

Anti-Displacement Policy Tool and Evaluation: Expansion and Update

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Previous work on anti-displacement policy

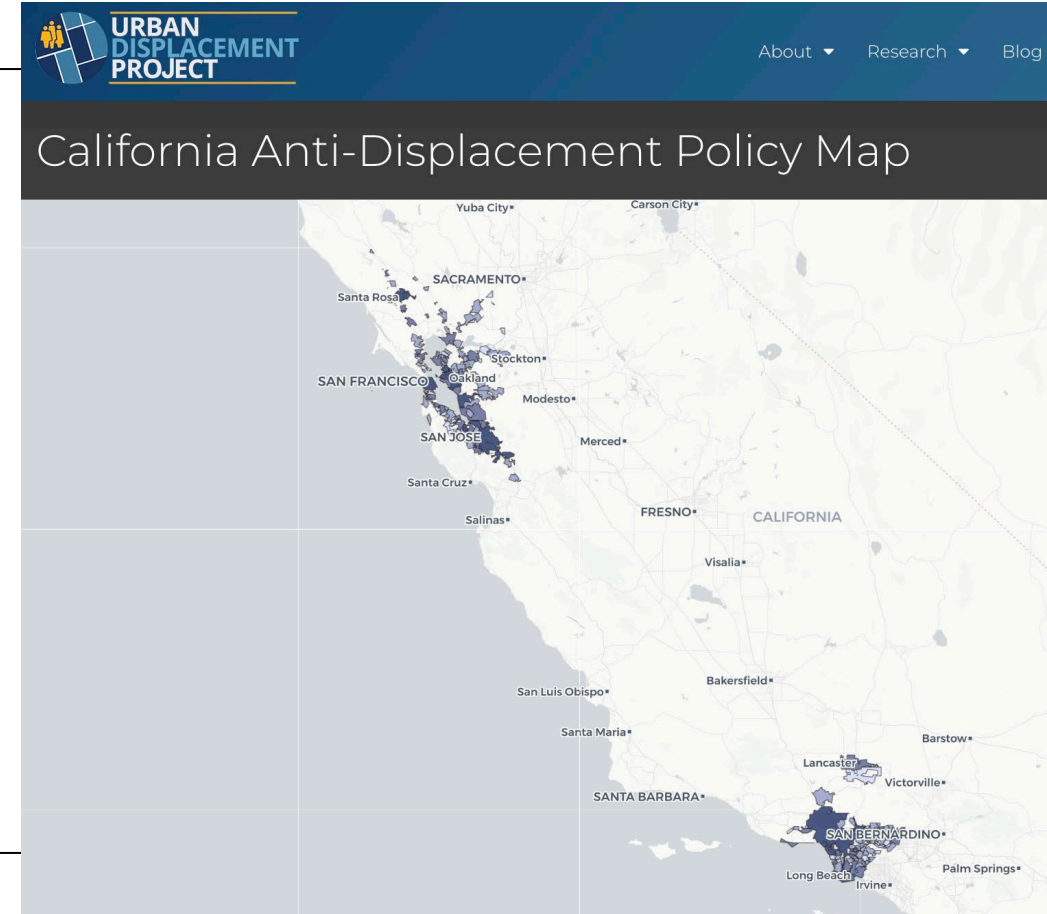
White Paper on Anti-Displacement Strategy Effectiveness

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Prepared for the California Air Resources Board

Agreement 19RD018



Deliverables

(1) Updated anti-displacement policy map for California

- At a minimum including the San Francisco Bay Area and Los Angeles County, and extending to the entire state as viable
- Includes a pilot tool to automate updates in the future
- *Accomplished: policy map for entire state, update tool.*

(2) Updated and expanded white paper on the role of housing policies in stemming displacement.

- More policies, depending on literature availability
 - Covid-19
 - Pass-through costs for energy efficiency retrofits
 - Weak market/rural-exurban areas
- Revised section on effectiveness and implementation (based on interviews)
- *Accomplished: addition of 250 new references from 150 in 2021 paper.*

Policy inventory

LAW/DEVELOPMENT

POLICY

PLANNING

Short-term

Building by building, tenant by tenant

Long-term

City/regional

Tenant protections

- Rent stabilization
- Just Cause eviction
- Tenant counseling
- Tenant rental assistance
- Tenant opportunity to purchase laws
- Foreclosure prevention
- **Green retrofit pass-through limits**
- Discrimination enforcement
- Code enforcement
- Rent review board
- Mobile home rent control
- Anti-harassment laws
- Community preference/right to return

Housing preservation

- Unsubsidized housing preservation (rental building acquisition)
- Project-based Section 8 preservation
- Housing rehab programs
- Condo conversion restrictions
- Community land trusts
- **Short-term rental regulations**
- SRO regulations
- One-for-one replacement
- Mobile home park preservation
- Tax exemptions
- Demolition control

Housing production

- Market-rate housing
- Subsidized housing
- Density bonuses/inclusionary
- Impact and linkage fees
- Accessory dwelling units
- Upzoning and housing overlay zones
- Value recapture
- Zoning/density restrictions
- Reduced parking requirements
- Public land disposition
- Housing trust funds
- Permit streamlining/fee reduction
- Bonds for housing construction

Prosperity

- Community benefit agreements
- Asset-building
- Minimum/living wage
- Universal basic income
- First-source hiring
- Community organizing
- Homeownership programs

2021 white paper

Updated paper

Insufficient literature (related to displacement)

Assessment: Anti-Displacement Policies (Slide 1)

Category	Policy Name	Lit Level	Preliminary Assessment	Housing Market Type	Implementation Scale	Timeframe to Prevent Displacement
Production Strategies	Market-Rate Housing Production	High	Mixed	Strong	Local, State	Long-term
	Subsidized Housing Production	Medium	Positive	Neutral	Local, State, Federal	Long-term
	Inclusionary Zoning + Developer Incentives	Medium	Mixed	Strong	Local, State	Long-term
	Impact + Linkage Fees	Medium	Mixed	Strong	Local	Long-term
	Accessory Dwelling Units	Medium	Mixed	Neutral	Local, State	Slow-acting
	Housing Overlay Zones	Low	Mixed	Strong	Neighborhood, Local	Slow-acting
	Land Value Recapture	Low	Unknown	Strong	Local, State	Slow-acting

Assessment: Anti-Displacement Policies (Slide 2)

Category	Policy Name	Lit Level	Preliminary Assessment	Housing Market Type	Implementation Scale	Timeframe to Prevent Displacement
Preservation Strategies	Unsubsidized Affordable Housing	Medium	Positive	Neutral	Local, State	Fast-acting
	Subsidized Housing Preservation	Low	Positive	N/A	Local, Federal	Fast-acting
	Housing Rehabilitation	Medium	Mixed	N/A	Local, State, Federal	Fast-acting
	Condo Conversion Restrictions	Medium	Positive	Strong	Local	Fast-acting
	Community Control of Land	Medium	Positive	Neutral	Neighborhood, Local	Fast-acting
	Short-term Rental Restriction	Medium	Positive	Neutral	Local	Fast-acting

Assessment: Anti-Displacement Policies (Slide 3)

Category	Policy Name	Lit Level	Preliminary Assessment	Housing Market Type	Implementation Scale	Timeframe to Prevent Displacement
Tenant Protection Strategies	Rent Control	High	Mixed	Strong	Local, State	Fast-acting
	"Just Cause" Evictions	Low	Positive	Strong	Local	Fast-acting
	Tenant Right to Counsel	High	Positive	Strong	Local	Fast-acting
	Rental Assistance Programs	Medium	Positive	Neutral	Local	Fast-acting
	Tenant Opportunity to Purchase	Medium	Positive	Neutral	Local	Fast-acting
	Community Benefits Agreements	Medium	Unknown	Strong	Neighborhood , Local, State	Slow-acting
	Foreclosure Assistance	Low	Positive	Neutral	Local, State, Federal	Fast-acting
	Pass-through Limits	Low	Unknown	Neutral	Local, State	Fast-acting

Limitations and Research Gaps

- **Limitations of approach**

- Need to understand cost effectiveness for prioritization
- Most studies do not analyze displacement directly
- Commercial and cultural displacement not included

- **Research gaps**

- *Promising but understudied policies:* green retrofit pass-through limitations, anti-harassment laws, right to return, mobile home rent stabilization and preservation, SRO preservation, reduced parking requirements, permit streamlining
- Still little research on rural and weak markets
- Little understood about how policies best work together
- Implications for specific California policies (e.g., Prohousing Designation) not studied

Interview findings - implementation

- Tenant protections are central but can be uneven in impact.
- Housing preservation is critical to preventing net loss of affordable units.
- Implementation and enforcement capacity determines the impact of policies.
- Rental assistance helps stabilize households but is difficult to sustain.
- Outreach and accessibility barriers limit program effectiveness.
- Displacement prevention requires balancing protections with housing production.

Recommendations for the State

- Use program guidelines to encourage jurisdictions to adopt anti-displacement policies.
- Use available tools (e.g. SB 79, density bonuses, etc.) to spur housing production.
- Establish an interagency working group on anti-displacement policies in order to enact consistent policies across agencies.
- Explore possibilities of collaboration between agencies to spur production of affordable housing
- Identify opportunities in existing and planned programs to collect data and conduct evaluations of impacts on displacement.

Recommendations for Local Jurisdictions

- Develop a strategic plan for tenant protections to incorporate into applications for state and federal funding.
- Use effective outreach to communities at risk of displacement to improve access to existing anti-displacement programs.
- Build organizational capacity to carry through implementation of existing policies.
- Seek to balance tenant protection policies with increased production of affordable housing units.
- Help build capacity in local communities by ongoing education about displacement issues and support for community organizing.

Policy map

[Anti-displacement Policy Map](#)

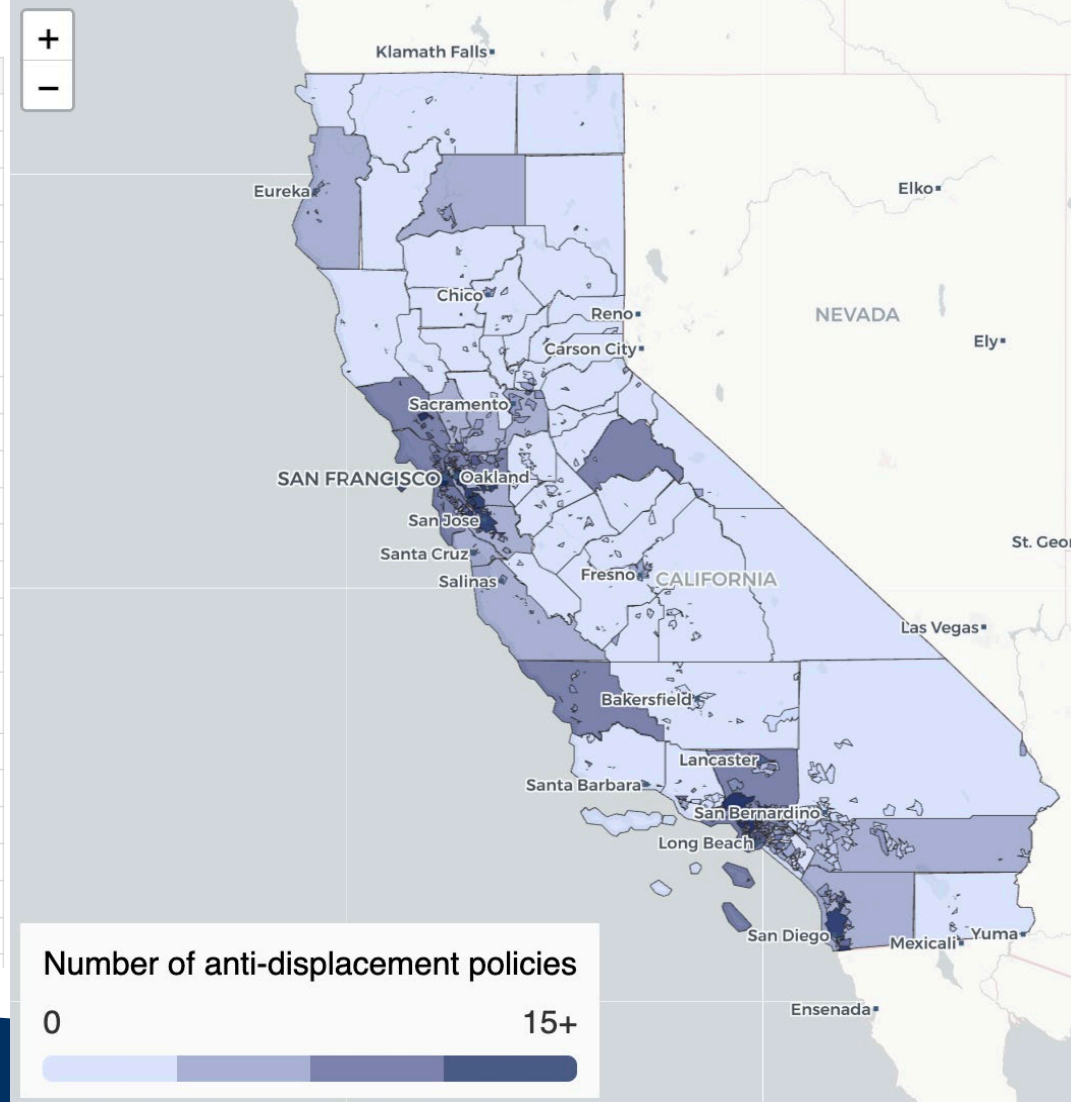
Validation process:

- Emailed 526 California jurisdictions
- 70 responses with corrections

California Anti-Displacement Policy Map

San Jose | Santa Clara County

Policy	Exists?
Just Cause Eviction	Yes
Rent Stabilization or Rent Control	Yes
Rent Review Board	No
Mobile Home Rent Control	Yes
SRO Preservation	No
Condo Conversion Restrictions	Yes
Foreclosure or Homeownership Assistance	Yes
Affordable-Housing Linkage Fees	Yes
Commercial Linkage Fees	Yes
Inclusionary Zoning	Yes
Density Bonus	Yes
Community Land Trusts	Yes
First Source Hiring Program	No
ADUs	Yes
Housing Overlay Zones	Yes
Unsubsidized Affordable Housing Preservation (NOAH)	No
Subsidized Housing Preservation	Yes
Housing Rehabilitation Programs	Yes
Tenant Opportunity to Purchase	Yes
Rental Assistance Programs	No
Tenant Right to Counsel	No
Short Term Rental Ban/Limitation	Yes



Thank you!!
Questions?