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# Tenant Protection Policies

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## Role of Tenant Protections

- Promote fair housing
- Prevent displacement
- Reverse the financialization of housing
- Regulate the housing market

### National Tenant Bill of Rights

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## Rental Registries

- Data collection tool for deeper understanding of local housing conditions and trends
- Information collected includes: owner information, number of units owned, eviction filings, rental rates, code violations
- Jurisdictions with rental registries include, but are not limited to:
  - Springfield, IL
  - Louisville, KY
  - Minneapolis, MN
  - Portland, OR
  - Syracuse, NY

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## Tenant or Community Opportunity to Purchase

- Turns potential displacement into ownership and stabilization opportunity
- Can close homeownership gaps while preserving affordable rental housing

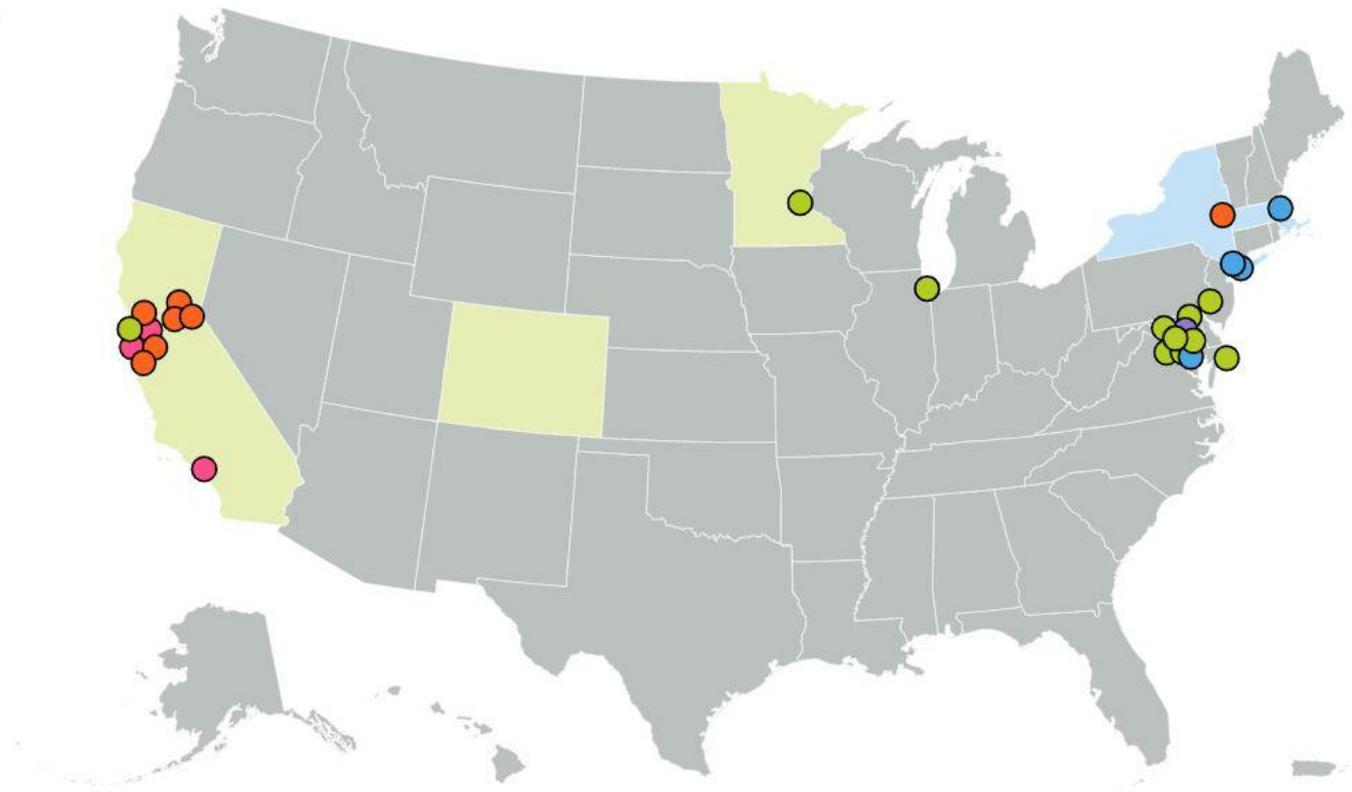
### Tools:

- [TOPA/COPA Toolkit](#)
- [LISC Resource](#)

# Tenant and Community Opportunity to Purchase Policies are Gaining Traction

Status of state and local TOPA, COPA, and ROFR policies and campaigns - November 2024

■ Implemented ■ Under consideration ■ Active policy campaign ■ Previously considered ■ Repealed



Sources: PolicyLink Database of TOPA/COPA Campaigns, U.S. Census Bureau

Source: <https://www.policylink.org/topa-copa-map>

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## Tenant Right to Counsel

- Guarantees that renters facing eviction have legal representation in eviction court proceedings
  - Only 3% of tenants have legal representation in eviction cases
  - 81% of landlords have legal representation
- Jurisdictions with RTC:
  - NYC – 84% of represented tenants remained in their homes
  - Cleveland – 90% of represented tenants avoided eviction or an involuntary move
- As of 2023, 17 cities, 1 county and 4 states have [tenant right to counsel](#)

## Rent Control

- Protects tenants from excessive rent hikes while ensuring a fair rate of return for landlords
- Empirical evidence demonstrates:
  - Increases housing stability and affordability for tenants
  - Provides tenants with leverage to attain improved housing conditions
  - Does not decrease housing production
- 190+ jurisdictions have enacted some form of rent control, and it's being considered by state legislatures, city councils and voters across the country

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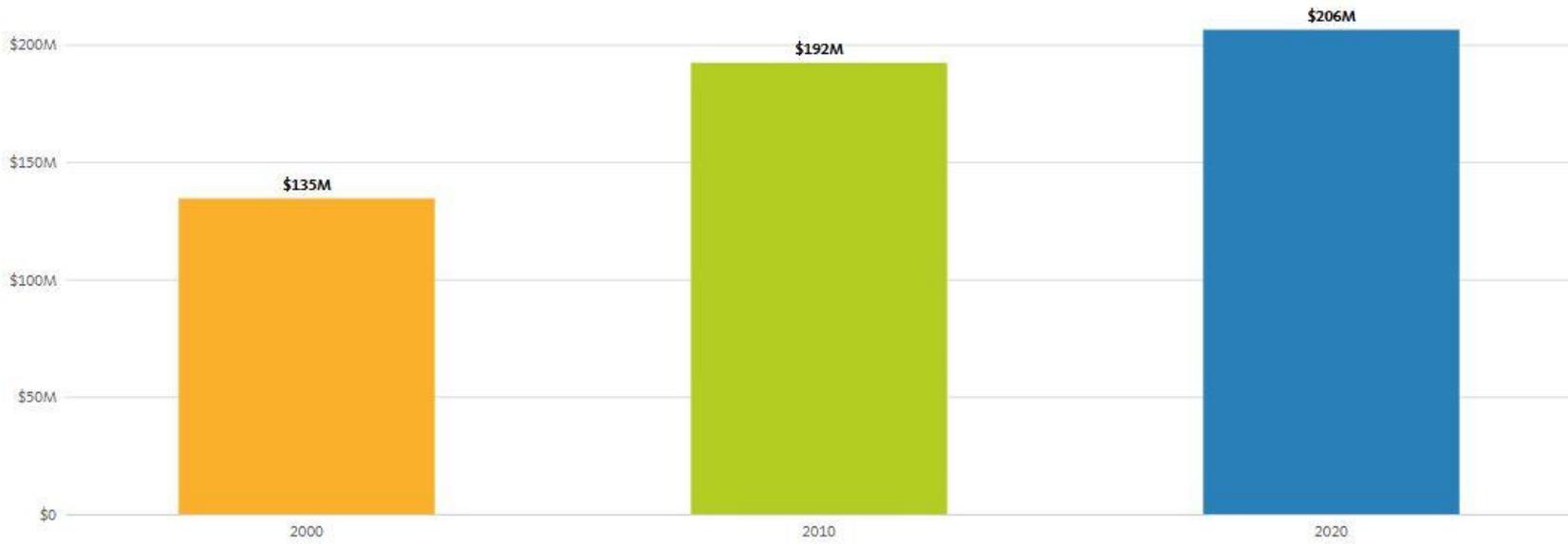
## Research

- [USC Dornsife Program for Environmental and Regional Equity](#)
- [UMN Center for Urban and Regional Affairs](#)
- [PolicyLink, Right to the City, Center for Popular Democracy](#)

## Eliminate rent burden Vermont

Total gain in disposable income for renters with no rent burden: Vermont; 2000–2020

SELECT BREAKDOWN    



Source: <https://nationalequityatlas.org/indicators/Eliminate-rent-burden?geo=02000000000050000>

## Just Cause

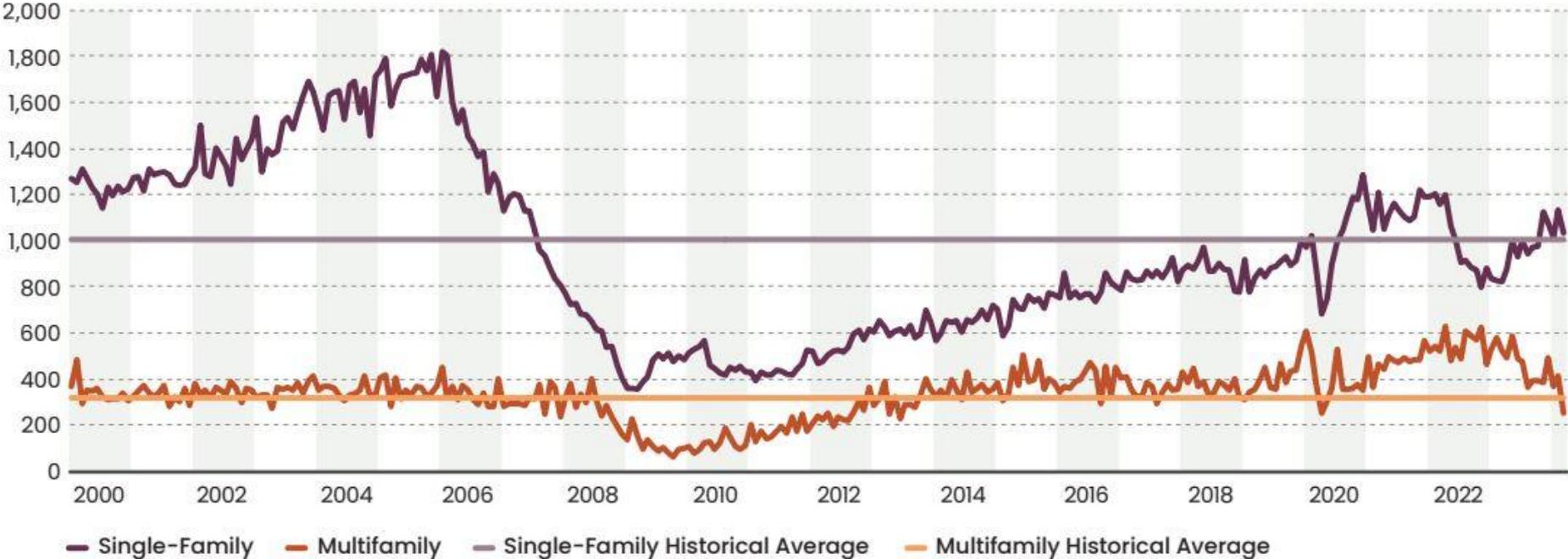
- Prevents arbitrary, retaliatory and discriminatory evictions by establishing that landlords can only evict renters for specific reasons
- Common just causes:
  - Nonpayment of rent
  - Lease violation
  - Nuisance, disturbance, or negligent damage to property
- States with just cause: NJ, NH, CA, OR, WA, CO, NY
- States considering just cause: MD, AZ, CT (has it for seniors)

## Just Cause Benefits

- Prevents displacement, especially in tight housing markets where rents are rising and vacancies are low
- Protects tenants to report inadequate housing conditions or request repairs
- Research shows:
  - Cities that implement just cause eviction laws experienced [lower eviction and eviction filing rates](#) than those that did not
  - Just cause helps the poorest tenants in gentrifying neighborhoods
  - [Cities in the Bay Area](#) with strong tenant protections produced more housing units per capita than those without

# Single-Family Construction Is Accelerating While Multifamily Development Declines

Annualized Housing Starts (Thousands of units, seasonally adjusted)



Note: Single-family and multifamily historical averages are of seasonally adjusted monthly data from January 1990 to March 2024.

Source: JCHS tabulations of US Census Bureau, New Residential Construction.

Source: [https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_The\\_State\\_of\\_the\\_Nations\\_Housing\\_2024.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2024.pdf)

## Market Conditions

- [According to NMHC](#), delays in starts were largely attributed to:
  - economic uncertainty (83% of respondents)
  - availability of construction financing (79% of respondents)
  - economic feasibility (71% of respondents)
  - permitting, entitlement, and professional services were reported as a cause of delays in starts by half of respondents
- [According to NAHB](#): “In addition to tight lending conditions and the high cost of development loans, a shortage of skilled labor is another headwind...The industry is short more than 400,000 workers...”
- [Fannie Mae Market Outlook](#)