



CITY OF SAN MATEO

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330 W. 20th Avenue
San Mateo CA 94403
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Agenda Report

Agenda Number: {{item.number}}

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: Community Relations Commission
FROM: Zachary Dahl, Director
PREPARED BY: Community Development Department
MEETING DATE: November 20, 2024

SUBJECT:
Community Workshop on Anti-Displacement and Tenant Protection Policies

RECOMMENDATION:
Hold a workshop to solicit community input on anti-displacement and tenant protection policies in the City of San Mateo.

BACKGROUND:
The City of San Mateo's 2023-2031 Housing Element (Housing Element) established goals, policies, and programs to facilitate the production of over 7,015 new housing units and to address key housing challenges identified through the housing needs assessment and community input process. One of the five overarching goals in the Housing Element is to prevent displacement of residents, and multiple tenant protection policies within the Housing Element workplan aim to address this issue.

These policies include expanding certain provisions of Assembly Bill 1482 (AB 1482, also known as the Tenant Protection Act); strengthening existing policies related to substantial remodel evictions and unsafe or substandard units; and improving data tracking of rental rates, evictions, and displacement. Each Housing Element policy and its implementing actions are outlined below:

Policy H 3.4: Expand Tenant Protections. Expand tenant protections in local ordinance to extend measures of AB 1482 related to relocation, documentation, and right to return policy in eviction cases.

Implementation Actions:

- a. *Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year.*
- b. *Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.*
- c. *Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units.*
- d. *Conduct outreach to the community on a biannual basis.*

Policy H 3.6: Monitor rents, evictions, and tenant displacement citywide.

Implementation Actions:

- a. *Research options and best practices for a rental registry list, including determining necessary financial and human resources needed to establish such a program. Make recommendations to City Council.*

- b. *Collaborate with regional partners, such as 21 Elements or ABAG, to develop ways to monitor rental rates, evictions and displacement citywide and countywide to track trends and use the information to guide policy priorities.*

Policy H 5.4.1: Establish tenant protections in local ordinance to extend measures of AB 1482 related to relocation, documentation, and right to return policy in eviction cases.

Objective: Increase tenant protections to prevent displacement of those with disproportionate housing needs related to relocation, documentation, and right to return policy in eviction cases.

Quantified Objectives:

- a. *Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year.*
- b. *Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.*
- c. *Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units. This item is connected to Policy H 3.4.*

As shown in the Goals, Policies, and Programs section of the Housing Element, implementation of the above policies is scheduled to begin in 2024 and continue into 2025/2026. To begin this process, staff developed a plan to conduct research and fact-finding and gather input from a wide range of community stakeholders throughout the fall and winter, with the goal of a City Council study session on tenant protections and anti-displacement in spring 2025.

Staff began conducting background research in September 2024, including meetings with legal service providers, to obtain San Mateo-specific data on evictions and related housing issues. Staff is also working with multi-jurisdiction collaboratives in San Mateo and Santa Clara Counties to learn what policies are under consideration in other Peninsula jurisdictions.

This community workshop is the first of multiple public meetings, including future meetings of the Community Relations Commission, where staff is seeking input from community members on anti-displacement and tenant protection strategies and programs. The purpose of this community workshop is to provide an overview of current tenant protection policies in San Mateo and at the state level, and to provide a forum for public feedback on this issue.

ENVIRONMENTAL DETERMINATION:

This community workshop is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

BUDGET IMPACT:

There is no budget impact associated with this community workshop.

NOTICE PROVIDED

All meeting noticing requirements were met. This includes email distribution to interested parties, inclusion in City email newsletter, and posting on the City website.

ATTACHMENTS

None.

STAFF CONTACT

Jennifer Mora, Housing Specialist

jemora@cityofsanmateo.org

(650)522-7230