



Housing Policy Toolkit

SAN JOAQUIN COUNTY



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About SJCOC

Created in 1968, the San Joaquin Council of Governments (SJCOC) is a joint-powers authority comprised of the County of San Joaquin and the cities of Stockton, Lodi, Manteca, Tracy, Ripon, Escalon, and Lathrop. The role of SJCOC is to foster intergovernmental coordination within San Joaquin County and with neighboring jurisdictions, other regional agencies in the San Joaquin Valley, the state of California, and various Federal agencies.



About Enterprise Community Partners

Enterprise is a national nonprofit that develops programs, advocates for policies and delivers the capital to preserve and develop affordable housing for low-income families. Over 35 years, Enterprise has created nearly 600,000 homes, invested more than \$43 billion and touched millions of lives. Our Northern California office, which includes staff based in Stockton, seeks solutions to a range of the most relevant and pressing affordable housing issues facing Californians. As an intermediary, Enterprise provides technical assistance, convenes practitioners and advocacy coalitions, and collaborates with cross-sector partners including but not limited to public agencies, community-based organizations, affordable housing developers, researchers and academics, and funders.



About UC Davis' Center for Regional Change

Launched in 2007, the CRC is a catalyst for innovative, collaborative, and action-oriented research. It brings together faculty and students from different disciplines, and builds bridges between university, policy, advocacy, business, philanthropy and other sectors. The CRC's goal is to support the building of healthy, equitable, prosperous, and sustainable regions in California and beyond. The CRC is housed within and with the support from the UC Davis College of Agricultural and Environmental Sciences



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INTRODUCTION

Prior to the onset of the COVID-19 pandemic (and certainly during), San Joaquin County was seeing an increase in housing costs without a correlated increase in wages or overall income. In the City of Stockton alone, many residents saw a 29% increase in rent between 2014-2019¹. Since then, the pandemic has exacerbated the housing crisis leaving many residents at risk of displacement and homelessness. The need to keep people in place has never been greater so it is imperative that local agencies not only explore but implement policies that offer immediate protections for residents that can transition into long-term permanent housing solutions.

Consider: Which tenants will be eligible? Who will lead (manage) the program? Where will funding to cover administrative, staff costs, program delivery, etc. come from? What would success metrics look like for the program?

Policies, and their associated impacts, do not land equally. There are several factors that contribute to the effectiveness of any one strategy. Considerations such as local and regional market strength, available tax base, political inclinations, and capacity to implement are all important variables that may dictate the success or failure of a policy or programmatic intervention.

In addition, it is important to understand where a policy fits in terms of scale, timeframe for effectiveness, type of housing issue being addressed and whether it requires external funding. The below matrix attempts to summarize how the various toolkit policies fall in consideration of these items.

Some additional questions to consider: Which tenants will be eligible? Who will lead (manage) the program? Where will funding to cover administrative, staff costs, program delivery, etc. come from? What would success metrics look like for the program?

Keep in mind that for policies that are bucketed as “Medium” or “Long” term – this means that the full realization of the associated policy goal may not be immediate but does not mean that work on any of these strategies could not begin right away. Often, these strategies do include the need for advanced planning and strategizing ahead of implementation.

The policies included in this toolkit were identified in the White Paper on Anti-Displacement Strategy Effectiveness prepared for the California Air Resources Board (CARB)², A Multi-Dimensional Approach to Affordable Housing Policy: Learning from Climate Change Policy³, Transit-Oriented Displacement or Community Dividends: Understanding the Effects of Smarter Growth on Communities⁴, and various public agency resources . Definitions and case studies were compiled through using local government publications, academic literature, and anti-displacement advocacy resources.

- The policies included in this toolkit were identified in multiple sources, see foot notes for full citations.
- Definitions and case studies were compiled through using local government publications, academic literature, and anti-displacement advocacy resources.

1 Apartment List January 2020 Rent Report, Chris Salviati.

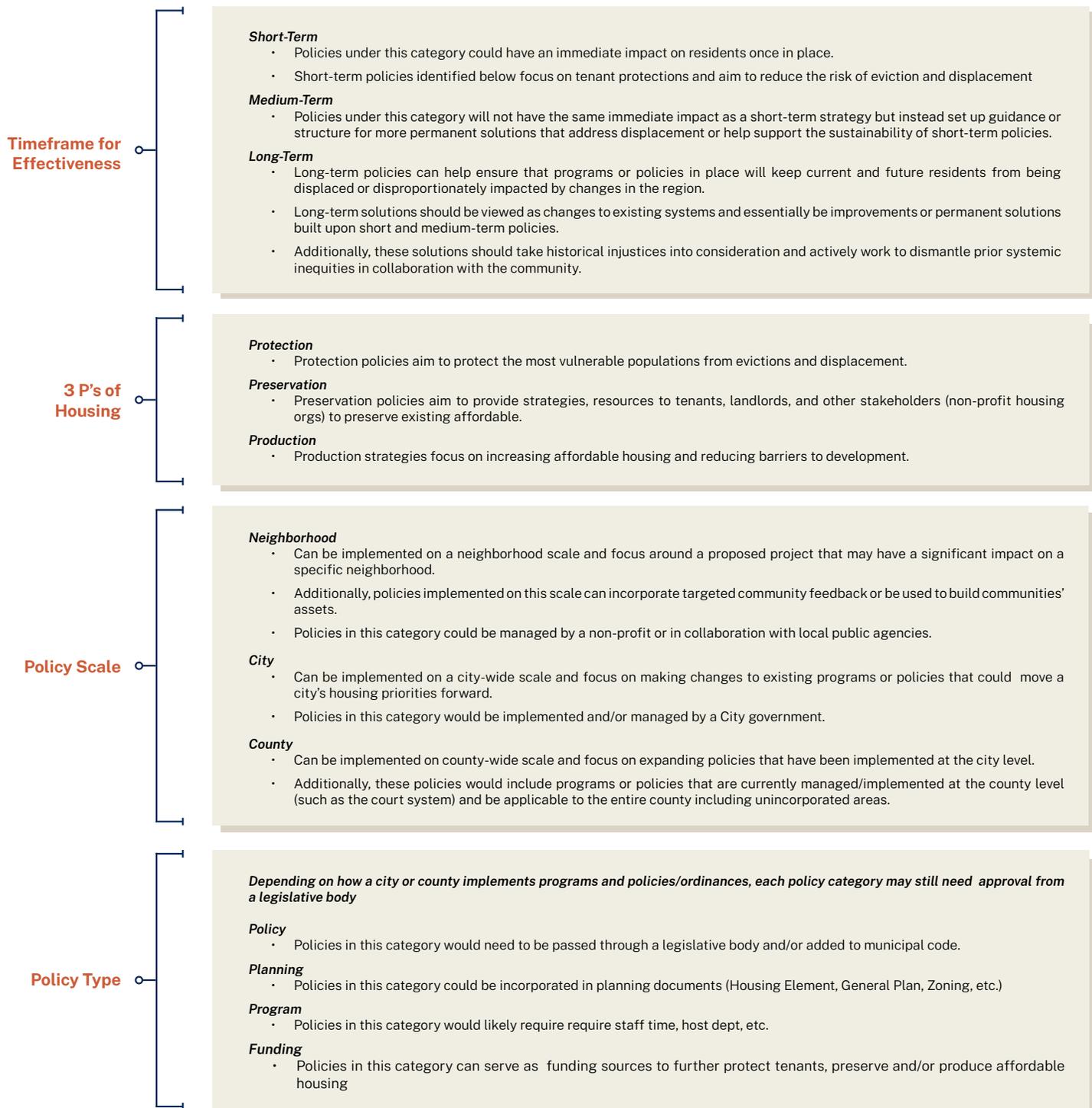
2 White Paper on Anti-Displacement Strategy Effectiveness, Karen Chapple and Anastasia Loukaitou-Sideris; 2021

3 A multi-dimensional approach to affordable housing policy: Learning from climate change policy, Karen Chapple;2016

4 Transit-Oriented Displacement or Community Dividends: Understanding the Effects of Smarter Growth on Communities, Karen Chapple and Anastasia Loukaitou-Sideris

While many public agencies in California have adopted anti-displacement policies, the CARB White Paper suggests that academic literature is unable to provide the level of effectiveness for some of the policies due to factors such as local policies and neighborhood context.

This menu is intended for SJCOG member jurisdictions to identify new strategies that can address -displacement concerns and strengthen or improve existing policies to support housing security. Case studies in this section have been included for further exploration by local jurisdictions.



Community, Diversity, and Displacement Study
Housing Policy Toolkit

Strategy Name	3 P's of Housing				Strategy Scale				Strategy Type			
	Protection	Preservation	Production	Neighborhood	City	County	Policy	Planning	Programming	Funding/Fee		
Short-Term												
Proactive Code Enforcement		•			•			•				
Rental Registry	•				•		•					
Eviction Expungement	•					•						
Eviction Diversion Program	•				•	•						
Just Cause Evictions	•				•		•					
Rental Assistance Program	•				•	•						
Tenant Right to Counsel Ordinance	•				•		•					
Tenant Opportunity to Purchase		•			•							
Community Opportunity to Purchase		•			•							
Medium-Term												
Asset Building	•			•								
Condominium Conversion Restrictions		•			•		•					
Foreclosure Prevention Program	•				•							
Homeownership Program	•				•	•						
Housing Rehab Program	•				•							
Mobile Home Protections	•				•	•						
One-for-one Replacement		•			•		•					
Project-Based (Section 8) Site Preservation		•			•	•						
Rent Board	•				•							
Rent Control	•				•		•					
Permit Streamlining/Fee Reduction			•		•							
Fee Deferral			•		•							
Site Acquisition		•			•							
Single Resident Occupancy Preservation		•			•							
Long-Term												
Accessory Dwelling Units			•		•							
Affordable Housing Overlay Zones			•		•							
Community Benefit Agreements	•			•								
Community Land trusts		•			•							
Housing Elements			•		•							
Inclusionary Zoning + Developer Fees			•		•							
Land Value Recapture			•		•							•
Bonds for Housing Construction			•		•							•
Housing Trust Fund			•		•							•
Public Land Disposition			•		•							
Reduced Parking Requirements			•		•							
Station Area Plans			•		•							

PROTECTION

Eviction Diversion Program

Eviction Diversion programs can come in several forms, all of which include some level of involvement from the local court system (typically the court that oversees eviction cases). The National Center for State Courts (NCSC) promotes the usage of their [Eviction Diversion Diagnostic Tool](#) which provides jurisdictions with customized guidance and examples of eviction diversion programs. The NCSC defines a successful eviction diversion as one that “provides landlords and tenants with the time, information, and resources necessary to resolve their housing problems without prolonged litigation”.

Additionally, NCSC lists the following services⁵ as key components of an eviction defense programs :

- On-site legal aid and mediation services,
- On-site housing or financial counseling,
- Tailored referrals to legal and other service providers,
- Screening for rental and financial assistance programs,
- Assistance navigating the court process,
- Assistance negotiating or reviewing settlement agreements,
- Sealing of court records when appropriate and permissible under local law,
- User-friendly court rules and procedures,
- Technology to improve access to the court system and service providers, and
- Self-help resources for landlords and tenants⁶.

[A full summary of NCSC’s eviction models can be found here.](#)

Case Study: Philadelphia, PA

- In 2020, the City of Philadelphia created the Eviction Diversion Program (EDP) as a response to the COVID-19 pandemic.
- As of April 1, 2021, the Philadelphia Municipal Court requires Landlords seeking to evict for nonpayment of rent to apply for Phase 4 rental assistance (offers over \$97 million in federal rental and utility assistance to landlords and tenants in Philadelphia) and participate in the Eviction Diversion Program first and wait 45 days before filing in court if the issues are not resolved.
- The Eviction Diversion Program supports landlords and tenants to resolve issues through mediation.
- The Program facilitates additional resources like rental assistance and housing counselors.
- Every tenant in the Eviction Diversion Program is assigned a City-funded housing counselor.
- Housing counselors meet with tenants before mediation to complete rental assistance applications, assess finances and find out if other issues need to be addressed.
- Housing counselors attend mediation sessions along with the tenant⁷.

5 Individual courts should evaluate what services would best fit local tenants and use a combination of services.

6 Eviction Diversion Initiative (EDI) Frequently Asked Questions, National Center for State Courts.

7 Eviction Diversion Program, City of Philadelphia.

Eviction Expungement



[Wikimedia Commons](#) / Moultrie Courthouse

According to the Network for Public Health Law, evictions can be both a cause and consequence of poverty and most commonly occur due to nonpayment of rent, though there are many additional legal and illegal reasons a household could face eviction. Eviction records can trap households in cycles of poverty by preventing renters from pursuing a full range of housing options. An eviction stays on a household's rental history for up to seven years and can push families into substandard housing and homelessness. Eviction also disproportionately impacts households of color, particularly black women.

Local county courts can push to seal eviction records or make it illegal for an applicant to get denied solely for a past eviction or having a hearing. As a standalone effort it may be difficult to implement due to limited legal aid services and fair housing staff within our region. However, if coupled with additional protection programs/policies such as working with the local court system, local Housing Authority, and fair housing groups, enforcement could become possible.

[Case Study: Cleveland, OH](#)

- In 2018, the Cleveland Housing Court elected to remove eviction records from its online database and the county clerk's office.
- The Court instituted an objective criteria process for when and how the court will consider sealed-record requests.

[Case Study: Washington D.C.](#)

- In 2020, the D.C. Council unanimously passed a bill mandating eviction records be sealed within three years (within 30 days if an eviction is filed but not carried out). Courts can seal sooner at their discretion.
- The legislation also restricts landlords from using past evictions when deciding whether to rent to a prospective tenant.
- Additionally, landlords are required to tell tenants what criteria they will use when deciding whether to rent and prohibits landlords from asking about eviction history.
- If an application is denied, the landlord must tell the applicant why and give the tenant an opportunity to respond.
- Failure to do so can result in a fine of up to \$1,000.

Homeownership Programs



Photo by [Monica Cruz-Rosas](#)

Homeownership programs can offer financial and non-financial support to prospective homebuyers. Programs can be found at all levels of government including local and typically focus on assisting first time homebuyers with understanding the homebuying process, connecting them with additional resources, and providing down payment assistance or similar grants (depending on funding availability).

[Case Study: AC Boost – Alameda County, CA](#)

- AC Boost is a down payment assistance loan program designed to help households afford to buy a home in Alameda County. The program is administered by Alameda County Housing and Community Development (“HCD”) with funding provided by county voters through Measure A1.

[Case Study: First Time Homebuyer Mortgage Assistance Program \(MAP\)-Oakland, CA](#)

- The Mortgage Assistance Program (MAP) is a City of Oakland loan program, operating jointly with participating lenders, to assist low and moderate-income first-time homebuyers with the purchase of homes in the City of Oakland. MAP loans provide assistance that fills the gap between what a household can afford and the purchase price.

Just Cause Evictions

Just Cause Ordinances or a Just Cause Eviction law protects tenants from eviction by landlords without a legitimate reason. Just Cause refers to the basis of the cause or reason being justifiable according to a set of commonly held or applicable conditions which have been deemed reasonable and fair regarding both the landlord and tenant. A landlord must have a primary “just cause” reason to evict a tenant from a rental unit which is covered by a just cause ordinance. Under Just Cause Ordinances, residents are protected against arbitrary, discriminatory, or retaliatory evictions. Often, a Just Cause Ordinance is paired with a rent stabilization ordinance to ensure that landlords do not arbitrarily evict residents of rent-stabilized units for the sole purpose of being able to increase rent on a new tenant⁸.

While the [Tenant Protection Act of 2019](#) (AB 1482) has been in effect since 2020, it does not protect all renters. The most notable exemptions are as follows for just cause evictions⁹:



Transient and tourist hotel occupancy (as defined by law);



Housing accommodations in a nonprofit hospital, religious facility, licensed residential care facility for the elderly, as defined by the law;



Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school;



Owner-Occupied housing accommodations in which the tenant shares a bathroom or kitchen facilities with the owner who maintains principal residence with the residential real property;



Owner-occupied duplex in which one of the units is the owner's primary residence at the beginning of the tenancy and the owner continues in occupancy;



New Construction –housing that was issued a certificate of occupancy within the previous 15 years. This means some of the housing previously exempt under Costa Hawkins will now be subject to the State's rent control provisions.



Single-family homes and condominiums if the owner is not a real estate investment trust, a corporation, or a limited liability company in which at least one member is a corporation.

8 Just Cause Ordinances, Grand Boulevard Initiative.

9 AB-1482 Tenant Protection Act of 2019: tenancy: rent caps, California State Assembly, 2019



BerkeleySide.org / The Berkeley Rent Board Offices

[Case Study: San Jose, CA](#)

- In 2017, the City of San Jose implemented the Tenant Protection Ordinance. Under this ordinance, notices of terminations must be submitted to the Rent Stabilization Program and landlords must submit copies of notices to the City including 3-day, 30-60-90-day notices, and Summons & Complaints. Additionally, the following buildings are covered under just cause protections:
 - » Rent Stabilized Units
 - » Rental Units in any Multiple Dwelling, except permitted hotels and motels
 - » Guest rooms in any Guesthouse
 - » Unpermitted Units

[Case Study: Berkeley, CA](#)

- In the City of Berkeley, landlords can only evict tenants in buildings with eviction protections for one of 12 reasons (found [here](#)). Additionally, the City also provides special protections against owner move-in evictions, and in some situations, relocation payments.

Mobile Home Protections



Gary Reyes / [Bay Area News Group](#)

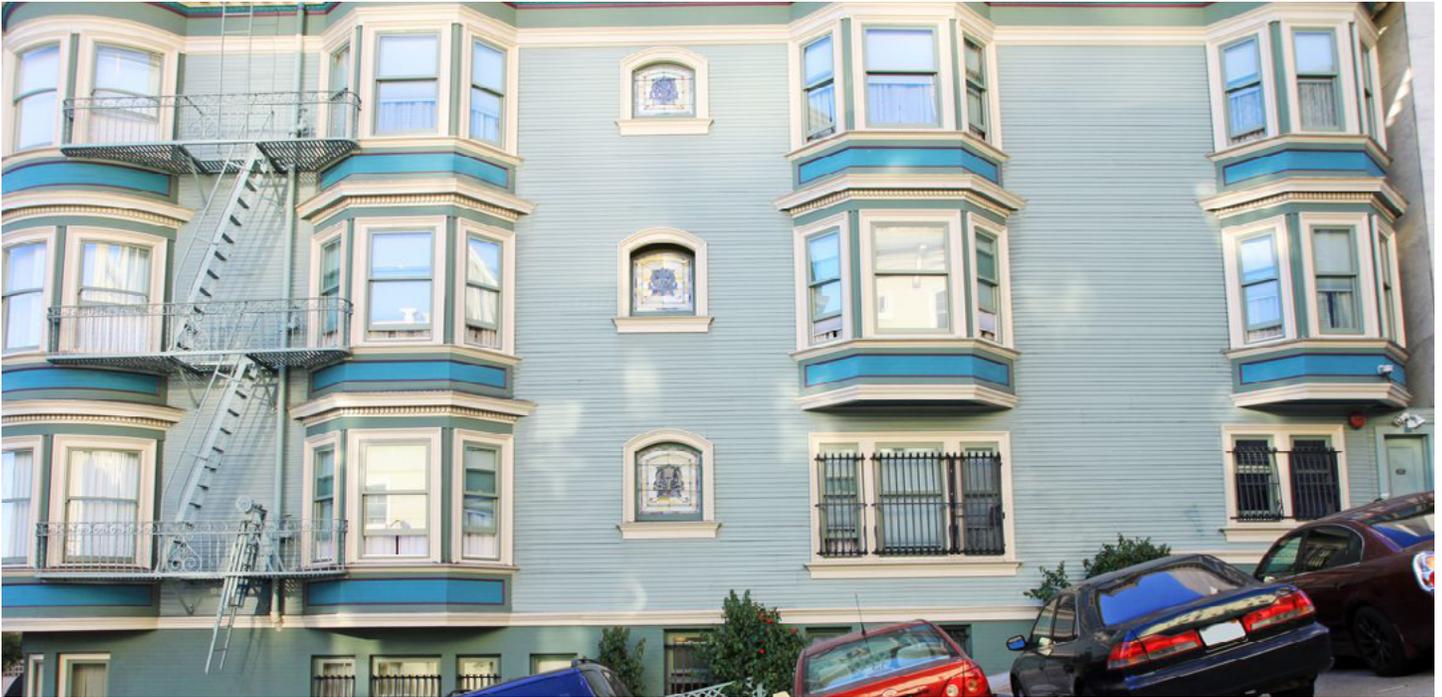
Mobile home rent control places specific rent increase restrictions on the land rented by mobile home owners, or the homes themselves. Numerous cities across the state have implemented some form of rent control for mobile homes. Despite state protections, AB 1482 does not protect tenants living in mobile homes. This currently leaves mobile home tenants susceptible to steep rent increases and/or changes in structure of utility fees (included or excluded in rent). Another form of protections that have been implemented.

[Case Study: San Jose, CA](#)

- The City of San Jose implemented a Mobile Home Rent Ordinance that aims to prevent excessive and unreasonable rent increases to mobile home park residents, to prevent an exploitation of the shortage of available mobile home lots in the city, to permit mobile home park owners to receive a fair and reasonable return, and to establish a process for rent dispute resolution¹⁰.

10 San Jose Municipal Code. Chapter 17.22 MOBILEHOME RENT ORDINANCE. Part 1, Section 020

Rent Board



[Morenovel](#) / Shutterstock

A rent board places limits on the amount of rent increases which can be charged by the landlord and on the reasons for evicting a tenant¹¹.

Case Study: San Francisco, CA

- In San Francisco, the Rent Board Commission is composed of tenant, landlord and neutral representatives appointed by the mayor. The Commission considers appeals of decisions issued by the Rent Board's Administrative Law Judges. The Commission can uphold the Administrative Law Judge's decision, remand the case to the ALJ for a partial or new hearing, or decide to hear the case themselves. The Commission's decision is final unless a Writ of Administrative Mandamus is timely filed with the Superior Court.
- The Rent Board Commission also formulates policies and promulgates the Rent Board's Rules and Regulations to implement the San Francisco Rent Ordinance ([SFRB Commission](#)). Additionally, the SF rent board is paid through rental collection of rental unit fees and has no general fund contribution in its budget. The board also has the authority to:
 - » promulgate Rules and Regulations to effectuate the purposes of the Rent Ordinance;
 - » hire staff, including administrative law judges; and
 - » conduct rental arbitration hearings, mediations, and investigatory hearings on Reports of Alleged Wrongful Eviction

11 San Francisco Rent Board, City and County of San Francisco.

Rent Control



[Uladzik Kryhin](#) / Shutterstock

The current state rent control law limits annual rent increases of 5% plus the consumer price index per year, up to 10%. Additionally, there are many exemptions from state law which include single family homes (unless split into a multi-dwelling or if the landlord is a REIT, corporation, or LLC), new tenancy, rental units built within the past 15 years (as of 2020), an owner-occupied duplex, units under local rent control law, dormitories, tenant within first year of tenancy. Local jurisdictions could impose stronger rent control ordinances to provide additional protections for tenants¹².

[City of San Jose](#)

- The City of San Jose has several ordinances for rental housing including rent stabilization for apartments and mobile homes. The city's Apartment Rent Ordinance limits approximately 38,000 apartments and keeps allowable rent increases to 5% in a 12-month period. The City of San Jose has also implemented the usage of a rent stabilized property map for the public to access and search for rent units/properties^{13 14}.

¹² California 2020 Rent Control/Eviction Protection Law, California Tenant Law.

¹³ Learn About Rent Stabilization, City of San Jose

¹⁴ The City of San Jose's Apartment Rent Ordinance has exempted specific properties and has listed additional information regarding exceptions to allowable rent increases under the Apartment Rent Ordinance. For a full list

Rental Assistance Programs



Photo by Bryan Goebel / [KQED](#)

According to the White Paper on Anti-Displacement Strategy Effectiveness for CARB, “Rental Assistance Programs (not those administered through the voucher or place-based system) are initiatives offering low-income tenants emergency funds to pay rent and stave off eviction pressures during moments of economic hardship [...] Rental assistance programs take a variety of forms, and may exist permanently or on an ad hoc basis during moments of heightened risk of residential instability [...] Through general revenue, housing trust funds, and philanthropic contributions, state and local governments are overseeing rental assistance programs for qualifying households that can demonstrate their economic hardship¹⁵. These policies are not limited to economic downturns and have been used to support renters who have experienced sudden rent increases.

[Case Study: San Francisco, CA](#)

- Through the Eviction Defense Collaborative, San Francisco City and County residents can receive interest free loans and grants from the Rental Assistance Disbursement Component (RADCo) to prevent an eviction filing if they are behind on rent.

[Case Study: Boston, MA](#)

- Residential Assistance for Families in Transition (RAFT) and Emergency Rental and Mortgage Assistance (ERMA) provides eligible households up to \$10,000 that can be used to help keep their housing, obtain new housing, or otherwise avoid becoming homeless, regardless of source of income, or lack of income. Citizenship or immigration status is not an issue for most of this funding.

[Case Study: Los Angeles, CA](#)

- In late 2019, prior to the implementation of a state law (AB 1482) that capped annual rent increases, tenants in Los Angeles saw their rents spike as landlords attempted to bypass the impending restrictions on future rent adjustments. As a result, the LA City Council established an emergency renters fund to prevent mass displacement as tenants absorbed substantial increases to their housing costs (Chandler 2019)¹⁶.

¹⁵ White Paper on Anti-Displacement Strategy Effectiveness, Karen Chapple and Anastasia Loukaitou-Sideris; 2021

¹⁶ White Paper on Anti-Displacement Strategy Effectiveness.

Rental Registry



Photo by [John Walker](#)

Several cities across the U.S., including a few in California, have implemented a rental registry system. According to the Center for Community Progress, rental registration is a local regulation that requires landlords to register their properties with the city and provide the city with essential information¹⁷.

One of the main advantages of implementing a rental registry for local governments is its ability to create a more transparent process for both landlords and tenants. Additionally, a rental registry can support code enforcement efforts by having up to date property and landlord/property manager contact information should code violations or habitability issues arise¹⁸. Depending on a jurisdiction's preference, a registry can be as simple as requiring a landlord to register their property. A more detailed registry could have both the landlord and tenant register and have a platform to review their lease terms, rent, as well as correspondence from the landlord to the tenant (and vice-versa). By implementing a registry, local jurisdictions are also able to create an additional layer of tenant protections by keeping a record of properties and ensuring they follow tenant rights and protection laws. Additionally, a rental registry could aid public agencies in future emergencies or disasters by having property contact information readily available.

[Case Study: Fresno, CA](#)

- As part of the Rental Housing Improvement Act which intends to “safeguard and preserve the housing stock of decent, safe and sanitary residential rental units within the city and to protect persons residing in them by providing for a regular and comprehensive system of inspection and, through such inspections, identify and require the correction of substandard conditions”, the City of Fresno implemented a Residential Rental Registry which requires rentals to be registered or updated when there is a change of ownership or contact information¹⁹. Review the Fresno Municipal Code (found [here](#)) for further detail.

17 Building American Cities Toolkit, Center for Community Progress

18 We Need Rental Registries Now More Than Ever, Shane Phillips; 2020

19 [Fresno Municipal Code](#).

Tenant Right to Counsel Ordinance



Photo by [STRF/STAR MAX/IPx](#)

According to the Leadership Council for Justice & Accountability, Civil Right to Counsel ensures that every eligible tenant has a right to an attorney when their housing is at stake²⁰.

Despite the eviction moratoriums in place (national, state, and local) many tenants are still facing challenges remaining in place. A Tenant Right to Counsel (TRC) program would ensure that tenants who are being formally evicted would have access to legal assistance dedicated to providing tenant defense. Current legal assistance programs may only serve specific populations and/or not have enough capacity to see cases from start to finish. Additionally, the eviction defense program could likely be an approach that could be paired together with Right to Counsel to create stronger tenant protections. By having an established counsel from the start of a case along with related services (such as access to rental assistance or financial literacy, transportation to in person hearings), tenants could possibly reconcile their situation in mediation or with counsel and ultimately avoid eviction.

[The ACLU states](#), “right to counsel measures ensure that tenants who are facing the complex process of an eviction proceeding are guaranteed legal representation — giving tenants a fair chance to access legal protections and stay in their homes. Additionally, tenant attorneys can help tenants apply for rental assistance, ensure that courts do not proceed while such applications are pending, and address situations where landlords refuse to accept the rental assistance.”

Case Study: San Francisco, CA

- In San Francisco, the eviction rate decreased by 10 percent with 67 percent of cases resulting in tenants remaining housed (ACLU). Under Prop F in San Francisco, the No Eviction without Representation Act” requires that all eligible residential tenants receive free legal representation.

20 Right to Counsel Proposal, The Fresno Right to Counsel Coalition; 2020

Community Benefit Agreements



[Hunter's Shipyard Development](#)

A Community Benefit Agreement (CBA) is a legally enforceable contract between a coalition of community-based organizations and the developer of a proposed project²¹. Typically, the agreement includes specific benefits or opportunities that the community would gain because of their support for a project or development being proposed. A CBA can also encourage a more inclusive process that incorporates community concerns and/or wants such as local hiring preferences, improvement of area surrounding the development, and even new housing or facilities.

Case Study: Hunters Point, San Francisco, CA

- The Core Community Benefits Agreement is a legal document that secured a landmark package of benefits negotiated between San Francisco community groups and Lennar Urban, the master developer of the Hunters Point Shipyard and Candlestick Point. The agreement provides for a multi-million-dollar expansion of workforce and affordable housing opportunities for the District.
- The CCBA further ensures that:
 - » 32% of housing units built in the development are affordable for a range of incomes and family sizes;
 - » a further \$27 million will be used for affordable housing initiatives that benefit District 10 residents;
 - » over \$8.5 million will be targeted to job training for District 10 residents;
 - » employers associated with the development participate in a local hiring program

The benefits are broad. They help create access to new homes in the development, but also help stem the loss of affordable housing in the areas surrounding it.

21 Community Benefits Agreements, All-in Cities.

Asset Building



[Visionary Homebuilders of California](#)

Asset building would allow residents to become more financially stable and have access to homeownership, higher education, retirement savings, and more. While some asset building programs already exist such as HUD's Family Self-Sufficiency program, they serve a specific population. If local agencies and/or organizations implemented a broader program, it could be designed to fit the needs of residents. Additionally, from a housing standpoint, investment in an asset building program could also lead to more neighborhood stabilization by increasing current tenants access to homeownership (including credit/home buyer counseling)²².

[Case Study: Homebuyer Education and Counseling - Stockton, CA](#)

- Visionary Home Builders of California offers Homebuyer Education & Counseling to assist current and prospective buyers with educating themselves on topics such as: the homebuying process, credit and budget analysis, money management, loan programs and more.

[Case Study: Financial Literacy – Sacramento, CA](#)

- The city of Sacramento offers free professional one-on-one financial navigation and coaching for residents regardless of income. Financial Coaching (available in English and Spanish to all residents) is for those who would like support in building long-term financial health through:
 - » Reducing debt
 - » Building savings
 - » Improving credit, and/or
 - » Connecting with safe, affordable checking/saving accounts

22 Asset building programs, Local Housing Solutions.

PRESERVATION

Community Land Trusts



Molly Solomon / [KQED](#)

Community land trusts (CLTs) are nonprofit organizations governed by a board of CLT residents, community residents and public representatives that provide lasting community assets and shared equity homeownership opportunities for families and communities. CLTs develop rural and urban agriculture projects, commercial spaces to serve local communities, affordable rental and cooperative housing projects, and conserve land or urban green spaces. However, the heart of their work is the creation of homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower income families²³.

Case Study: Oakland, CA

- In Oakland, CA, the CLT model is used to create permanent affordable housing for low-income residents, Black residents, and other communities of color that have been historically and systemically deprived of such access, ownership, and control. By removing land from the market and holding it in perpetuity, a CLT buffers its housing and other land uses from the volatility of economic, environmental, and political crises that often disproportionately impact low-income residents and communities of color. Likewise, CLTs preserve affordability and access when rising rents and home prices in hot markets threaten the stability of vulnerable families²⁴.

23 Community Land Trusts, Grounded Solutions Network.

24 What is a Community Land Trust, OakCLT.

Community Opportunity to Purchase (COPA)



Kevin N. Hume / [S.F. Examiner](#)

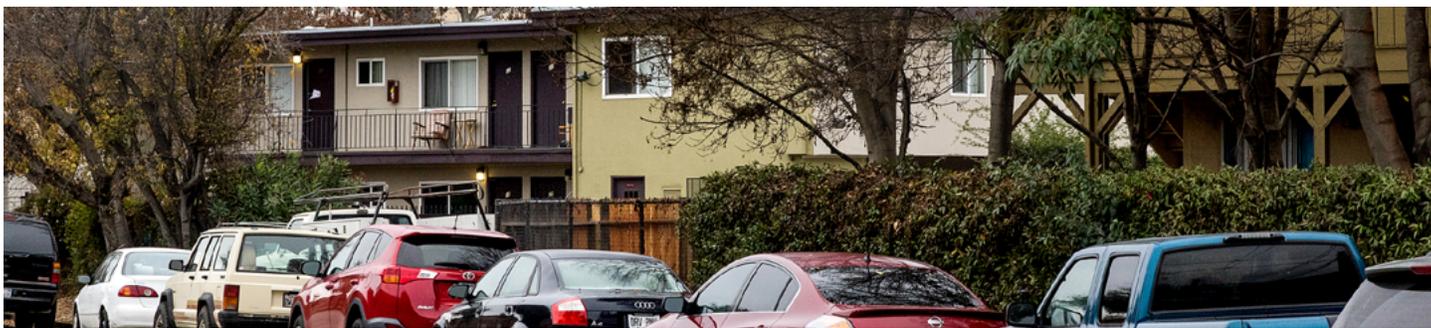
Another program that can be implemented in addition to a TOPA is a Community Opportunity to Purchase Act (COPA). COPA differs from TOPA in that it allows a qualified nonprofit to make a first offer to purchase a building with low-income tenants if the property owner decides to sell²⁵.

Case Study: San Francisco, CA

- The City of San Francisco passed the COPA to prevent tenant displacement and promote the creation and preservation of affordable rental housing. Specifically, the act gives qualified non-profit organizations the right of first offer, and/or the right of first refusal to purchase certain properties offered for sale in the City.

²⁵ Tenant/community opportunity to purchase, All-in Cities.

Condo Conversion Restrictions



Veronica Weber / [Embarcadero Media](#)

Condominium Conversion Ordinances serve to both help offset the impact of the reduction in rental housing supply and to protect existing residents from displacement when their apartment unit is converted to a condominium. Ordinances that serve to offset the impact of condominium conversion on rental housing supply may require the seller to pay fees that go toward an affordable housing fund. Policies may require a one for one replacement of converted units or require that a percentage of the converted condominiums are sold at affordable prices. Other options to offset the impact are to establish a lottery to restrict the number of buildings that may be converted, or to give residents, as a group, a “right of first refusal” for the purchase of the entire building. This can allow a mission-driven or non-profit developer to purchase the building that will preserve the units as affordable rental housing²⁶.

[Case Study: East Palo Alto, CA](#)

- The City of East Palo Alto includes condominium conversion restrictions unless certain findings can be presented (findings listed in Section 14.24.040). The intent behind the requirements is listed as follows:
 - » Provide a reasonable balance of ownership and rental housing and a variety of choices of tenure, type, price and location of housing;
 - » Protect tenants from evictions deriving from incentives to convert rental housing stock to condominiums;
 - » Reduce the impact of conversion on residents in rental housing who may be required to relocate due to the conversion of apartments to condominiums by providing procedures for notification and adequate time and assistance for such relocation;
 - » Ensure that converted housing achieves a high degree of appearance, safety, quality and is consistent with the goals of the city;
 - » Promote homeownership opportunities and increase the amount of owner-occupied housing affordable to all segments of the community; and
 - » Recognize that the conversion of rental units to condominium ownership reduces the stock of affordable rental units in the city.

[Case Study: Mountain View, CA](#)

- The City of San Mateo implemented the Conversion Limitation Act to address housing needs of the community and to reduce the loss of rental housing supply. Additionally, the act also makes it unlawful for any landlord to seek to evict or otherwise penalize any tenant if the landlord is motivated in any substantial part of the tenant’s actual or prospective opposition to any conversion (SEC 28.92).

26 Condominium Conversion Ordinance, Grand Boulevard Initiative.

Foreclosure Prevention



Photo by Michael Tuszynski

Foreclosure assistance programs offer financial and non-financial means of support to homeowners facing financial distress and risk of displacement. In response to the tidal wave of foreclosures during the Great Recession, jurisdictions established assistance programs that provided financial aid and/or loan counseling that would protect homeowners and prevent further residential instability at the nadir of economic downturn²⁷.

Case Study: Carson, CA

- The Carson Foreclosure Prevention Awareness Initiative (CFPAI) is a campaign created to raise awareness of existing options for those at risk of foreclosure, but also highlights tips and smart decisions that may help prevent foreclosure in the future.

27 White Paper on Anti-Displacement Strategy Effectiveness, Karen Chapple and Anastasia Loukaitou-Sideris; 2021

Housing Rehab Programs



Turnpike Commons / [HACSJ](#)

Homeowner rehabilitation assistance programs provide funds to income-eligible owner-occupants to assist with the repair, rehabilitation, or reconstruction of their homes²⁸. Rehab assistance could come in the form of grants or loans and be dependent on resident's income and/or ability to repay. As a preservation strategy, housing rehab assistance could protect older housing stock from needing to come off the market and potentially displacing tenants.

[Case Study: Stockton, CA](#)

- The City of Stockton Housing Division administers the Emergency Repair Program and Single-Family Housing Repair Loan Program. Under the Emergency Repair Program, a low-income property owner can receive a one-time housing repair assistance loan up to \$30,000. Additionally, the Single-Family Housing Repair Loan offers financial assistance to low-income homeowners for substantial interior and exterior repairs. This loan program helps bring eligible properties up to California and local building code standards.

28 Homeowner Rehabilitation Assistance, Local Housing Solutions.

One-for-one Replacement



Michael Lloyd / [The Oregonian](#)

A One-for-one replacement or No Net Loss policy essentially requires that if a unit is demolished, it must be replaced by no less than 1 unit. In 2019, CA passed the Housing Crisis Act which states that, “No new housing may be approved that will require the demolition or removal of residential dwelling units, unless the project would create as many units as are proposed for demolition or removed or that existed in the previous five years (“no net loss” of existing residential units)²⁹ and Prohibits any moratorium, project or action that would result in a net downzoning, limit the number of permits to be issued, or otherwise reduce housing or limit overall population. This requirement does not apply to zoning changes that might reduce intensity for certain parcels where density would be concurrently increased on others and therefore result in “no net loss” in zoned housing capacity or intensity. Additionally, many funding programs include no net loss as a requirement to ensure that the number of affordable units is not decreased because of demolition and typically require a unit to be rebuilt with the same affordability.

[Case Study: Portland, OR](#)

- The “No Net Loss” Resolution was passed in August 2001 and establishes the policy that either through preservation or replacement, the City will maintain the number of units that were affordable at 60% MFI and below in 2002, according to the baseline established in the 2002 Central City Housing Inventory.

29 California Senate Bill SB 330 (the Housing Crisis Act of 2019)–Government Code Section 65941.1

Proactive Code Enforcement



Photo by James Fitzgerald

The California Association of Code Enforcement Officers (CACEO) defines Code Enforcement as “the prevention, detection, investigation and enforcement of violations of statutes or ordinances regulating public health, safety, and welfare, public works, business activities and consumer protection, building standards, land-use, or municipal affairs”³⁰.

While many Code Enforcement departments are small, they can play a significant role in stabilizing neighborhoods and ensuring units are safe and habitable. When units are required to go off market due to code violations, existing tenants may be displaced. Traditional code enforcement practices can be reactive, relying on the complaint of a tenant or other stakeholder before an inspection begins. Proactive systems rely on regular property inspections, up to date rental property registries and routine data collection. These systems can help prevent landlord retaliation, ensure violations are addressed without relying on the limited capacity of tenants and help to forge stronger partnerships across tenant organizations and inspectors.

[Case Study: Fresno, CA](#)

- The City of Fresno recently switched to a more proactive code enforcement system. They require all property owners to register in a public database and subject all units to a baseline inspection and regular follow ups thereafter. To promote quality neighborhoods and reporting of potential violations, the City of Fresno encourages residents to use the “FresGO” app, which allows residents to anonymously report issues, concerns, track requests, provide comments, and learn about city services. The City of Fresno also created the “[Quality Neighborhoods Guide](#)” to provide residents with facts about City requirements and identifies the 15 most common violations, to encourage voluntary compliance among property owners.

[Case Study: San Jose, CA](#)

- The City of San Jose view its Code Enforcement department as critical in combatting displacement risk. The department has the following explicit goals: seek funding sources to assist landlords with low-cost loans and grants for property improvements, expand proactive rental inspections/requirements for rental units, explore receivership of properties that have become serious health and safety dangers to residents, target preservation funds to community and nonprofit partners who can acquire and maintain properties with rehab needs (in areas experiencing displacement), and conducting a review of the City’s relocation policies.

30 What is Code Enforcement, California Association of Code Enforcement Officers.

Project-Based (Section 8) Site Preservation



Brandon Thibodeaux / [NPR](#)

Like other preservation strategies mentioned, preservation of Project-Based (Section 8) sites can ensure existing affordable housing units are not lost due to expiration of affordable housing contracts between private owners and the federal government (HUD). While there is not one strategy, local governments can implement things like a “preservation inventory” that would allow them to have early identification of affordable units that may be expiring³¹.

- [Approaches to preserving the existing stock of dedicated affordable rental housing](#)

31 Preserving the existing stock of dedicated affordable rental housing, Local Housing Solutions.

SRO Preservation



Kaldari / [Wikimedia Commons](#)

Single room occupancies (SRO), also called residential hotels, and house one or two people in individual rooms. These units typically have shared bathrooms and/or kitchens. This form of housing can act as a permanent residence affordable for low-income individuals. SRO preservation ordinances help to preserve or create new SRO units. Implementing cities include San Francisco, Antioch, Berkeley, Concord, Fairfield, Napa, Los Angeles, and Sacramento³².

Case Study: San Francisco, CA

- The Residential Hotel Unit Conversion Ordinance (HCO) was adopted on June 26, 1981 by the San Francisco Board of Supervisors. The purpose of this ordinance is to preserve affordable housing by preventing the loss of residential hotel units through conversion to tourist rooms or demolition, and to prevent the displacement of low-income, elderly, and disabled persons. This is accomplished by maintaining units reported as residential units within SRO hotels as residential, regulating the demolition and conversion of residential hotel units to other uses, the requirement of a one-to-one replacement of units to be converted from residential use or payment of an in-lieu fee, and appropriate administrative and judicial remedies for illegal conversions.

32 Anti-Displacement/Gentrification Study, City of Sacramento, Community Development; 2018

Site Acquisition



Mira Laing / [S.F. Examiner](#)

Acquisition programs can be implemented by a local jurisdiction to acquire and/or preserve rental sites. Jurisdictions could also implement a fund to help non-profits and for-profit acquire properties and restrict them as permanently affordable³³. This approach focuses on preserving existing current affordable housing and keeping tenants from being displaced due to sale of a building.

Case Study: San Francisco, CA

- The Small Sites Program (SSP) in San Francisco helps residents avoid displacement or eviction. SSP protects tenants living in these properties, by removing them from the speculative market. The properties are then converted to permanently affordable housing. The SSP has seen the following results:
 - » More permanently affordable housing (no longer rent-controlled)
 - » Stabilized housing for current tenants
 - » Improved physical condition of these buildings
 - » Financial sustainability

33 Small Sites Program (SSP), Mayors Office of Housing and Community Development.

Tenant Opportunity to Purchase (TOPA)



[East Bay Community Law Center](#)

According to All-In Cities, Tenant Opportunity to Purchase Act (TOPA) policies provide tenants living in multi-family buildings with advance notice that the landlord is planning to sell their building and an opportunity for them to collectively purchase the building³⁴. While All-In Cities cites that TOPA is an emerging anti-displacement tool that can preserve affordable rental housing stock, empower tenants, and stabilize low-income households, the first TOPA bill was enacted in 1980 in Washington, D.C.

[Case Study: Washington, D.C.](#)

- The [D.C. TOPA](#) program assists low-to moderate income District residents threatened with displacement because of the sale of their building. This program offers low-interest loans to income-qualified persons and tenant groups in the District to be used for: (1) down payment; (2) earnest money deposits; (3) purchase; and (4) legal, architectural, and engineering costs. An additional program offered in D.C. is the Tenant Purchase Technical Assistance Program which provides free, specialized development services for tenant groups pursuing the purchase of their apartment buildings as cooperatives or condominiums, including: (1) assistance with organizing and structuring the group; (2) preparation of legal organizational documents; and (3) help with loan applications.

34 Tenant/community opportunity to purchase, All-In Cities.

PRODUCTION

Accessory Dwelling Units (ADUs) & Junior Accessory Dwelling Units (JADUs)

Accessory dwelling units (ADUs) are secondary units or apartments typically added to low-density residential properties (e.g., single-family homes). Also known as granny flats, in-law units, or accessory apartments, these ADUs have the double benefit of acting as an additional source of income for homeowners as well as introducing more housing to less-dense neighborhoods where zoning can prohibit most development³⁵. ADUs come in several forms and are not limited to additional free-standing structures on a current residential lot but can also be made through conversions of existing spaces such as bedrooms, basements, or other living spaces.

Junior Accessory Dwelling Units (JADUs) can be created within the walls of a proposed or existing single-family residence and shall contain no more than 500 square feet. JADUs offer additional housing options. They may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. JADUs present no additional stress on utility services or infrastructure because they simply repurpose existing space within the residence and do not expand the dwellings planned occupancy (HCD). One of the main benefits of ADUs is their ability to be counted towards housing production requirements in both low-income and market-rate categories³⁶. However, research has also shown that the construction of ADUs and JADUs alone will not prevent displacement alone.

With the new ADU law in effect HCD has included guidance for potential state grants and financial incentives for ADUs (HCD):

- CalHome
- Local Early Action Planning (LEAP)
- Local Housing Trust Fund (LHTF)
- Regional Early Action Planning (REAP)
- SB 2 Planning Grants
- Community Development Block Grant (CDBG)

Case Study: Los Angeles, CA

- LA ADU is a joint initiative between the County of Los Angeles and the Office of Los Angeles Mayor Eric Garcetti, and provides the public with information on ADUs across LA.

Case Study: Aduo – East Palo Alto, Belle Haven, and North Fair Oaks, CA

- Aduo is a nonprofit initiative to develop an open-source solution for building garage ADUs, focused on the neighborhoods of East Palo Alto, Belle Haven, and North Fair Oaks. This site plans to hold wiki-style content, including architectural drawings, instruction manuals, and educational videos, to guide homeowners in the Bay Area and beyond through the development of plug-in garage ADUs for under \$100K.

35 White Paper on Anti-Displacement Strategy Effectiveness, Karen Chapple and Anastasia Loukaitou-Sideris; 2021

36 White Paper on Anti-Displacement Strategy Effectiveness.

Affordable Housing Overlay Zones



[Home for All](#)

Affordable Housing Overlay Zones (AHO zones) work by placing an additional zoning layer over base zoning designations. They encourage the production of affordable housing by providing incentive packages to developers who include affordable housing in their projects, such as impact fee waivers, enhanced density bonuses, reduced parking ratios, changes to setback requirements, relaxed height standards, and by-right zoning. To qualify, developers must meet baseline affordability qualifications pursuant to local zoning code. Typically, an AHO will require that between 25 and 100 percent of units in a development be affordable for households earning 50 to 80 percent of Area Median Income (AMI).

In addition, AHOs can expedite the approval and permit processes for affordable housing projects that might otherwise require an amendment to a general plan. In places where land is not zoned for residential use but where a city would like to see affordable housing built, an AHO may eliminate lengthy entitlement processes.

[Case Study: Rancho Cucamonga, CA](#)

- In Rancho Cucamonga, the City has created a Senior Housing Overlay Zone which is intended to provide for residential uses that are appropriate for the development of seniors, recognizing their unique lifestyles and needs, by allowing higher densities, a mix of uses, and requiring in return, higher design, and construction standards, as well as the provision of specific site and building amenities. It is the intent of this zone to carry out the policies and objectives of all elements of the general plan and to meet the standards necessary to satisfy the requirements for public health, safety, and general welfare.

[Case Study: San Mateo County, CA](#)

- [City of Menlo Park](#)
 - » The City of Menlo Park established an AHO to encourage the development of affordable housing for low, very low and extremely low-income households. The AHO serves to implement the housing element goal of providing new housing that addresses affordable housing needs in the city of Menlo Park by establishing development regulations for designated housing opportunity sites. The AHO is also intended to address those housing projects which provide a greater percentage of low and very low-income units than identified in Government Code Section 65915. (Ord. 993 § 2 (part), 2013).

Bonds for Housing Construction



Anne Wernikoff / [CalMatters](#)

A housing bond generates funds that cities or counties can loan to nonprofit and for-profit real estate developers, who in turn use the money to preserve or create affordable housing. Housing bonds are important because they provide needed additional resources for affordable housing developers and multi-family project owners, who can then serve residents on limited incomes who would otherwise be unable to afford other housing options. Housing bonds can be implemented at the city or county level, but because they affect governmental finances, they must be approved by voters as a ballot measure³⁷.

Case Study: Alameda County, CA

- In 2016, Measure A1 was approved by Alameda County Voters. The goal of this bond is to create and protect affordable housing options for people who need it most in Alameda County³⁸. The bond raised \$580 million dollars for affordable housing across the county and required that all funds stay local to the county. The following programs were created through the fund:
 - » Homeowner Programs
 - › Down Payment Assistance Loan Program (\$50M)
 - › Homeowner Housing Development Program (\$25M)
 - › Housing Preservation Loan (\$45M)
 - » Rental Housing Programs
 - › Rental Housing Development Fund (\$425M)
 - › Innovation and Opportunity Fund (\$35M)

Case Study: Portland Metro

- In 2018, voters approved a \$652.8 million affordable housing bond measure to create permanently affordable homes across Washington, Clackamas, and Multnomah counties. Metro is working with local partners and communities to bring affordable homes to 12,000 people: seniors, families, and veterans³⁹.

37 Affordable Housing Bonds Production + Preservation, Othering & Belonging Institute.

38 Measure A1 Fact Sheet Affordable Housing Bond, Alameda County; 2016.

39 Metro Housing Bond, City of Portland. <https://www.portland.gov/phb/metro-housing-bond>

Fee Deferral



Eduardo Contreras / [San Diego Union-Tribune](#)

According to the Municipal Research and Services Center (MRSC), a fee deferral allows builders to delay paying impact fees upfront which can save them money by reducing financing costs⁴⁰. Impact fees are typically collected once a building permit is issued however, implementing a fee deferral program would potentially allow for more permits to be pulled while also reducing cost and increasing construction⁴¹. Local governments could potentially implement guidelines for fee deferrals that would allow specific developments to be eligible for deferment (such as affordable housing).

Case Study: San Diego

- The San Diego Municipal Code Section 142.0640 allows for the deferral of Development Impact Fees (DIF) for a maximum period of two years or until the request for Final Inspection, whichever is shorter. The City of San Diego also allows Affordable Housing Projects to be part of the Developer Impact Fee deferral program (as long as it serves extremely low, very-low, low, or moderate-income households).

40 New Report Reviews the Efficacy of Impact Fee Deferral Programs, MRSC, 2021.

41 Anti-Displacement/Gentrification Study Sacramento Central City Specific Plan, City of Sacramento, 2018.

Housing Elements



[Aggie Square](#)

Policies that address anti-displacement in a city's Housing Element can indicate its commitment to addressing existing and/or growing displacement risks. Addressing displacement risks through the Housing Element can also ensure that a city is actively addressing housing challenges but also working to meet its housing goals within a specific timeline (5-8 years). Additionally, because the Housing Element requires community engagement, residents would be able to provide insight on the housing challenges they are facing and have them addressed through city goals and policies.

[Case Study: Sacramento, CA \(pg. 31\)](#)

- The City of Sacramento has listed “equity, inclusion and anti-displacement” as themes their current housing element reflects. Specifically, the City calls out the need to protect residents from displacement to remain keep people in their homes and communities and has listed the following additional anti-displacement policies to implement through their housing element.
- Minimize Displacement of Vulnerable Residents
 - » Strengthen Tenant Protections
 - » Develop Neighborhood-Specific Anti-Displacement Strategies
 - » Fair Housing Services and Education
 - » Supportive Collective Ownership Models
 - » Target Homeownership Programs to Underrepresented Residents
 - » Prioritize Affordable Housing Financing in Areas at Risk of Gentrification
 - » Homeowner Protection Services
 - » Condominium Conversions

Housing Trust Fund



[Housing Trust Fund Ventura County](#)

Housing trust funds are distinct funds established by city, county or state governments that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes. Housing trust funds systemically shift affordable housing funding from annual budget allocations to the commitment of dedicated public revenue. While housing trust funds can also be a repository for private donations, they are not public/private partnerships, nor are they endowed funds operating from interest and other earnings⁴².

Case Study: Ventura County, CA

- Housing Trust Fund Ventura County (formerly Ventura County Housing Trust Fund) was created in response to the needs of affordable housing developments which often experience funding gaps during the planning and/or construction phases. The fund has provided over \$10 million in loans and raised over \$1M in Permanent Local Housing Allocation. The fund focuses on workforce housing for low to moderate-income families and individuals with a priority to serve veterans, youth adults (transitioning out of foster care), homeless individuals and families, farm workers, and very low-income. Since its inception, the fund has been able to produce 598 affordable homes.

42 Housing Trust Fund Project, Community Change.

Impact + Linkage Fees



RoidRanger / [Shutterstock](#)

Affordable Housing Linkage Fees allow municipalities to collect a fee that can be used for the construction of affordable housing from market rate housing and commercial developments that meet certain size or use criteria⁴³. However, one drawback to these fees is that it requires a strong real estate market.

Case Study: Richmond, CA

- [Affordable Housing Linkage Fees \(Richmond\)](#)
 - » In Richmond, CA, an impact fee was implemented that channels revenue towards building affordable housing for lower-income residents. This revenue goes into a city-run affordable housing trust fund that can only be used to develop new affordable housing for lower-income people.

43 White Paper on Anti-Displacement Strategy Effectiveness, Karen Chapple and Anastasia Loukaitou-Sideris; 2021

Inclusionary Zoning + Developer Fees



Photo by [Veronica Weber](#)

Inclusionary has been implemented in jurisdictions across the U.S. for many years as is defined by the Urban Institute as an ordinance that encourages or requires developers who are creating market-rate housing to set aside a percentage of the housing to be sold or rented at below-market rates⁴⁴. In return, developers may receive incentives such as density bonuses, expedited permits, and approvals, relaxed design standards (including parking and height allowances), fee waivers, additional subsidies for affordable units, or fee restrictions (CARB). Another aspect of inclusionary zoning is referred to as “in-lieu fees” which allow developers to pay a fee to or “opt-out” of the affordability requirement. Jurisdictions with a strong real estate market could likely benefit the most from adopting an inclusionary zoning or in-lieu-fees.

Case Study: East Palo Alto, CA

- The city of East Palo Alto adopted the Inclusionary Housing Ordinance with the purpose of enhancing the public welfare by establishing policies which require the development of housing affordable to households of 35% AMI, very low, low, median, and moderate incomes, which will result in the creation of affordable housing opportunities in the community and further the goals and objectives of the City’s General Plan and Housing Element.

44 Determining In-Lieu Fees in Inclusionary Zoning Policies Considerations for Local Governments, Aaron Shroyer;2020

Land Value Recapture



Josh Edelson / AFP / [Getty Images](#)

Land Value Recapture is a tax that jurisdictions may impose on landowners who witness an increase in their land values thanks to public sector action (such as rezoning or infrastructure investments). The LVR fee can help jurisdictions collect revenue that can be then earmarked for affordable housing; it can also help counteract the displacement impacts of public investment⁴⁵. While this approach does address displacement, local jurisdictions should keep in mind that there is not significant academic literature that examines the impact of LVR and its relationship with housing production.

[Case Study: San Francisco, CA](#)

- The Eastern Neighborhoods Plans included impact fees on new development to help pay for a portion of needed infrastructure to help serve all the new residents and employees that come with new development. The City supplements these fees with other funding sources such as bonds, transportation sales taxes, and grants to fully fund infrastructure projects⁴⁶.

In some cases, known as in-kind agreements, private developments build public improvements directly instead of paying some or all their required fees.

45 White Paper on Anti-Displacement Strategy Effectiveness, Karen Chapple and Anastasia Loukaitou-Sideris; 2021

46 Eastern Neighborhoods Plans-Public Benefits Addressing community needs, San Francisco Planning.

Permit Streamlining



[Brandon Williams](#) / Getty

Permit streamlining is not a new topic; however, it is one that cities are constantly trying to improve. The 1977 Permit Streamlining Act was enacted to expedite the processing of permits for development projects. Nowadays, many jurisdictions have added online permit submission portals help create a streamlined process.

[Case Study: Sacramento, CA](#)

- The City of Sacramento implemented “Sacramento Streamline” which is an initiative to expedite service. Under this initiative the following tools and/or changes were implemented:
 - » Development Tracker Tool
 - » Over the Counter Review Program
 - » Appointment Scheduling Program
 - » Electronic Plan Check Program
 - » Online Production Permit Applications
 - » Online Minor Permit Program
 - » SMUD and PG&E Safety Inspection Requests
 - » Express Lane at the Public Counter
 - » Planning and Development Code Update
 - » Permit Simplicity
 - » Prequalified Architecture Submittal System
 - » Revised Zoning Code for Parking
 - » Solar Energy System & Electrical Vehicle Permits

Public Land Disposition



[Jackson Heights Affordable Housing Development](#)

In accordance with AB 1255 Surplus public land: inventory, local governments are required to provide an inventory of surplus land to the state⁴⁷. Considering the existing housing crisis, local governments could allocate viable surplus land to affordable housing developments. With land secured, developers could possibly lower development costs without the need to purchase land (typically the highest cost in development). Another avenue for local governments to explore is the disposition of surplus land to the community via a Community Land Trust.

[Case Study: Seattle, WA](#)

- In 2018, Senate House Bill 2382 (WA) was passed and granted authority to cities to sell surplus land for below fair-market value so long as they would be used for permanently affordable housing. Land is typically one of the highest costs in developing permanently affordable housing. By allowing land to be sold below fair market value, cities in Washington can help spur development. Additionally, in Seattle, the city has focused on this opportunity to be community driven.

47 AB-1255 Surplus public land: inventory, California State Assembly Bill, 2019.

Reduced Parking Requirements



Photo by [Mario Herger](#)

To reduce development costs, local governments could limit or reduce the number of parking spaces required for each unit being produced. Local Housing Solutions estimates that a structure or underground parking garage can range from \$25,000 to \$65,000 per space in urban areas⁴⁸. Additionally, by assessing the needs of occupants and access to public transportation, agencies could reduce parking based on affordability, building type, or location. Furthermore, a reduction in parking could also promote the usage of alternative modes of transportation in areas where transit is available.

[Case Study: San Francisco, CA](#)

- The Off-Street Parking Requirement Ordinance removed parking requirements where they were previously required (in municipal code). A few of the benefits anticipated by the City after removing minimums are the reduction of cost for housing construction, increased housing production, reduced reliance on cars, increased safety for pedestrians and bicyclists, and more⁴⁹.

[Case Study: Sacramento, CA](#)

- In 2021, the City of Sacramento removed minimum parking requirements in the Central Business District/Arts & Entertainment District. Additionally, across the city, minimum parking requirements are no longer required for: Nonresidential projects on lots 6,400 square feet or less, nonresidential component of vertical mixed-use projects that have more than 50% of the building's square footage devoted to residential uses, or historic resources that are converted to residential uses⁵⁰.

48 Reduced Parking Requirements, Local Housing Solutions.

49 Overview & FAQ Legislation to Remove Parking Minimums in San Francisco, Paul Chasan.

50 Zoning Code Parking Regulations, City of Sacramento.

Station Area Plans



Photo by [Sergio Ruiz](#)

Station Area Plans are typically created through collaborative efforts between multiple agencies ranging from local governments to transportation agencies. Plans consist of proposed usage for areas surrounding existing stations and/or future stations and usually include elements such as land use, housing, connectivity, and economic development⁵¹.

Case Study: San Jose, CA

- The Diridon Station Area Plan integrates land uses, urban design, open spaces, and mobility to enhance Downtown San José, while respecting existing surroundings. This plan weaves new ideas and new development possibilities within existing city fabric and strong neighborhoods and proposes ideas for twenty years or more into the future. The goal is to develop a sustainable and equitable plan around Diridon Station that capitalizes on an anticipated possible build-out of new transit-oriented development to allow for more urban vitality and economic activity, to act as a catalyst for similar development in surrounding neighborhoods, and to obtain environmental clearance under the California Environmental Quality Act (CEQA)⁵².

51 Station Area Planning for High-Speed and Intercity Passenger Rail, U.S. Department of Transportation Federal Railroad Administration.

52 Diridon Station Area Plan, City of San Jose, 2021.