



REGIONAL RENTAL HOUSING DATA COLLECTION PROGRAM

1.1	Key Element of CASACompact	#1 Permanent Anti-Gauging Rent Cap #2 Strong Just Cause Eviction Requirements #6 Regional Tracking and Notification System #8 More Preservation at the Local Level
1.2	Brief Description <i>1-3 sentence summary of action or policy</i>	<p>A Regional Rental Housing Data Collection Program would require landlords to (a) submit a copy via an online platform of any eviction notices they serve to tenants, and (b) fill out an online form for every rental unit on an annual basis. The form could collect the following information:</p> <ol style="list-style-type: none"> 1. Basic information about the unit, including the address; number of bedrooms; age of the unit; whether the unit is rent controlled, rent restricted, or rent assisted; and, if it is rent restricted, the date of expiration; 2. The current rent amount; 3. Other rent-related information (e.g., tenant move-in date and effective date of last rent increase); and 4. Name and contact information for the owner of the unit and emergency contact information for the unit (if different—e.g., for the property manager). <p>The system could be structured such that past information auto-populates in subsequent years and simply needs to be confirmed or changed where appropriate (e.g., the rental amount). Notices and forms would be submitted via an online platform to the relevant government entity or entities (e.g., a new housing department at Bay Area Metro and/or local jurisdictions). A mailing address and fax option would be provided for landlords who prefer to mail or fax the form.</p>
1.3	Supports these CASA goals:	<input checked="" type="checkbox"/> Protection <input checked="" type="checkbox"/> Preservation <input type="checkbox"/> Production
1.4	Desired Effect <i>What problem would this solve? Who would benefit? If applicable, identify any specific populations who will especially benefit.</i>	<p>This program would (1) actively protect tenants and help keep them in their homes by acting as a deterrent to unlawful evictions and rent increases, and (2) collect data that would allow the region to better identify issues and create tailored policy, programmatic, or other responses, such as allowing the region to identify market-rate and rent-restricted affordable housing units for preservation, among other possibilities.</p> <p>(1) Compliance and Deterrence By requiring the transparent conveyance of information to jurisdictions, a Regional Rental Housing Data Collection Program would (1) encourage landlords to comply with existing laws and prevent illegal evictions and rent increases, (2) deter extreme rent increases and mitigate rent increases overall, and (3) deter evictions. In doing so, a Regional Rental Housing Data Collection Program would not only collect data, it would actively help keep tenants in their homes. The Program would also enable researchers and the public to understand the location, the type of unit (single family, small buildings, new buildings, etc.) and the ownership attributes of those landlords who are responsible for extreme rent increases and evictions and those who are not.</p> <p>(2) Data Collection for Tailored Policy/Programmatic Responses Currently, few local jurisdictions in the Bay Area have data on the number of evictions and where those evictions are occurring; the amount of rent</p>



		<p>increases tenants receive and where those increases are occurring; the rent charged for new construction; and how many market-rate affordable housing units exist in the region and where those units are located, among other areas.</p> <p>A Regional Rental Housing Data Collection Program would provide real-time data about evictions and rents. This information would allow local jurisdictions and the region to better implement existing policies and programs and create new ones. For example, with a Regional Rental Housing Data Collection Program jurisdictions could identify neighborhoods or even blocks with extreme rent increases and rapid gentrification and craft policy responses. In addition, other jurisdictions have found that having data such as the property management information and number of tenants on hand is helpful in case of emergencies and natural disasters.</p> <p>The program would also provide the data needed to underpin many of the other CASA proposals. For example, it would provide the data needed to determine market strength by providing real-time rents at a granular level (by unit type, number of bedrooms, age of unit) for use in Inclusionary Zoning and other regional policy priorities.</p> <p><i>Identifying Affordable Housing Units for Preservation</i> A Regional Rental Housing Data Collection Program would also allow jurisdictions to identify affordable housing units (market-rate and rent-restricted). Identifying rent-restricted and market-rate affordable housing units is the first step for preservation.</p> <p>Currently, our ability to preserve affordable housing units is limited because we do not have a complete database of these units. The California Housing Partnership Corporation (CHPC) collects data on rent-restricted affordable housing units in the Bay Area and is working with State HCD to expand this database to include all types of affordable units covered under the State's Preservation Notice Law, as amended by AB 1521 in 2017. However, there is no database of market-rate affordable housing units in the Bay Area with providers relying on Craigslist and other incomplete sources to identify units.</p> <p>A Regional Rental Housing Data Collection Program would allow the region to identify rent-restricted and market-rate affordable housing units for preservation. Paired with a <i>Regional Preservation Notification System</i> that notifies qualified purchasers when rent-restricted units are expiring and market-rate affordable housing units are for sale and a <i>Regional Housing Preservation Fund</i> that provides the funding needed to purchase these units, these three programs would enable the region to preserve thousands of affordable housing units. (See "Regional Preservation Notification System" policy brief and the "Expand Existing Regional Housing Funds To Create a Significant Regional Housing Preservation Program" policy brief.)</p>
1.5	<p>Key Questions and Points of Concern <i>What key questions or issues need to be resolved?</i></p> <p><i>What are the major sticking points and</i></p>	<p><u>Maintaining the Database:</u> Bay Area Metro and/or a new regional housing department would be responsible for creating and maintaining the Regional Rental Housing Data Collection Program and compiling data. Data should be easily exportable to database software so that it can be tracked and analyzed.</p> <p><u>Enforcement:</u> What are the enforcement mechanisms to ensure compliance and accuracy (e.g., a fine, presumption of invalidity) and who is the enforcement body (e.g., local jurisdictions)? The database should allow tenants</p>



	areas of negotiation?	to access data about their unit (e.g., reported rental amount, whether the unit is rent stabilized, etc.) to ensure transparency and deter unreported rent increases and evictions (see, e.g., Berkeley and Los Angeles for models). <u>Privacy Protections:</u> A Regional Rental Housing Data Collection Program needs to include strong privacy protections and data confidentiality measures.
1.6	Resources Needed <i>What costs will be incurred and by whom? Note any funding sources that are readily available, if known.</i>	Low cost. CASA/Bay Area Metro could partner with technology companies to create a digital platform (e.g., Google or Facebook—both members of the CASA Steering Committee). The program could charge a minor fee per rental unit to cover program costs, or it could cover costs from another funding source.
1.7	Scale of Impact <i>(as measured by Plan Bay Area goal alignment)</i>	Protect: A Regional Rental Housing Data Collection Program would cover 1.2 million Bay Area tenant households and would deter evictions and rent increases. Preserve: By deterring unlawful rent increases and evictions, a Regional Rental Housing Data Collection Program would preserve existing affordable housing, such as rent-stabilized units and market-rate affordable housing. In addition, it would help identify units for preservation.
1.8	Potential Vehicles for Implementation <i>Check all that apply</i>	X Legislation <input type="checkbox"/> Regional Funding <input type="checkbox"/> Statewide Funding <input type="checkbox"/> Regulatory Reform <input type="checkbox"/> Education and Advocacy <input type="checkbox"/> Pilots & Spreading Best Practices X Other: JPA, MTC funding conditions <i>Possible Vehicles Include the Following:</i> <ul style="list-style-type: none"> • <u>Legislation:</u> Bay Area-wide (or statewide) legislation introduced by a Bay Area legislator. • <u>Local Legislation and/or JPA:</u> Local jurisdictions opt in to and create a Regional Rental Housing Data Collection Program through local legislation and/or a Joint Powers Agreement. • <u>Conditions:</u> Condition discretionary MTC funds on local adoption of a housing data collection program.
1.9	Time Frame <i>Time needed for action to be approved and implemented.</i>	<i>Select one</i> X Short-Term (0-2 years): To pass legislation (state or local), sign a JPA if relevant, and create the technological infrastructure. X Med-Term (3-5 years): To roll out the program, possibly in waves (e.g., certain jurisdictions in 2020, an expanded list of jurisdictions in 2021, etc.). <input type="checkbox"/> Long-Term (6-10 years)
1.10	Feasibility <i>Select one and describe your rationale for why this level of feasibility is anticipated.</i>	<i>Select one</i> <input type="checkbox"/> Easy X Medium <input type="checkbox"/> Difficult <i>Rationale:</i> A Regional Rental Housing Data Collection Program would require legislation, technical creation of a platform and forms, and landlord education.