List of Existing Anti-Displacement Tools

**Tenant Protections**

1. Rent stabilization - Apartment rent stabilization ordinance limits rent increases to 5% and controls charge-throughs of additional utility costs for apartments built before 1979 of three or more units.

2. Just cause eviction ordinance - Defines 13 reasons a tenant may be evicted; applies to all apartments.

3. Rental vouchers for vulnerable populations - City rental voucher programs provide housing opportunities for households that were formerly homeless.

4. Displaced tenant rights and relocation assistance - City’s Ellis Act ordinance creates additional rent stabilized apartments or restricted affordable units if redevelopment occurs within 5 years, and requires notice and relocation assistance to residents. Applies to rent stabilized apartments and duplexes.

5. Access to legal counsel – City will award $500,000 to educate and represent low-income tenants’ legal housing rights.

**Other protections**


7. Programs to assist low-income homeowners and/or homeowners of color/foreclosure prevention - San José has operated homebuyer programs for past 30 years at various levels of funding. Foreclosure program was active in the downturn (approx. 2008-2011) first through the City and then through a funded partner, then was discontinued due to decreased participation.

8. Affordable unit replacement policy - City continues to effectuate the State redevelopment law 1:1 replacement requirement for units funded by former redevelopment program income.

9. Analysis of fair housing impediments - The City Council adopted the City’s Analysis of Impediments to Fair Housing in April 2017.