

Attachment A – Tenant Preferences in Other Cities

There are various types of tenant preferences that have been applied across cities throughout the country. Tenant preferences can be designed for various populations, including displaced households, veterans, residents at-risk of displacement, neighborhood residents, teachers, people experiencing homelessness, and more. City of San José staff researched other jurisdictions that have applied Anti-Displacement and Neighborhood tenant preferences. In the Bay Area, San Francisco and Oakland have adopted Anti-Displacement and Neighborhood tenant preferences. Please see Table A-1, below, for examples of similar tenant preferences in other jurisdictions.

Table A-1: Similar Tenant Preferences in Other Cities

	New York	San Francisco	Oakland	Austin	Seattle
Policy	<ul style="list-style-type: none"> Preference applies to people who live in the same “community district” in which the new housing is sited. Applies only for initial occupancy of the units. In some cases, where the subsidized housing is located near the boundaries of two or more community districts, the community preference is extended to residents of the nearby districts as well. 	<ul style="list-style-type: none"> Preference applies to former San Francisco residents displaced in the 1960s and 1970s, during the SF Redevelopment Agency’s federally funded Urban Renewal program. <p><i>Displaced Tenant Housing Preference Program</i></p> <ul style="list-style-type: none"> Current and former residents displaced by no-fault evictions or fires Neighborhood Resident Housing Preference (NRHP) Residents who currently live in the same Supervisorial District as, or half-mile from, the property Applicants who currently live or work (75%) in San Francisco 	<ul style="list-style-type: none"> Preference applies to current and former residents displaced by the City of Oakland/RDA’s projects, Oakland’s code enforcement, or a no-fault eviction. Residents who currently live in the same Council District as, or one mile from, the property. Applicants who currently live or work in Oakland. 	<p><i>Pilot Program</i></p> <ul style="list-style-type: none"> Preference applies to households that currently reside or did reside (back to 2000) in census tracts identified as gentrifying in the University of Texas study, Uprooted. Households that have been displaced since 2000 due to natural disaster, government action, or from properties triggering the City’s Tenant Notification and Relocation Assistance Ordinance or the federal Uniform Relocation Act. Households that have immediate family residing in the city. 	<ul style="list-style-type: none"> Developers can choose to participate in local preference policy through City-developed guidelines. <p><i>Recommended Preferences</i></p> <ul style="list-style-type: none"> Applicant is a current resident for projects in neighborhoods currently facing high risk of displacement. Applicant, family member, or ancestor (i.e., great-grandparent) is a former resident for projects in neighborhoods that have historically been affected by high displacement. Applicant has community ties or utilizes community services in the neighborhood.
Units	50% of units	40% of units	30% of units	50% of the affordable units when two or fewer units are available at a time and 40% of the affordable units when three or more units are available at a time	50% of units