expanding affordable housing									
One-to-one replacement for redevelopment of subsidized units	Medium	N		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities				OED	
Right to return/resident preference policy for new projects	High	city no, DHA has informal policy		Residents who have been displaced from their communities: low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	Yes, OED working with BBC Research to being exploring a preference policy using data from Regional Assessment of Fair Housing Data and peer city. Is outline in 2018 Action Plan of <i>Housing an Inclusive Denver</i>	http://www.denvergov.org/content/dam/denvergov/Portals/690/Housing/HousingInclusiveDenver_FINAL_020918.pdf	Many Fair Housing considerations	council began conversation with OED, would like to pick it up in Q3 of 2018	Melissa Thate - OED and Mollie/Heidi BBC Research
Affordability requirements in new developments (Inclusionary)	Medium	N- replaced with linkage in 2016/We recently phased out our inclusionary program and replaced with a linkage fee		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities		https://www.denvergov.org/content/denvergov/en/denver-council-district-12/priorities/inclusionary-housing-ordinance.html		although we don't have inclusionary, the city needs a much more consistent, coordinated and robust approach to leveraging the linkage fee into on-site units in important redevelopment projects and could be getting much more on-site/mixed income housing with a better approach;	Melissa Thate - OED
Increase funding for affordable housing						https://www.denvergov.org/content/denvergov/en/denver-council-district-12/news/2018/press-release--denver-proposal-doubles-housing-fund-and-provides.html and https://www.denvergov.org/content/denvergov/en/denver-council-district-12/news/2018/hike-in-retail-marijuana-tax-is-part-of-denvers-plan-to-increase.html and https://www.denvergov.org/content/denvergov/en/mayors-office/newsroom/2018/denver-proposal-doubles-housing-fund-and-provides--105-million-t.html			
	high	Y	Not sure yet -- currently working on doubling of our citywide affordable housing fund. Includes bonds that will be used by housing authority	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities					OED/DOF/DHA
Affordable accessory dwelling units (backyard or in-law units)	Medium/High	Some but not all areas	Although some neighborhoods have ADU zoning, many portions of Denver do not. We are exploring allowing them in more neighborhoods/ across the entire city, but need to pair with strategies to prevent to much outside investment and displacement	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	The update to our citywide land use plan will include policy direction to pursue this				Sarah Showalter - CPD and Renee Martinez Stone - WDRC

Anti-displacement strategies for major transit and/or other public investments	high	N	Yes	BIO Fund expansion will provide grants and technical assistance to small businesses. No strategies currently for residential except when federal funds used. We are just the beginning the process of working on an approach/policy for major city projects to include anti-displacement analysis and strategies	n'hood serving businesses; low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	The update to our citywide comprehensive plan and land use plan will support this concept	See Minneapolis https://lims.minneapolismn.gov/RCA/1333	Joanne Greek, DEDO
Anti-displacement zoning overlay district	Medium		N		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities			Sarah Showalter (CPD)
Community benefits agreements and/or policies	Medium		N	We negotiate community benefits for larger redevelopments but do not have a consistent approach or policy	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	Our recently adopted housing plan supports creating more of a standard expectation and process for community benefits from large redevelopments/rezonings		OED/CPD
Local business, cultural, and religious institution stabilization								
Small business supports and technical assistance	Medium		DSBO Ordinance	Only supports small businesses in certain industries	Contractors & Professional Design Firms & Business Services; low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	New Ordinance sunsets in April 2019; currently going through an Ordinance Review process. Also conducting a Disparity Study.	https://library.municode.com/co/denver/codes/code_of_ordinances?nodeId=TITIIREMUCO_CH28HURI_ARTIIINOCOCOREREPRDECOSE	There is an increasing demand from the community to focus on small and minority businesses. The Mayor is also taking an interest as the new Ordinance is being written.
Small business supports and technical assistance	High		N - but this is one of DEDO Biz Dev's primary functions	Advisory team provides consultation to small business start-ups and scale-ups based on industry expertise.	All Denver businesses	Need more staff; more training; ability for multiple satellite sites in community; increaed mutli-lingual resources		See Minneapolis https://lims.minneapolismn.gov/RCA/1333
State income tax credits for businesses located in Enterprise Zones	High		Y	Job creation/retention; \$ for R&D; \$ for Rehab; \$ for employee training; # employees with employer-sponsored health care	Denver businesses located in Enterprise Zones; primarily serves tenants		https://choosecolorado.com/doing-business/incentives-financing/ez/	https://codes.findlaw.com/co/title-39-taxation/co-rev-st-sect-39-30-103.html
Business personal property tax credits in the amount of 10 to 13% of BPP tax liability	High		Y	Job creation/retention; capital investment; real property investment; tenant improvements	All Denver businesses with assets valued above \$7,700	Re-upped by City Council in 2017 for another five years	https://www.denvergov.org/content/dam/denvergov/Portals/690/BuildYourBusiness/BIP%20Public%20Promo%20041619.pdf	
Identification of and support of legacy, n'hood serving businesses	High		No	Businesses preserved		Need DEDO leadership support to canvass RNOs/Facebook to vote on legacy businesses; use DEDO and CPD toolbox		Joanne Greek, DEDO
Rent control for small businesses	Medium		No		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities		https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/denver-zoning-code/zone-descriptions.html	?
Expansion of business and/or nonprofit ownership of commercial space	Medium/High		No	# businesses preserved	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	2020 budget request to use BIO Funds for leverage community resources		See Minneapolis https://lims.minneapolismn.gov/RCA/1333
Small business impact mitigation for transit/infrastructure construction	medium/High		Yes	BIO Fund expansion for small businesses; Use of Biz Dev SRF for BID/GID/merchant association "guerilla marketing"; would like to seek 1% of construction for construction mitigation (similar to 1% for public art)	N'hood serving businesses; low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities	Need DEDO leadership support to collaborate with PW for 1% for mitigation funds	n/a	See Minneapolis https://lims.minneapolismn.gov/RCA/1333
Incentives for Adaptive Reuse of commercial properties	?		?	Structures preserved; businesses served	n'hood serving businesses	?		CPD?
Cultural district/corridor	Medium		No		low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities		https://www.denvergov.org/content/denvergov/en/community-planning-and-development/news/2015/welton-street-historic-district-gets-new-signs-bearing-new-name-.html	There is a cultural district, yet it needs to be expanded to identify other cultures with informative monuments of the City's historical diversity.
Affordable housing development support for nonprofits/ religious institutions	Medium			happening informally through Supportive housing toolkit, tiny homes /No	low/moderate AMI, people of color, seniors, aging out foster care, People with disabilities, homeless			?
State tax credits for donors to nonprofits that conduct workforce training, homeless support services, and job creation/retention activities under the Enterprise Zone Contribution Projects program	High		Y	Jobs created/retained; individuals trained; expanded business activity; homeless support services provided	LMI; residents of Enterprise Zones		http://choosecolorado.com/wp-content/uploads/2016/07/EZ-Contribution-Project-Policies-2017.docx	Joanne Greek, DEDO
Institutionalizing anti-displacement in plans and systems								

Adaptive reuse programs to preserve commercial properties

<https://www.phoenix.gov/pddsit>

[/Pages/pddarp.aspx](#)

Small business impact mitigation for transit/infrastructure construction

Twin Cities Ready for Rail Forgivable Loan

<https://metro council.org/Transportation/Projects/Current-Projects/Central-Corridor/Publications-And-Reso>

[ources/Environmental/Business-Mitigation-Status-Reports/CC-BMSR-Jul2012-pdf.aspx](#)

Small business impact mitigation for transit/infrastructure construction

Rainier Valley Community Development Fund biz interruption

<http://reconnectingamerica.org/assets/Uploads/2009ResultsSupplementalMitigationProgram.pdf>

Small business impact mitigation for
transit/infrastructure construction

LA Metro Business Interruption Fund

<https://www.metro.net/projects/business-interruption-fund/>

Small business impact mitigation for
transit/infrastructure construction

Montgomery County Small Business Impact Assistance <https://www.montgomerycountymd.gov/Biz->

[Resources/business-financing.html#Impact](#)

Minneapolis	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?	Other notes
Tenant protections								
Rent stabilization/rent control	high	N						Not allowed under state law unless it is approved by a ballot measure in the city.
Just cause eviction protection	med	N					pre-emption pre-emption	
Source of income non-discrimination (e.g. Section 8)	high	Y	Policy subject to litigation.			http://www.minneapolismn.gov/meetings/legislation/WCMS1Q-077200	subject to legal challenge	
Right to legal counsel for tenants facing evictions	high	N						
Reducing tenant harassment by landlords	high	Y				Ordinance language that prohibits retaliation after complaints filed with the city		
Ban the box on housing for people with criminal records	high	N					possible pre-emption	
Limitations on condominium conversions	?	N						
Tenant opportunity to purchase/first right of refusal	high	N					possible pre-emption	
Proactive rental inspections	med	Y	Every property is inspected at least every 8 years - includes all rentals - 24,000 - 25,000 licenses in city. Tier system with fees instituted 3 years ago. Community is aware of it. Will likely continue to grow in effectiveness the longer its in place. Brand new this year, requires \$46 registration for owners. If not owner-occupied, requires short term rental license		Rental license Tier system	http://www.ci.minneapolis.mn.us/inspections/rental/inspections_rentlicensefee		
Regulation of short-term rentals (e.g. AirBNB)	low	Y					In place in December	
Rental or utilities assistance	high	Y	City residents use program		Emergency assistance provided by Counties in Minnesota			
Preserve existing affordable housing								
Property tax assistance for low-income homeowners	high	N						
Home repair assistance for low-income homeowners	high	Y	There is high demand for this program		Strengthening program by bringing program in to city department and expanding its reach Connected with network of housing counselors and assistance programs	http://www.minneapolismn.gov/cped/housing/MinneapolisHomesREHAB http://www.hocmn.org/foreclosure-prevention/		
Foreclosure prevention programs	high	Y						
Probate court prevention/assistance	low	N						
Equitable code enforcement	high	N			Will start to examine unintended consequences. Consider ways to create relocation plans prior to enforcement.			
Deed restricted and/or public housing preservation	high	Y	Work with Mpls PHA to preserve existing public housing. Mpls includes priority points for funding to preserve subsidized housing.					
Preserving affordability of unsubsidized housing	high	Y			There are multiple strategies under way including: property tax assistance for existing owners, lending program. City considering advance notice of sale policy Yes, developing pilot program for City Council consideration in August		State law allows for property tax incentives for affordable housing	
Early warning system for at-risk affordable housing	high	N						
Small rental acquisition and/or rehab program	high	N						

Mobile home park preservation		NA		No manufactured home parks in Minneapolis	
Equitable development and expanding affordable housing					
One-to-one replacement for redevelopment of subsidized units	high	N	Minneapolis Public Housing Authority has a policy for public housing residents; City of Minneapolis has relocation policy for development projects that displace businesses or tenants.	Current inclusionary housing policy applies to developments with City financing and/or City land; contract in place with Grounded Solutions Network to expand policy Mayor has proposed \$50 million for affordable housing in 2019 budget.	
Right to return/resident preference policy for new projects	high	N			
Affordability requirements in new developments (Inclusionary)	high	Y			
Increase funding for affordable housing	high	Y			
Affordable accessory dwelling units (backyard or in-law units)	low	Y			
Anti-displacement strategies for major transit and/or other public investments	high	N	Preference points for areas of concentrated poverty Streamlined land use approval for density, not specific to affordable housing	Need for affordable housing in all neighborhoods. Active policy discussion about how to define this.	Council members have expressed interest in creating policies.
Prioritization of new affordable housing in specific areas		Y			
Zoning incentives/density bonus for affordable housing	high	Y			
Streamlining land use approvals for affordable housing	low	N			
Anti-displacement zoning overlay district	Very interested	N			
Community benefits agreements and/or policies	Very interested	N		We would like to learn more about this.	
Community ownership/control of land					
Community land trusts	high	Y	Minneapolis has strong community land trust presence		State support for land trusts
Limited equity cooperative housing	high	N			
Increase pathways to affordable homeownership	high	Y		City has homeownership capacity financial wellness training. City funded downpayment assistance is tied to the training.	http://www.minneapolismn.gov/cped/housing/MinneapolisHomesBUY
Community land bank	high	Y			http://www.landbanktwincities.org/
Public land prioritized for affordable housing	high	Y		City adopted policy in Decmeber 2017 that requires affordable housing in city owned land	http://www.minneapolismn.gov/cped/housing/cped_affordable_housing_resolution
Local business, cultural, and religious institution stabilization					
Small business supports and technical assistance		Y	Business Technical Assistance Program, Small Business loan programs		https://lirms.minneapolismn.gov/RCA/1333
Rent control for small businesses		N			
Expansion of business and/or nonprofit ownership of commercial space		Y	Small business financing can assist nonprofit owners	City is considering creating commercial land trust; small amount of funding available	https://lirms.minneapolismn.gov/RCA/1333

Small business impact mitigation for transit/infrastructure construction		high	N	Great Streets Business District Support	https://lims.minneapolismn.gov/RCA/1333	Central Corridor Funders Collaborative - there were funds available for one specific project. Minneapolis City Council members have indicated they would like to see more formal policies
Cultural district/corridor	high	N				
Affordable housing development support for nonprofits/ religious institutions	low - med	Y				
Institutionalizing anti-displacement in plans and systems						
Assessment of Fair Housing/Analysis of Impediments		high	Y	2017 Addendum to Analysis of Impediments	https://www.ramseycounty.us/sites/default/files/Projects%20and%20Initiatives/Draft%20III%20Addendum.pdf	
Anti-displacement strategies in housing and other related plans		high	Y	Existing relocation policy	In Minneapolis 2040 Comprehensive Plan there are additional anti-displacement strategies	https://minneapolis2040.com/topics/housing/#topic-policies-anchor
Adoption of comprehensive anti-displacement plan		high	N			
Anti-displacement task force/advisory group		high	N		Yes, participation in All In Cities Anti-Displacement Policy Network	
Data collection and reporting		high	Y		Working on accessing costar data	
Rental properties registry		high	Y	Tiered rental licensing system		http://www.minneapolismn.gov/inspections/rental/inspections_rentlicensefee
Communities at risk of displacement involved in decisionmaking		high	Y	Housing Advisory Committee	Housing Advisory Committee established by City Council. Will start meeting fall 2018.	https://lims.minneapolismn.gov/Download/RCA/4728/Establishing%20Minneapolis%20Advisory%20Committee%20on%20Housing%20Resolution.pdf
Other (please add below)						
City council direction to explore tenant protections						
Conduct on Premises Ordinance				Ordinance is being reviewed to minimize use of this ordinance to displace tenants. City attorney and reg services reviewing policy for city to file Tenant Remedies Actions		
Increase use of state's Tenant Remedies Action						

Nashville, TN	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?
Tenant protections							
Rent stabilization/rent control	Low	N		LMI/POC renters			TN has law prohibiting rent control
Just cause eviction protection	Medium	N		LMI/POC renters			
Source of income non-discrimination (e.g. Section 8)	Medium	N		LMI/POC renters			
Right to legal counsel for tenants facing evictions	High	Y	No measurement	LMI/POC renters	Park at Hillside/Elmington Capital		Zoning/Acquisition-Conversion of existing rental developments
Reducing tenant harassment by landlords	High	N		LMI/POC renters			
Ban the box on housing for people with criminal records	Medium	N		LMI/POC renters			
Limitations on condominium conversions	Low	N		LMI/POC renters			
Tenant opportunity to purchase/first right of refusal	Medium	N		LMI/POC renters			
Proactive rental inspections	Medium	N		LMI/POC renters			
Regulation of short-term rentals (e.g. AirBNB)	High	Y	STR permits (available on Data.nashville.gov)	LMI/POC renters			State law limits what we can mandate
Rental or utilities assistance	High	Y	Needs additional funding support	LMI/POC renters		Metro Action Commission; https://www.nashville.gov/Metro-Action-Commission/Community-Programs.aspx	
Preserve existing affordable housing							
Property tax assistance for low-income homeowners	High	Y	Increased applications last year about 17%	Seniors, Veterans, People with Disabilities		http://www.nashville.gov/Trustee/Tax-Freeze-Program.aspx	
Home repair assistance for low-income homeowners	High	Y	Barnes Housing Fund Some state and local funds available through MDHA and TDHA Also weatherization programs	Homeowners 80% or below MHI		http://www.nashville.gov/Mayors-Office/Housing/Barnes-Fund.aspx	
Foreclosure prevention programs	Medium	Y		Outside housing counselors		https://thda.org/homeowners/foreclosure-prevention	
Probate court prevention/assistance	Medium	Y		Legal Aid Society			
Equitable code enforcement	High	Y	Volunteer program established with Codes and Mayor's Office of Neighborhoods			Coming soon with Volunteer Portal & Vanderbilt's Wond'ry	
Deed restricted and/or public housing preservation	High	Y	Barnes/MDHA	0-80% AMI		Register of Deeds	

Preserving affordability of unsubsidized housing	High	Y	CLT	Homeowners 60-80% MHI (?)		http://www.nashville.gov/Portals/0/SiteContent/MayorsOffice/AffordableHousing/docs/BarnesFund/CLTOnePager.pdf	
Early warning system for at-risk affordable housing	High	N					
Small rental acquisition and/or rehab program	High	Y	Barnes/GO Bonds				
Mobile home park preservation	Low	N					
Equitable development and expanding affordable housing							
One-to-one replacement for redevelopment of subsidized units	High	Y	MDHA-RAD process Advocates maintain that the policy is not meeting expectations			http://www.nashville-mdha.org/rad/	
Right to return/resident preference policy for new projects	High	Y	While there is a policy, advocates maintain that rules are changed that result in excluding former residents.	affordable and Workforce Housing Units (0-60% MHI, 60-120% MHI)			
Affordability requirements in new developments (Inclusionary)	Medium	Y	Voluntary So far not effective	Affordable and Workforce Housing Units (0-60% MHI, 60-120% MHI)		http://www.nashville.gov/Mayors-Office/Housing/Incentive-Program.aspx	State Preemption on Inclusionary Zoning
Increase funding for affordable housing	High	Y	Barnes, HIPPP, GO Bonds Need recurring and dedicated funding. Advocates have made suggestions for changes to the way Barnes Funding is used (leverage vs capital payments)	Renters at 60% or Below MHI; Homeowners at 80% or below MHI		http://www.nashville.gov/Mayors-Office/Housing.aspx	
Affordable accessory dwelling units (backyard or in-law units)	Medium	N					
Anti-displacement strategies for major transit and/or other public investments	High	Y	Recommendations report			http://letsmovevashville.com/site/web/assets/2018/01/Affordability-Taskforce-Recommendations_FINAL-1-10-18.pdf	
Prioritization of new affordable housing in specific areas	Medium	Y				[what policies?]	
Zoning incentives/density bonus for affordable housing	Low	Y	So far not proven effective.				state lobby
Streamlining land use approvals for affordable housing	High	Y				[what policies?]	
Anti-displacement zoning overlay district	Low	N					
Community benefits agreements and/or policies	High	Y	There are agreements in the works in a couple of projects (soccor stadium and airport), but no known policy.			[what policies?]	
Community ownership/control of land							

Community land trusts	High	Y	CLT currently in the works; very slow process. Advocates would like to see it rolled out quicker.				
Limited equity cooperative housing	Low	N					
Increase pathways to affordable homeownership	High	Y					
Community land bank	High	N	Advocates have a proposal drafted; working with mayor's office and council sponsors.				
Public land prioritized for affordable housing	High	Y			[what policies?]		
Local business, cultural, and religious institution stabilization							
Small business supports and technical assistance	High	Y					
Rent control for small businesses	Medium	N	Recommendations Report (Transit & Affordability)			http://letsmovenashville.com/site/web/assets/2018/01/Affordability-Taskforce-Recommendations_FINAL-1-10-18.pdf	
Expansion of business and/or nonprofit ownership of commercial space	High	Y					
Small business impact mitigation for transit/infrastructure construction	High	Y	Recommendations Report (Transit & Affordability)			http://letsmovenashville.com/site/web/assets/2018/01/Affordability-Taskforce-Recommendations_FINAL-1-10-18.pdf	
Cultural district/corridor	Medium	N					
Affordable housing development support for nonprofits/religious institutions	High	Y	Barnes	Competitive Grants for Non-Profits and Public-Private Partnerships; Non-Profit Capacity Building; Donation of Metro Owned Property		http://www.nashville.gov/Mayors-Office/Housing/Barnes-Fund.aspx	
Institutionalizing anti-displacement in plans and systems							

Assessment of Fair Housing/Analysis of Impediments	High	Y	MDHA--google/ask Tanatswa	Found need in hot markets and areas with large populations of immigrants	Yes: create/expand programs for tenant/homeowner retention; create/expand self-sufficiency programs; increase public investment in underserved neighborhoods, incentivize private investment in underserved neighborhoods; expand fair housing outreach, education, enforcement activities	http://www.nashville-mdha.org/fair-housing-2/	
Anti-displacement strategies in housing and other related plans	High	Y	Housing Nashville report	0-30% MHI; Unhoused; Seniors; New Americans; Persons with Disabilities, Veterans; Youth; Formerly Incarcerated; Inter/Multi-Generational Families; victims of domestic violence	Yes: Focus on Preservation and Retention of Affordable Units . Barnes funding granting points to developers focusing on special populations	https://www.nashville.gov/Portals/0/SiteContent/MayorsOffice/AffordableHousing/Housing%20Nashville%20FINAL.pdf	
Adoption of comprehensive anti-displacement plan	High	N					
Anti-displacement task force/advisory group	High	Y	Transit & Affordability Taskforce Recommendations are good; but no plans to continue the advisory role and no accountability measures			http://letsmovenashville.com/site/web/assets/2018/01/Affordability-Taskforce-Recommendations_FINAL-1-10-18.pdf	
Data collection and reporting	High	N	Scorecard resolution recently adopted but does not measure displacement				
Rental properties registry	High	N					

Communities at risk of displacement involved in decisionmaking	High	N					
Other (please add below)							
Measuring and accountability	High	Y	Council recently passed "Scorecard" resolution. Will not account for displacement, but will hopefully prove useful for tracking affordable units built and lost			https://www.nashville.gov/Metro-Clerk/Legislative/Resolutions/Details/684de9f3-0ba9-48ea-92bc-ba528c7765bf/2015-2019/RS2018-1242.aspx	
Anti-displacement measures included in transit oriented development district legislation	High	N	There are receommnedations from the Transit & Affordability Task Force, but these are advisory only and lack accountability measures	Currently Donelson -- where there are many elderly residents whose ability to age in place will be at risk	Community and advocate engagement has been strong		TODD legislation limits what can be included

Other notes
Fair housing laws could probably cover some of this
NGO assitance is also available, viz. Needlink; https://www.needlink.org/
Concerned about the fact that it is a tax freeze... so families are at risk of having to sell to meet needs after owner death
NGO assistance is also available, viz. Rebuilding Together; https://www.rtnashville.org/
Unclear about what this means.

Need more data to understand the need here
Perhaps related: increase use of "middle housing"
Advocates would like to see permitting expedited also.

[illegible]

[illegible]

Many residents are concerned about this; while the transit referendum failed, TODDs are still contemplated and the one in Donelson is seen as a template

Philadelphia	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N) *I ADDED AN "L" OPTION FOR "LIMITED"	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?	Other notes
Tenant protections	2							
Rent stabilization/rent control		N						
Just cause eviction protection		L		tenants of publicly subsidized properties	Bill in City Council would create Just Cause policy for all tenants cleared committee in spring	https://phila.legis	Opposition from landlords has led to bill being stalled and could lead to weakening amendments	Publicly subsidized projects are subject to just cause eviction policies, but not private rental stock
Source of income non-discrimination (e.g. Section 8)		N						
Right to legal counsel for tenants facing evictions		L						Subject to available funding year by year, there are programs that provide legal counsel to tenants facing eviction
Reducing tenant harassment by landlords		N						
Ban the box on housing for people with criminal records		N						
Limitations on condominium conversions		?						
Tenant opportunity to purchase/first right of refusal		L	no tracking	only tenants of buildings being converted to condos				This policy does not seem to be well used or known about; There is also right of first refusal for City to acquire certain publicly subsidizes projects (DID I HEAR THAT RIGHT IN TODAY'S MEETING?). There is no ROFS for private rental stock
Proactive rental inspections		N					Lack of resources to fully enforce existing requirement for rental licenses	Philadelphia L&I has been increasing rental inspections & enforcement based on complaint data and code violations
Regulation of short-term rentals (e.g. AirBnB)		Y						
Rental or utilities assistance		Y		Utility Emergency Services Fund 175% FPL; water assist program: low income, seniors, special hardship; to prevent/end homelessness		a.gov/services/p-ayments-assistance-taxes/income-		
Preserve existing affordable housing	3							
Property tax assistance for low-income homeowners		Y	data gathered by Dept of Revenue on enrollment	long time owner occupants program aka LOOP: 10+ years for LOOP, income cap for family of 4 \$131k, prop value increase 300%, senior tax freeze, Deferral Prog: those whose prop taxes increased 15% or more and represent % of income, 4 tiers of income eligibility); Owner Occupied Payment Agreement aka OOPA multiple income tiers;		https://beta.phila.gov/services/p-ayments-assistance-taxes/income-based-assistance-programs/real-estate-tax-		
Home repair assistance for low-income homeowners		Y	data regularly released on # of households served		currently spending down funds that will eliminate backlog/waiting list on repair programs			
Foreclosure prevention programs		Y	data regularly released on # of households that accessed foreclosure diversion program			http://saveyourhomephilly.org/		New tax foreclosure prevention program just get started, modeled off this mortgage program
Probate court prevention/assistance		Y	data regularly released on # households served					Tangled Title Program helps LI owners clean up and secure title
Equitable code enforcement		N	report released on strategic code enforcement showed increase in property values surrounding					A Windows & Doors enforcement policy was an example of Equitable Code Enforcement but was put on hold due to a lawsuit; awaiting judge's ruling
Deed restricted and/or public housing preservation		L						Publicly subsidized housing is deed restricted (35 years for PHFA funded); new voluntary Mixed Income Housing Program requires 50 year deed restricted affordable term
Preserving affordability of unsubsidized housing		N						
Early warning system for at risk affordable housing		L						Working on this now
Small rental acquisition and/or rehab program								New pilot program just getting started
Mobile home park preservation		N/A						no mobile homes in Phila
Equitable development and expanding affordable housing								
One-to-one replacement for redevelopment of subsidized units		N						
Right to return/resident preference policy for new projects		N						Only as required by federal law
Affordability requirements in new developments (Inclusionary)		N						
Increase funding for affordable housing		Y		75% of funds went to under 30% AMI last 12 yrs, but up to 115% permitted	bill passed June that will create 1% Construction Impact Tax to increase funding for Housing Trust Fund; awaits Mayor's decision to sign or veto	http://ohcdphila.org/publication/s/housing-trust-fund/ https://phila.legistar.com/view.a-sho?m=&D=6317904&GUID=650932E1-078E-4BAC-81A0-4894B80F6619		
Affordable accessory dwelling units (backyard or in-law units)		N						
Anti-displacement strategies for major transit and/or other public investments		N						Only as required by federal law
Prioritization of new affordable housing in specific areas		Y						preference points for public subsidy for projects in high opportunity neighborhoods
Zoning incentives/density bonus for affordable housing		Y		Renters 50 - 60% AMI, owners 70 - 80% AMI	policy just adopted; admin/regs to be created next			New voluntary Mixed Income Housing policy w density and heigh bonuses for rental and for sale adopted June 2018
Streamlining land use approvals for affordable housing		Y		large market rate projects as well as all affordable housing projects				Development Services Committee provides developers of large scale projects with an understanding of expectations from various City Departments and Review Boards (Zoning, Streets Department, Licensing and Inspections, Historic Commission, Civic Design Review, Office of Economic Opportunity etc.)
Anti-displacement zoning overlay district		N						
Community benefits agreements and/or policies		L						Policy creates Registered Community Organizations (RCOs) that facilitate dialogue/communication between neighborhood residents and developers that can lead to voluntary Community Benefit Agreements privately negotiated
Community ownership/control of land								
Community land trusts		N						Community Land Trusts exist, but no city policy that supports them
Limited equity cooperative housing		N						Cooperative housing exists, but no city policy supports it
Increase pathways to affordable homeownership		Y	data regularly released on # of households served					some limited down payment assistance programs
Community land bank		Y						Philadelphia Land Bank policy directs it to acquire & dispose of land for market rate, commercial, green space, and affordable but green space & affordable has been limited so far
Public land prioritized for affordable housing		L						affordable housing developers often get public land for nominal value, but public land also sells at assessed value for market rate developers/uses; priority for affordable vs market rate is case by case
Local business, cultural, and religious institution stabilization								
Small business supports and technical assistance		Y						
Rent control for small businesses		N						
Expansion of business and/or nonprofit ownership of commercial space		L						limited funding for corridor mixed use development by Community Development Corporations
Small business impact mitigation for transit/infrastructure construction		N						very small amounts of funds for Phila Water Department improvements for signage/marketing
Cultural district/corridor		Y	corridor managers report data to city on jobs, vacancy, other measures quarterly; Storefront Improvement Program data released annually	around 20 corridors, most of which are LMI				Storefront Improvement Program, Targeted Corridor Management Program, InStore, CDC Tax Credit, new CDC grant program
Affordable housing development support for nonprofits/ religious institutions		Y						Philadelphia's Development Services Division provides assistance to all developers that come to them for help, regardless of organizational structure.
Institutionalizing anti-displacement in plans and systems								
Assessment of Fair Housing/Analysis of Impediments		Y	reports in annual CAPER on advancement of strategies		creating a Housing Action Plan, now in process			Phila AFH approved by HUD 12/2016; Phila using AFH when creating annual Consolidated Plan
Anti-displacement strategies in housing and other related plans		L						In Consolidated Plan, in process for Housing Action Plan
Adoption of comprehensive anti-displacement plan		N						
Anti-displacement task force/advisory group		N						
Data collection and reporting		N						
Rental properties registry		N						
Communities at risk of displacement involved in decisionmaking		N						
Other (please add below)								
Tax Abatement		Y		all/citywide	Debates over modification of this policy are ongoing		limited to 10 years or less under state law; state law limits ways abatement can be provided due to need for compliance with Constitutional uniformity clause	existing policy since 2000 gives 10-Year Tax Abatement to all new construction and significant rehab (without any special consideration for displacement or affordability)

Portland	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?
Tenant protections							
Rent stabilization/rent control	Low: Other coalitions and networks leading this initiative	N	N/A	Renters that are disproportionately low income and Communities of Color	Yes, while currently pre-empted by the state legislature, efforts are underway to lift the preemption or establish a state standard		State statute preemption; significant political opposition
Just cause eviction protection	Low: Other coalitions and networks leading this initiative	N	N/A	Renters that are disproportionately low income and Communities of Color	Yes, while currently pre-empted by the state legislature, efforts are underway to lift the preemption or establish a state standard		State statute preemption; significant political opposition
Source of income non-discrimination (e.g. Section 8)	None: Policy already exists in some form	Y	No measurement mechanism	Renters that are disproportionately low income and Communities of Color	No	https://olis.leg.state.or.us/liz/2013R1/Downloads/MeasureDocument/HB2639/Enrolled	N/A
Right to legal counsel for tenants facing evictions	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	Renters that are disproportionately low income and Communities of Color	No		N/A
Reducing tenant harassment by landlords	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	Renters that are disproportionately low income and Communities of Color	No		N/A
Ban the box on housing for people with criminal records	Low: Other coalitions and networks leading this initiative	N	N/A	Renters that are disproportionately low income and Communities of Color	Yes, efforts are underway to change state statute to ban the box as well as create sideboards locally on what can be considered and when if state statute remains unchanged	https://www.oregonlegislature.gov/bills_laws/ors/ors090.html	State statute preemption; significant political opposition
Limitations on condominium conversions	None: Policy already exists in some form	Y	No local measurement mechanism, limited state measurement	Renters that are disproportionately low income and Communities of Color that can access personal capital or debt to purchase unit	No	https://www.oregonlaws.org/ors/100.305	State statute preemption; minimal political interest
Tenant opportunity to purchase/first right of refusal	Possible Portland ADPN Action Priority: To be finalized ASAP	N	N/A	Renters that are disproportionately low income and Communities of Color that can access personal capital or debt to purchase unit	Yes, one member of City Council is working to develop a policy to allow this option, lack of funding is a major impediment		Undetermined
Proactive rental inspections	Possible Portland ADPN Action Priority: To be finalized ASAP	N	N/A	Renters that are disproportionately low income and Communities of Color	No		N/A

Regulation of short-term rentals (e.g. AirBnB)	None: Policy already exists in some form	Y	The policy puts a number of property owners out of compliance (limit to number of days unit can be listed) there was no additional funds allocated for enforcement. This limits its effectiveness. Improvements on enforcement have brought an increase in compliance	Homeowners that are disproportionately higher income and white	Yes, refinements are ongoing on data sharing and regulatory compliance	https://www.portlandoregon.gov/bds/65603	N/A
Rental or utilities assistance	None: Policy already exists in some form	Y	Very effective, currently prioritized for households at risk of or currently experiencing homelessness	Households at risk of or currently experiencing homelessness	Yes, there is currently a pilot program for a local voucher option rather than only short term assistance	https://multco.us/joint-office-homeless-services	N/A
Preserve existing affordable housing							
Property tax assistance for low-income homeowners	None: Policy already exists in some form	Y	Very effective at lower the cost of homeownership in the first 10 years	Low-income homeowners that are disproportionately Communities of Color	No	https://www.portlandoregon.gov/phb/74639	State statute preemption; minimal political interest
Home repair assistance for low-income homeowners	None: Policy already exists in some form	Y	The City has two programs, grants and loans. Utilizations of the loans has been lower than desired, with knowledge of the program identified as an area with opportunity for growth	Low-income homeowners that are disproportionately Communities of Color	No	https://www.portlandoregon.gov/phb/74652	N/A
Foreclosure prevention programs	None: Policy already exists in some form	Y	Minimal local measurement mechanism in place	Low-income homeowners that are disproportionately Communities of Color	No		N/A
Probate court prevention/assistance	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	Renters that are disproportionately low income and Communities of Color	No		Undetermined
Equitable code enforcement	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	Renters that are disproportionately low income and Communities of Color	No		N/A
Deed restricted and/or public housing preservation	None: Policy already exists in some form	Y	Very effective, cornerstone of housing policy locally	Renters that are disproportionately low income and Communities of Color	No	https://www.portlandoregon.gov/citycode/28194	State and local requirements for notice of affordability expiration
Preserving affordability of unsubsidized housing	Possible Portland ADPN Action Priority: To be finalized ASAP	N	N/A	Renters that are disproportionately low income and Communities of Color	No		N/A
Early warning system for at-risk affordable housing	None: Policy already exists in some form	Y	Minimal local measurement mechanism in place	Renters that are disproportionately low income and Communities of Color	No		N/A

Small rental acquisition and/or rehab program	None: Policy already exists in some form	Y	Not effective, no private owners are interested in participating	Property owners	No	https://www.portlandoregon.gov/phb/article/633254	N/A
Mobile home park preservation	Low: Other coalitions and networks leading this initiative	Y/N	Needs around home repair and energy efficiency funding, and rent increases in parks.	Renters and homeowners that are disproportionately low income and Communities of Color	Mobile Home zoning project in process to preserve parks	https://www.oregon.gov/ohcs/Pages/manufactured-dwelling-park-directory-oregon.aspx https://www.portlandoregon.gov/bps/76383	State statute preemption; minimal political interest
Equitable development and expanding affordable housing							
One-to-one replacement for redevelopment of subsidized units	None: Policy already exists in some form	Y	Effectiveness is based on available resources when replacement occurs	Renters that are disproportionately low income and Communities of Color	No		N/A
Right to return/resident preference policy for new projects	None: Policy already exists in some form	Y	Effective, improvements needed	Renters and homeowners that are disproportionately low income and Communities of Color	Yes, refinements are ongoing to align the policy with existing programs	https://www.portlandoregon.gov/phb/74540	N/A
Affordability requirements in new developments (Inclusionary)	None: Policy already exists in some form	Y	Effective, has been a requirement for less than 16 months	Developers	No	https://www.portlandoregon.gov/phb/72698	State statute preemption; significant political opposition
Increase funding for affordable housing	None: Policy already exists in some form	Y	Effective, major increases in TIF, Bond, CET, TLT taxes recently	Taxpayers	Yes, a bond referral across the Metro region will be on the November ballot along with a constitutional change on the use of bond funds which would allow for additional leverage in affordable housing development		N/A
Affordable accessory dwelling units (backyard or in-law units)	None: Policy already exists in some form	Y	Minimal local measurement mechanism in place	Homeowners that are disproportionately higher income and white	No		N/A
Anti-displacement strategies for major transit and/or other public investments	Low: Other coalitions and networks leading this initiative	N	Effectiveness depends on the project and following through on housing goals	Public agencies	It depends on the project	One current effort: https://www.portlandoregon.gov/bps/73445	N/A
Prioritization of new affordable housing in specific areas	None: Policy already exists in some form	Y	Effective, improvements needed	Renters that are disproportionately low income and Communities of Color	No		N/A
Zoning incentives/density bonus for affordable housing	None: Policy already exists in some form	Y	Effective, has been a requirement for less than 16 months	Developers	Yes, current land use and zoning projects all have affordable housing bonuses	https://www.portlandoregon.gov/bps/71903 https://www.portlandoregon.gov/bps/67728	State statute preemption; significant political opposition
Streamlining land use approvals for affordable housing	None: Policy already exists in some form	Y	Effective, internal review process and project staff	Affordable Housing Developers	No		N/A

Anti-displacement zoning overlay district	Possible Action Portland ADPN Priority: To be finalized ASAP	N	N/A	Developers	No		N/A
Community benefits agreements and/or policies	Education priority for Portland ADPN: Learning from other jurisdictions	Y/N	Existence and effectiveness depends on individual projects	Public agencies	No		N/A
Community ownership/control of land							
Community land trusts	Education priority for Portland ADPN: Learning from other jurisdictions	Y	Concerns about limited equity building, especially for communities of color who have historically been denied benefits of homeownership	Renters and homeowners that are disproportionately low income and Communities of Color	No		N/A
Limited equity cooperative housing	Education priority for Portland ADPN: Learning from other jurisdictions	Y/N	Concerns about limited equity building, especially for communities of color who have historically been denied benefits of homeownership	Renters and homeowners that are disproportionately low income and Communities of Color	No		N/A
Increase pathways to affordable homeownership	None: Policy already exists in some form	Y	Effectiveness has been a challenge. Barriers are largely market based - inventory and cost	Low-income homeowners that are disproportionately Communities of Color	Reexamining program models to better adapt to a quickly changing market		N/A
Community land bank	None: Policy already exists in some form	Y/N	Effective, improvements needed	Low-income homeowners that are disproportionately Communities of Color	No		N/A
Public land prioritized for affordable housing	Education priority for Portland ADPN: Learning from other jurisdictions	Y/N	Effective, internal review process only for city not county or school district	Public agencies	No		N/A
Local business, cultural, and religious institution stabilization							
Small business supports and technical assistance	Low: Other coalitions and networks leading this initiative	N	N/A	MWESB small businesses	No	https://prosperportland.us/ portfolio-items/inclusive- business-resource-network/	N/A
Rent control for small businesses	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	MWESB small businesses	Yes, an affordable commercial FAR bonus is being developed	https://prosperportland.us/ portfolio-items/affordable- commercial-tenanting/	Undetermined
Expansion of business and/or nonprofit ownership of commercial space	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	Non-profit organizations and MWESB small businesses	No		N/A
Small business impact mitigation for transit/infrastructure construction	Low: Other coalitions and networks leading this initiative	N	N/A	MWESB small businesses	No		N/A

Cultural district/corridor	Education priority for Portland ADPN: Learning from other jurisdictions	N	N/A	Communities who have been or at risk for displacement	No	https://prosperportland.us/wp-content/uploads/2016/08/NECDI-Action-Plan-web.pdf	N/A
Affordable housing development support for nonprofits/ religious institutions	Low: Other coalitions and networks leading this initiative	Y/N	Effective, improvements needed	Affordable Housing Developers	No		N/A
Institutionalizing anti-displacement in plans and systems							
Assessment of Fair Housing/Analysis of Impediments	None: Policy already exists in some form	Y	Somewhat effective, enforcement actions needed	Renters that are disproportionately low income and Communities of Color	No		Administrative enforcement occurs at the State level
Anti-displacement strategies in housing and other related plans	None: Policy already exists in some form	N	Existence and effectiveness depends on individual projects	Renters and homeowners that are disproportionately low income and Communities of Color	It depends on the project		Undetermined
Adoption of comprehensive anti-displacement plan	None: Policy already exists in some form	Y	Not effective, many policies have yet to be implemented	Public agencies	It depends on the policy		State established planning land use standards
Anti-displacement task force/advisory group/internal infrastructure	Education priority for Portland ADPN: Learning from other jurisdictions	N	Previous community coalition had significant policy wins	Public agencies and community based organizations	No	http://www.livingcully.org/programs/advocacy-and-leadership/coalition-advocacy-efforts/	N/A
Data collection and reporting	None: Policy already exists in some form	Y	Effective, improvements needed	Public agencies	No		N/A
Rental properties registry	Low: Other coalitions and networks leading this initiative	Y/N	In process, to be initially implemented in next two weeks	Renters that are disproportionately low income and Communities of Color	Yes, requirement is being drafted currently with a hearing scheduled for July 19		N/A
Communities at risk of displacement involved in decision-making	Low: Other coalitions and networks leading this initiative	Y/N	Existence and effectiveness depends on individual projects	Public agencies	It depends on the project		N/A

Saint Paul	What level of a priority is this for your team? (Low, medium, high)	Is there a policy in place currently? (Y/N)	If yes, how effective is the policy? How do you measure effectiveness?	Which population does this policy impact?	Are there efforts currently underway to strengthen the existing policy or create a new policy? If so, please briefly describe.	Please provide a link to the policy and/or any related documents or reports, if applicable.	How do state laws and/or political climate impact this?	Other notes
Tenant protections								
Rent stabilization/rent control		N						
Just cause eviction protection		N						
Source of income non-discrimination (e.g. Section 8)		N						
Right to legal counsel for tenants facing evictions		N						
Reducing tenant harassment by landlords		Y	Not very					DSI
Ban the box on housing for people with criminal records		N						
Limitations on condominium conversions		N						
Tenant opportunity to purchase/first right of refusal		N						
Proactive rental inspections		Y	Unclear					Fire C of O program - focused on safety
Regulation of short-term rentals (e.g. AirBNB)		Y	Unclear					New policy in 2017
Rental or utilities assistance		Y	Not very					Ramsey County
Preserve existing affordable housing								
Property tax assistance for low-income homeowners		Y	Unclear					State Property Tax Refund - reimbursement
Home repair assistance for low-income homeowners		Y	Effective for participants					Funds are limited
Foreclosure prevention programs		Y	Effective for participants					HOC reporting
Probate court prevention/assistance		N						Is this probate or housing court?
Equitable code enforcement		Y	Not very					How is equity defined? Need to consider cultural aspects
Deed restricted and/or public housing preservation		Y						Preservation of existing subsidized is a City priority
Preserving affordability of unsubsidized housing		Y	Not very - limited					
Early warning system for at-risk affordable housing		Y	Limited					
Small rental acquisition and/or rehab program		Y	Limited					New pilot program in 2017 - small scale
Mobile home park preservation		N						NA for Saint Paul
Equitable development and expanding affordable housing								
One-to-one replacement for redevelopment of subsidized units		Y	Unclear					Seems to vary by funding source
Right to return/resident preference policy for new projects		N						
Affordability requirements in new developments (Inclusionary)		N						But Yes on Ford site
Increase funding for affordable housing		N						No policy, but we lobby for increased funding
Affordable accessory dwelling units (backyard or in-law units)		Y	Limited					Limited now, but efforts underway to expand

Anti-displacement strategies for major transit and/or other public investments		N	Limited					Unclear if there is broad policy on this - but there are examples: loans/assistance for small businesses impacted by Green Line construction
Prioritization of new affordable housing in specific areas		Y	Limited					Qualified Allocation Plan for LIHTC gives points for new construction outside Qualified Census Tracts
Zoning incentives/density bonus for affordable housing		N						
Streamlining land use approvals for affordable housing		N						
Anti-displacement zoning overlay district		N						
Community benefits agreements and/or policies		Y	Limited					Some use on specific projects - soccer stadium
Community ownership/control of land								
Community land trusts		Y	Limited					Efforts underway to expand
Limited equity cooperative housing		Y	Limited					
Increase pathways to affordable homeownership		Y	Limited					Efforts underway to expand
Community land bank		Y	Limited					
Public land prioritized for affordable housing		Y	Limited					Points for LIHTC projects on HRA-owned land
Local business, cultural, and religious institution stabilization								
Small business supports and technical assistance		Y						
Rent control for small businesses		N						Rondo CLT commercial land trust project underway
Expansion of business and/or nonprofit ownership of commercial space		N						
Small business impact mitigation for transit/infrastructure construction		Y	Limited					Small business loans/assistance during Green Line construction
Cultural district/corridor		Y	Unclear					Effectiveness is unclear
Affordable housing development support for nonprofits/ religious institutions		Y						Non-profit developers are active in Saint Paul
Institutionalizing anti-displacement in plans and systems								
Assessment of Fair Housing/Analysis of Impediments		Y	All complete					Working on implementation
Anti-displacement strategies in housing and other related plans		Y	Limited					SMAPL; high-level policy language on need to prevent displacement
Adoption of comprehensive anti-displacement plan		N						
Anti-displacement task force/advisory group		Y						The Twin Cities ADN team; also City Fair Housing Working Group
Data collection and reporting		Y	Limited					Just starting this conversation
Rental properties registry		Y	Effective					Fire C of O program; doesn't include informal rentals
Communities at risk of displacement involved in decisionmaking		?	Limited					Needs definition - there are some examples of this, but lots of places where it's not happening
Other (please add below)								

San José

What level of a **priority** is this for your team? (L/M/H)

Is there a **policy** in place currently? (Y/N)

If yes, how **effective** is the policy? How do you measure effectiveness?

Which **population** does this policy impact?

Are there efforts currently underway to **strengthen** the existing policy or **create** a new policy? If so, please briefly describe.

Please provide a **link** to the policy and/or any related documents or reports, if applicable.

How do **state laws** and/or **political climate** impact this?

Other **notes**

Tenant protections								
Rent stabilization/rent control		Y	Marginally effective; historical rent increases average under 5% cap allowed in Apartment Rent Ordinance, but utility spikes now also included.	Renters in buildings of 3+ units built before 1979; population is disproportionately Latino, low-income, lower educational attainment & Limited english proficiency.	Proposition 10 on the Nov. CA ballot would repeal State Costa Hawkins Law.	http://www.sanjoseca.gov/DocumentCenter/View/73543 http://www.sanjoseca.gov/DocumentCenter/View/62894	State Costa Hawkins law prevents San José from expanding rent control beyond units built after 1979 or from continuing to control rents upon vacancy.	
Just cause eviction protection		Y	Effective at eliminating no-cause evictions; data collected on notices do not necessarily indicate actual evictions	Tenant Protection Ordinance covers all renters in properties with 3+ units (does not cover duplexes)	No.	http://www.sanjoseca.gov/index.aspx?nid=5518		Tenants mostly don't have attorneys. Courts are unsympathetic to tenants - ex/ Case when a tenant was evicted for keeping a toolbox in their backyard as a material lease violation even when he moved the toolbox somewhere else.
Source of income non-discrimination (e.g. Section 8)		In progress	Time for voucher holders to find an apartment - but that is affected by many factors	Low-income tenants with Section 8 or rapid rehousing coupons from City or Co. Voucher holders are disp. Black, Latino, women, disabled, and families.	Creating; framework going to Council in 8/2018	Not available.		
Right to legal counsel for tenants facing evictions		N	1440 tenants assisted per year.	Low-income tenants, primarily ARO tenants.	No new policy, but City is funding \$500K in CDBG for legal services for each of next 2 years	http://www.sanjoseca.gov/index.aspx?nid=4662	Prop F for right to legal council in eviction proceedings pass in San Francisco passed June 2018.	
Reducing tenant harassment by landlords		N						
Ban the box on housing for people with criminal records		N					AB 1008 took effect January 1, 2018. Delays background checks until after conditional offer.	
Limitations on condominium conversions		Y	Measure development/building permits	Renters, landlords, and developers	Yes, as part of the Apartment Rent Ordinance.	http://sanjose.granicus.com/Viewer.php?view_id=&event_id=2680&meta_id=628023	CA Ellis Act allows for relocation assistance.	
Tenant opportunity to purchase/first right of refusal		Y	Not effective if tenants don't have funding to purchase, Number of tenants who choose to reoccupy units coming back on the market	Tenants in rent-stabilized buildings get right of first refusal to return to units after back on the market	No.	http://www.sanjoseca.gov/index.aspx?NID=5517	CA Ellis Act subjects tenants of rent-stabilized buildings to first right of refusal.	City does not have a general policy for tenants right to purchase affordable or rent-stabilized properties. Tenants are often offered market-rate rents, so unclear that tenants can afford to return to their apartments.

Proactive rental inspections		Y	12,000 units per year. San Jose program has resulted in a 29 percent increase in housing quality for covered multifamily units versus uncovered single-family units in the first 13 years of the program.	Tenants	No	http://www.policylink.org/sites/default/files/pl-report-oak-housing-070715.pdf		
Regulation of short-term rentals (e.g. AirBNB)		Y	Measure ToT Tax collection & Transient Occupancy Registration Certificate	Homeowners	No	http://www.sanjoseca.gov/DocumentCenter/View/73546	None at this time.	
Rental or utilities assistance		Y	Regional focus on homelessness prevention will come up with outcome metrics and City will echo	Formerly homeless individuals and families get rapid rehousing rental vouchers	Yes, in process of converting to a City/County program.	http://www.sanjoseca.gov/index.aspx?nid=4662	Has been a priority for the State. SB2 the Building Homes and Jobs Act and a \$500M general fund appropriation in the 2018-2019 budget will pay for homeless prevention including rapid rehousing.	
Preserve existing affordable housing								
Property tax assistance for low-income homeowners		N			No		Proposition 5 on the November 2018 ballot would make low property taxes more portable for elderly homeowners.	
Home repair assistance for low-income homeowners		Y	Demand exceeds supply; # of HHs assisted is evaluated yearly in federal CAPER report. Program is for minor repairs.	Low income homeowners, mobile home owners	No	http://www.sanjoseca.gov/index.aspx?NID=1328		
Foreclosure prevention programs		N		Foreclosure rates are low at this time, unknown.	No			San José operated foreclosure help programs during the downturn but they ceased with elimination of redevelopment and end of the downturn.
Probate court prevention/assistance		N						
Equitable code enforcement		N						Proactive code enforcement in CDBG low-mod neighborhoods is part of federal funding strategies above.
Deed-restricted and/or public housing preservation		Y	Deed restrictions typically last for 50 years.	ELI, VLI, LI, Mod residents.	No		The City is focused on production of new housing at this time	San Jose has no Public Housing, the majority of affordable units is deed restricted and privately owned. Homeowner units use equity share rather than deed restrictions. City plans for expiring deed-restrictions in Housing Element.

Preserving affordability of unsubsidized housing		N		Mobilehome parks and rent stabilized apartment residents.	No			Proposition 10 will be on the ballot and would reform Costa Hawkins and would allow local governments to strengthen rent stabilization laws.
Early warning system for at-risk affordable housing		N						City maintains list of when affordable restrictions expire.
Small rental acquisition and/or rehab program		N						
Mobile home park preservation		Y	There have not been any applications for conversion for many years, effective so far	Mobile home homeowners typically low income	Yes. In the process of land use designating 2 mobilehome parks to mobile home designations.	Resolution No. 78166		
Equitable development and expanding affordable housing								
One-to-one replacement for redevelopment of subsidized units		Y	Applies only to units unders rent stabilization.	Landlords and renters	No.	http://www.sanjoseca.gov/index.aspx?NID=5517	CA Ellis Act	
Right to return and resident preference policy for new projects		Y	Does not ensure right of return to same building or neighborhood	Renters and Property Managers	Yes. Currently developing tenant preferences: Anti-Displacement, Live/Work locally, Disaster victim. Draft policy to Council early 2019	http://www.sanjoseca.gov/index.aspx?nid=1281	State Fair Housing Laws	
Affordability requirements in new developments (Inclusionary)		Y	Measuring how many units are built on site and inclusionary fees collected	Developers and potential renters/homebuyers	Yes, Small project inclusionary housing project	http://www.sanjoseca.gov/index.aspx?NID=3979		
Increase funding for affordable housing		Y	Effective, but more funding is needed.	ELI, VLI, LI, Mod residents.	Yes, the City is considering a City General Obligation Bond.		Has been a priority for the state in recent years. SB 2, \$500 M General Fund allocation, possible \$4B bond. Funding is still quite limited.	
Affordable accessory dwelling units (backyard or in-law units) Garage Conversion		Y	Measuring # of ADU Permits submitted and passed final review	Single family homeowners	No.	http://www.sanjoseca.gov/adus	Priority for the State. State law passed by SB 229 and AB 494 provides fee assistance and clarification of ADU fees	There were more permits for ADUs in San Jose Q1 2018 than MFH.
Anti-displacement strategies for major transit and/or other public investments		N			The City and Transit agency are looking at possible impacts of regional rail extention into Downtown San Jose.	http://www.vta.org/bart/tod-access-study		
Prioritization of new affordable housing in specific areas		Y	North San Jose, Diridon, Light Rail Stations		Yes, possible action on prioritizing partial restricted affordable developments is occurring in context of Housing Crisis Workplan and annual General Plan review.			Each Urban Village has its own 25% Affordable Housing goal (not a requirement) per the General Plan, and 100% affordable developments may go in an advance horizon for those UVs not yet open to residential development.

Zoning incentives/density bonus for affordable housing		Y	Not very effective. Number of developments making use of DB is very limited as City has high density ranges as a default.		No.	http://www.sanjoseca.gov/index.aspx?NID=2107	CA State Law on Density Bonuses 65915	
Streamlining land use approvals for affordable housing		Y	New law; haven't seen it used yet in San José	Developers, low-income renters	Part of Housing Crisis Response Workplan is to clarify local procedures for use of SB 35 streamlining	http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB35	Lots of interest at State level to preempt local control to build more housing. New State law SB 35 provides streamlined approvals for certain projects over 50% restricted affordable given that San José has not met its state affordable housing production goals (RHNA)	San José used to offer priority land use entitlement processing for affordable housing developments, but stopped offering that given its current 'jobs first' General Plan 2040.
Anti-displacement zoning overlay district		N						There are affordable housing overlays in Berkeley, Northbay, and Palo Alto.
Community benefits agreements and/or policies		N						Members of group would like to discuss.
Community ownership/control of land								
Community land trusts		N			Yes, possible strategy as part of Mayor's Housing Crisis Response workplan.		State law is supportive of building community land trusts but local jurisdictions have high market value for land at the moment which makes purchasing land difficult; potentially politically infeasible as push for ASAP production is strong	
Limited equity cooperative housing		N						
Increase pathways to affordable homeownership		Y		Low- and moderate-income homebuyers	No	http://www.sanjoseca.gov/index.aspx?NID=1322		Size of soft second needed for mod-income 110% household to buy a condo is currently \$500K and rising; to get back into this business, limited assistance available through local Housing Trust; City would have to change its homebuyer loan model from an equity share to another structure to ensure continued affordability.
Community land bank		N			Yes, per the 2018 Housing Crisis Response Plan, Council has directed staff to explore CLT	N/A	Not at this time	
Public land prioritized for affordable housing		Y	City does not have many surplus parcels, so of limited effectiveness.	Developers, low-income renters	No	http://www.sanjoseca.gov/documentcenter/view/57079	CA law dictates requirements for surplus parcels affordable housing use.	

Local business, cultural, and religious institution stabilization								
Small business supports and technical assistance		Y	# of business permits (based on size) and OED reports	Small business owners	No	http://www.businessownerspace.com/	Assisting small businesses has come up through Diridon Station Area stakeholder process.	City currently has a small business ally that acts as a concierge to help with city processes, and a small business web portal.
Rent control for small businesses		N						
Expansion of business and/or nonprofit ownership of commercial space		N						
Small business impact mitigation for transit/infrastructure construction		Y		Small business owners, some in lower-income neighborhoods	No	http://www.vta.org/News-and-Media/Connect-with-VTA/Relief-Coming-for-Alum-Rock-Businesses#.Wz-mG-4vyUk		Need to check with City's Office of Economic Development and DOT. VTA assisted small businesses along Alum Rock during BRT construction.
Cultural district/corridor		Y	Several Cultural Districts: Mexican Heritage Plaza, Little Saigon, Japantown, Little Italy, Little Portugal	Local artists and SJ residents	No	https://sanjose.legistar.com/LegislationDetail.aspx?ID=3512944&GUID=52ABE23F-BABE-427E-A995-68DD0F4932DC&Options=&Search=		Under the 2018 Housing Crisis Response Plan, Council directed staff to study allowing mixed use housing on established small business corridors such as Calle Willow and 13th Street. Study must consider a cultural preservation component e.g. need for small business spaces and culturally appropriate design elements and incentives for affordable housing.
Affordable housing development support for nonprofits/ religious institutions		N						Churches selling properties could be an opportunity.
Institutionalizing anti-displacement in plans and systems								
Assessment of Fair Housing/Analysis of Impediments		Y	The City intends to report progress on the Analysis of Impediments in the next CAPER report to HUD.		Yes. In August, 2018, staff intends to ask for Council direction to pursue an Assessment of Fair Housing format as opposed to a conventional Analysis of Impediments.	http://www.sanjoseca.gov/index.aspx?NID=1292		
Anti-displacement strategies in housing and other related plans		Y	Effective.		Yes. Anti-displacement strategies are in the City General Plan.			
Adoption of comprehensive anti-displacement plan		N			Yes, Council directed staff to develop a comprehensive anti-displacement strategy.			
Anti-displacement task force/advisory group		Y	Effective in engaging a group of stakeholders on anti-displacement.		SAAG displacement and PolicyLink group now exist; work on comprehensive anti-displacement plan will widen stakeholder group.	http://www.sanjoseca.gov/index.aspx?NID=6000		

Data collection and reporting		Y			As Urban Village Plans are adopted, they now include baseline housing stock analyses including an assessment of rent stabilized, mobilehome, deed restricted, and market rate housing.	http://sanjoseca.gov/index.aspx?NID=4032		
Rental properties registry		Y	In effect	Units, buildings, tenants, and rents in rent-stabilized buildings	No			
Communities at risk of displacement involved in decisionmaking		Y	Mayfair community has been actively involved with an affordable housing development in their neighborhood to mitigate displacement and overcrowding. Housing Community and Development Commission has low-income and tenant represenatives.	Those at risk of displacement.	Yes.			
Other (please add below)								