



City of  
**Mountain  
View**

# Displacement Response Strategy Summary of Stakeholder Meetings

General Session – February 21, 2023



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# Introductions

Wayne Chen, Assistant Community  
Development Director

Trisha Gonzalez, Breakthrough  
Grant Fellow



PROVIDE A SUMMARY OF  
COMMUNITY MEETINGS



DID WE CAPTURE YOUR  
INPUT ACCURATELY?

# Agenda

1. Welcome & Logistics

2. Background

3. Summary of Input Received

4. Questions & Answers



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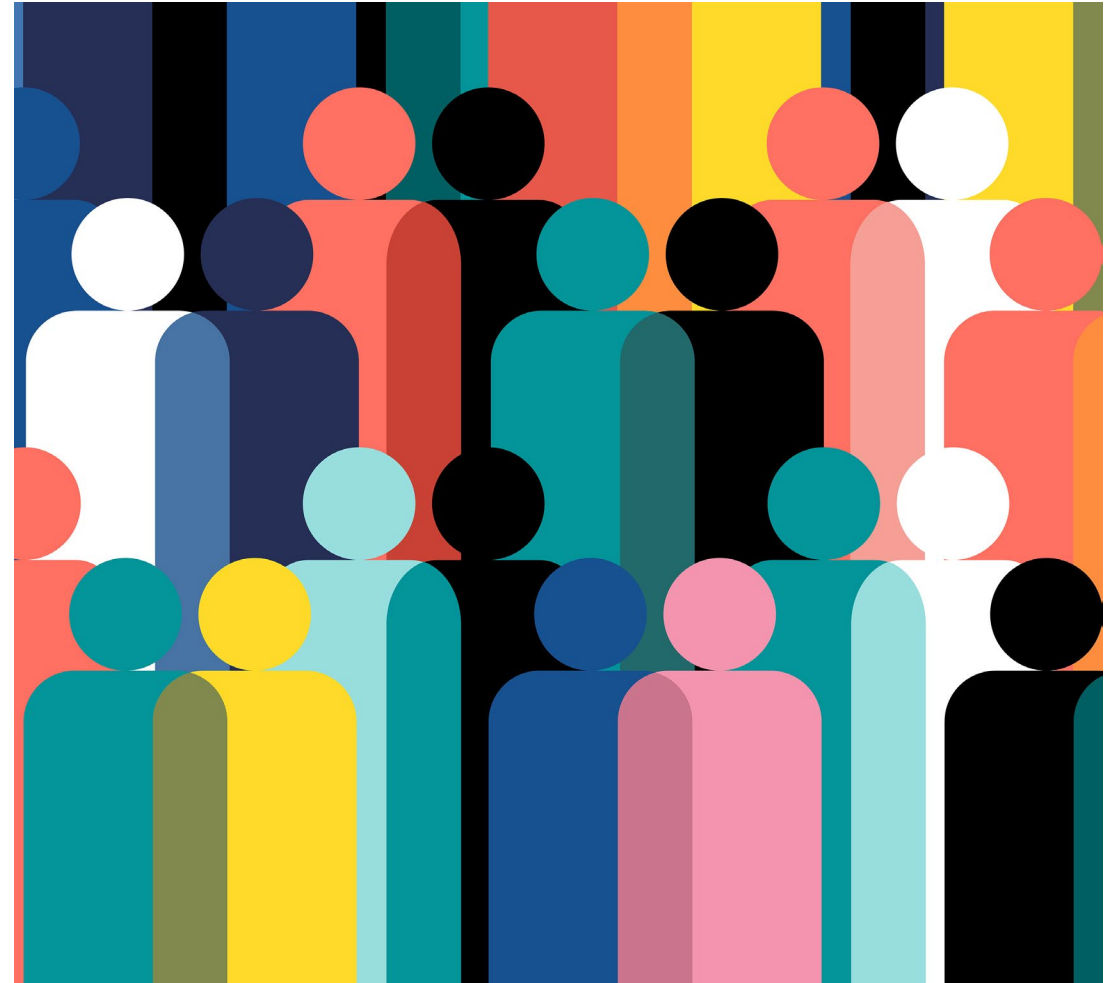
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## RESPECTING COMMUNITY

- ✓ All participants will demonstrate respect for each other and for the presenters
  - Disrespect can include swearing, personal attacks
  - Distracting side conversations which are not directed to the presentation content
  
- ✓ The chat function is enabled to facilitate greater transparency and for more questions to be asked
  - We will monitor the chat, and reserve the right to disable the chat function if the conversation becomes disrespectful



- Enter comments in the chat
- Use “raise hand” button to speak when we get to questions later in the presentation
- Phone users: press \*9 to raise hand



- Approx. 1000 rental units demolished or part of redevelopment since 2012
- In 2019, the City Council put “Displacement Response” on their Council Workplan as high priority item
- Two study sessions held (October 2019 and September 2020) to discuss the issue
  - Five key principles established
  - Six initial policy/program areas

# Potential Displacement Response Strategies

	Prevention	Mitigation	Other Responses
<b>Goal</b>	<b>Residents stay in existing unit</b>	<b>Reduce impacts of permanent displacement</b>	<b>Address temporary displacement</b>
<b>Existing Programs</b>	<ul style="list-style-type: none"> <li>- Just cause eviction protections &amp; rent stabilization</li> <li>- Rental assistance programs</li> <li>- Housing &amp; Eviction Help Center</li> </ul>	<ul style="list-style-type: none"> <li>- Tenant Relocation Assistance Ordinance (TRAO)</li> <li>- Building new affordable units</li> </ul>	<ul style="list-style-type: none"> <li>- Implement existing State requirements/provisions related to replacement req, etc</li> </ul>
<b>Potential Programs</b>	<ul style="list-style-type: none"> <li>- Acquire/preserve “naturally affordable” units</li> <li>- “Opportunity to purchase” programs to purchase and preserve buildings</li> <li>- Develop funding and partnerships</li> </ul>	<ul style="list-style-type: none"> <li>- Partnerships with owners of vacant units for temporary relocation</li> <li>- Preferences for displaced tenants in affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>- Develop local requirements should State laws change/expire</li> <li>- Making “first right of refusal” possible to help former tenants access new replacement units</li> <li>- Modifications to TRAO</li> </ul>

Program	Current Status	Some Key Questions – Ongoing Discussions
<p>Require that demolished CSFRA units be replaced.</p>	<p>State law:</p> <ul style="list-style-type: none"> <li>- Requires rent-stabilized units be replaced with deed-restricted affordable units (based on former tenant income) (SB 330 - currently sunsets in 2030)</li> <li>- Allows demolished rent stabilized units to be replaced with “new” rent-stabilized units (Ellis Act)</li> </ul>	<p>Would you want to return to a replacement unit?</p> <p>Where would you want to stay in the meantime?</p> <p>What is feasible for property owners redeveloping?</p>

Program	Current Status	Some Key Questions – Ongoing Discussions
<p>Using public and other funds to purchase “naturally affordable developments” to preserve them as affordable for the long-term.</p>	<p>The City is currently seeking funding and partnership opportunities.</p> <p>Monitor regional ballot measures for affordable housing funding.</p>	<p>Are there properties that will be going for sale?</p> <p>Which properties would be a “good fit” for funding possibilities?</p> <p>Are households alright with units converting to public ownership?</p>

Program	Current Status	Some Key Questions – Ongoing Discussion
<p>Before selling a property, property owners must publicly notice the sale for a certain period of time.</p> <p>This notification is meant to allow community-led groups – tenants or non-profits – to make an offer to purchase the property at a market-rate sales price.</p>	<p>The City is studying “Opportunity to Purchase” programs in other cities to better understand applicability and process.</p> <p>Funding would be needed to support purchase – unclear of the source.</p>	<p>Are tenants or non-profits interested and able to participate?</p> <p>What do property owners need to be able to manage successful sales quickly?</p> <p>Is there a current issue with sales “off-market,” thus preventing participation of potential tenant/non-profit potential buyers?</p>

Concept/Strategy	Current Status	Some Key Questions – Ongoing Discussions
<ul style="list-style-type: none"> <li>-Tenant Relocation Assistance Ordinance (TRAO)</li> <li>-Making replacement requirements for “ownership” units more feasible</li> <li>-Other items</li> </ul>	<ul style="list-style-type: none"> <li>-Existing TRAO provides relocation assistance to displaced tenants. Recently modified to increase financial assistance. Other potential modifications to be explored.</li> <li>-Evaluate existing State law requiring “first right of refusal” for displaced tenants</li> </ul>	<p>What are the current gaps and successes of existing TRAO?</p> <p>Do displaced households want to pursue ownership? If not, could a non-profit land trust step in?</p>

- General Session - Introduction: January 12
- Property Owners: January 18
- Non-Profit Developers: January 18
- Market Rate Developers: January 19
- Tenants **(virtual)**: Wednesday, January 25
- Tenants **(in-person)** : Thursday, January 26
- General Session - Summary: Tuesday, February 21<sup>st</sup>, 6:30PM
- Council Study Session: Q2/2023



- SB 330 = State law that requires replacement units when rent stabilized housing is demolished. Currently set to expire in 2030.
- CSFRA = Community Stabilization and Fair Rent Act is the City's rent stabilization program, passed by the voters in 2016.
- TRAO = City's Tenant Relocation Assistance Ordinance, which requires relocation assistance when tenants are displaced from their units if they meet certain qualifications.
- OPA = Opportunity to Purchase program, which requires property owners to notify non-profit developers and/or tenant groups when they want to sell their property and provide them the first opportunity to make an offer or to match another offer.



## Themes

Preventing displacement is preferred, but if it does occur, having other housing opportunities to stay in Mountain View is important.

Goal should be to prevent any displacement. City needs to act fast to prevent anymore displacement.

Desire for homeownership opportunities homes with the support of community programs, such as community land trusts, co-ops, public bank, funding, etc.

If temporary relocation is required, it's very important that school-aged children remain in the same school.

Interest in Opportunity to Purchase Act programs. Desire to know when building is for sale before it goes to the market.

Interest in tax on vacant rental units.

## Themes

City is transferring all of the burden onto property owners, which does not make sense and is not fair. It is the responsibility of the city to help people with displacement issues.

Adding new supply – market rate and affordable – is the way to address tenant displacement.

Adding regulations/requirements is not the way to address tenant displacement; they create unintended consequences and makes projects infeasible.

High costs/city fees and complicated city process impedes redevelopment and new production.

Paying for tenant buyouts/relocation benefits makes projects – rehab or redevelopment projects – infeasible.

Interest in discussing innovative/logistical options, such as partnering with property owners to address temporary displacement.

Majority of property owners are not millionaires.

Important to distinguish between large properties v. small properties. Small properties cannot cover the costs that a large owner can.

COPA programs primarily benefits non-profits. TOPA programs could be ok as it benefits tenants.

## Themes

Interest in doing acquisition/preservation/rehab work.

Acquisition of smaller buildings more challenging. Larger buildings of 80-100 units have the best economies of scale.

We think of the residents first, without the thought of displacing residents. If residents come with the building – we want to keep them in place. It is not a question if we would displace them or not.

City can help with project feasibility by streamlining recording of affordable housing regulatory agreements, as well as flexibility with (temporary) relocation requirements.

The idea of “first look” when it comes to OPA is beneficial because we are competing with cash offers. “First look” should come with a fund that looks as nimble as cash so we can compete.

It is important to address “over-income” tenants and avoid inadvertent displacing those who may not be able to qualify for an affordable housing unit because they exceed the income qualifications for a preserved unit or a replacement unit.

Financing for acquisition projects challenging because of lack of funding/tax credits. City funding can help.

Knowing the income levels of the existing tenants can really help developer determine the affordable housing that is needed for a preservation or replacement project.

Can work with preference for displaced tenants. Need to make sure a fair housing analysis is completed.

## Themes

Focus on ways to increase housing supply.

Incentivize Developers, such as providing higher FARs/densities, streamlining the process, fee waivers, etc.

City needs a more efficient process to get projects done. It takes too long and discourages development.

Project/team expeditors would help.

Find ways to fill BMR units faster.

Identify best practices instead of reinventing things.

City ownership of land may be useful. Relocation may not last forever and land could be used for other uses in the future, such as needed park and open space.

Publicly noticing a building for sale may scare tenants and staff that live in that building.

Adding more housing supply will reduce housing prices because rents would need to be lowered to fill the units.

In practice, it may not work that way. There is a building with three vacancies because prospective tenants think the rent is too high.

## Themes

OPA programs supported, including COPA and/or TOPA. Mobile home park residents also interested in OPA program. City funding needed to make such programs a success.

First right of return to a rehabilitated or new replacement unit is important.

Explore working with property owners willing to set aside units that can be used for temporary relocation. There needs to be a temporary place to stay if relocation is involved.

Consider a tax on vacant rental units.

Local version of State SB 330 replacement requirements is needed.

City needs to put more roadblocks to prevent displacement. Identify a way to de-incentivize demolition if the unit is in good condition.

Protections are needed for vulnerable groups, such as the working class and seniors.

Housing is a human right, not a source for profit.

Many tenants do not feel brave enough to complain about maintenance issues to property owners out of fear.

Displacement with multiple moves is disruptive, especially for school-aged children.

## Themes

Local ordinance is needed for when SB 330 sunsets.

Continue to make improvements to City's Tenant Relocation Assistance Ordinance (TRAO).

The city needs to ensure a temporary residence is available while rehabilitation and redevelopment occur, such as relocating within corporate portfolios.

Displacement can be managed if tenants have first right or return.

We want an OPA but financial support/resources needed from the City, Community Land Trust, tech, especially for TOPA.

If displacement is unavoidable, alert tenants and compensate fairly and ensure that tenants are not pressured to leave to get out of TRAO requirements.

More affordable housing at lower income levels are needed; identify empty sites for construction.

Legalize multiple families in one unit to help make the rents affordable.

Reduce barriers to housing for those with limited English proficiency and families that do not have legal status.

Qualifications and high credit score requirements make it difficult to find affordable housing.

Laws are needed to prevent demolition and to require that units be maintained.

Building community is important.

- Ongoing one-on-one meetings with individuals/groups
  - 5 meetings held to-date; additional meetings scheduled.
- Written comments emailed to City.
- Input generally consistent with comments provided during stakeholder meetings.
- Contact [displacementresponse@mountainview.gov](mailto:displacementresponse@mountainview.gov) to schedule a meeting, or to send any questions or comments. A response will be provided within 48 hours.
- Visit [MountainView.gov/DisplacementResponse](http://MountainView.gov/DisplacementResponse) for updates.



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# Q&A

Did we summarize your  
main points accurately?

- Enter comments in the chat
- Use “raise hand” button to speak when we get to questions later in the presentation
- Phone users: press \*9 to raise hand
- We will try to get to as many folks as possible – but today’s meeting will have less time for feedback. Upcoming sessions will mostly be focused on receiving input.

# Q&A

Are there any main points we have missed?



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# Displacement Response Strategy Summary of Input

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