

ATTACHMENT A: Possible Types of Tenant Preferences

#	Type	Definition of Population	Example	Notes	Potential Challenges
1	Neighborhood	Existing residents of a neighborhood that is accommodating housing growth	San Francisco has a preference for existing neighborhood residents to occupy newly-leasing or for-sale affordable housing developments of 5 or more units that it subsidizes. The preference is limited to 40% of units in the new developments at the time of lease-up or sale. Neighborhood is defined as same Supervisorial District or 0.5-mile radius from the new development. New York City reserves 50% of subsidized affordable apartments for neighborhood residents.	Generates neighborhood stability. Applicant has to prove residency in a location currently undergoing development, as defined by City. Neighborhood eligible for preference would change over time. Would have to define neighborhood boundaries or proximity. Would likely limit the number of units set aside to minimize possible racial concentration issues.	HUD may need to approve as under Fair Housing law, program cannot concentrate race or poverty.
2	Anti-displacement	Residents living in defined low-income neighborhoods that are undergoing extreme displacement pressure	San Francisco's Anti-Displacement Housing Preference would allow up to 40% of new certain new affordable housing units to be occupied by residents with this preference. Location defined by census tracts.	Based on defined neighborhood boundaries and residents at a given time. Neighborhoods that are targeted could change over time.	Housing staff's analysis of neighborhoods determines eligibility; need an appeal process; need to define frequency of redefinition of affected neighborhoods and data that is used. Need HUD's approval. Would illegal units be covered?
3	Live or Work	Those who live or work in San José	Many jurisdictions have this preference, including San Francisco, Emeryville, Boston. Housing authorities also establish this preference for housing vouchers.	Resident needs to show evidence of working in and/or residing in a jurisdiction. Would also include those who have received a job offer. Definition of "working in" would require a	Standard preference in many jurisdictions. Legal rationale is established and is recognized by State HCD.

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				standard, such as more than 75% of the time, and physical location vs. company headquarters.	
4	Disaster victims	Residents displaced due to natural disaster (flood, fire, etc.)	San Francisco's preference for displaced fire victims requires a tenant to have been ordered by a fire official to vacate and be displaced for at least 6 months. San Francisco includes this preference in its "Displaced" preference. Many housing authorities give preferences for housing vouchers for disaster victims.	Definition of 'disaster' could be a state of emergency declaration, date that a City official mandated evacuation of the unit, or another standard. Would have to define period of time that the unit was vacated.	Would need to create a substitute for the evidence of occupancy paperwork if it is ruined in the disaster. Illegal units may not have had an official mandated evacuation order.
5	Displaced	Residents displaced due to Ellis Act evictions or other programs	San Francisco gives a preference to residents displaced by an Ellis Act eviction. This preference also includes those displaced by "Owner Move-in" evictions and those displaced by fire. It defines a set-aside of 20% of most newly-funded affordable housing developments for this purpose. Boston has an Urban Renewal Displacee program for those displaced during a defined time period due to urban renewal programs.	City would need to track displaced households. Residents would show proof of eviction and proof of residency. Ellis Act displacements may be too narrow of a definition. This preference could also cover low-income residents displaced from apartments with expiring affordability restrictions.	City will now be notified of Ellis Act evictions and landlords' notices of intent to withdraw the units, and can validate the information.
6	Rent-burdened	Existing City residents who pay more than a certain	San Francisco has a Rent-burdened Preference for City residents who pay over 50% of gross income towards housing	Have to verify income and current housing payments – relatively simple processing.	Would have to decide whether to include current residents of restricted affordable homes. Only

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		percentage of their income towards housing costs	costs. Effectuated only in affordable housing produced via Development and Disposition Agreements of former RDA.		applies to negotiated land transfers for San Francisco; would have to determine if there is a legal reason it is so limited.
7	Artists	Those engaging in defined artistic pursuits, including visual arts, music, dance, and other media	Boston has a certified artist preference program for housing, some of it affordable. A Glendale, CA, affordable artist development by Meta Housing used tenant preference points. A development in LA County had artist housing set-asides established through funding agreements with an arts organization. Some artist housing programs use targeted marketing as a tool rather than preferences.	Rationale is that artists are underpaid relative to housing prices, part of the City's policy priorities for placemaking, and at high risk of displacement. Boston program requires peer review of artist's work. Other artist housing programs do not require peer review and allow artists to self-identify.	Definition of artist needs to be clear (paid, unpaid, track record, media, etc). Needs legal rationale as to why artists are disadvantaged relative to other populations. Formal artist tenant preferences are not common.
8	Teachers	School teachers, typically in public system K-12	There are many examples of funded programs for teacher housing, most focused on making it more affordable for teachers to buy homes – New Orleans, Memphis, Detroit, San Francisco. School districts have built their own rental developments on school-owned property – Santa Clara USD, San Francisco USD, San Mateo Community College, Los Angeles USD.	Could also include administrators or private school teachers. City used to have programs for teachers (THP Homebuyer) that broadened to preschool teachers and low-paid support staff. CA state law specifically permits public school teacher housing on school district land.	Unfunded teacher housing programs are difficult to find. Teachers' disinterest in living in rental properties with other teachers was reportedly why San José's previous two teacher housing rental developments, using targeted marketing, were unsuccessful 10 years ago.

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9	Homeless	Gives preference to homeless households	HUD permits homeless preference in all federally-funded properties. Housing authorities prioritize homeless.	Rationale is that need for permanent homes for homeless residents is overwhelming and immediate. Consistent with City policies.	Use the federal definition of homeless. Exclude chronic homeless because they need intensive services on-site and different physical configurations for services space, front desk staffing, and entrance security. Market may desire project-based services delivery even to non-chronically homeless households.
10	Unaccompanied youth	Youth aged 18-24 exiting foster care system	Many housing authorities have preferences for housing vouchers for youth exiting foster care.	Rationale is that TAY are underserved in the market, part of City's policy priorities for addressing homelessness, and at high risk of displacement.	Use HUD's TAY definition or is there a broader definition. CA state also has a definition of 'homeless youth.' Property should be able to accommodate on-site service delivery and potentially house mentors at higher incomes as well.
11	Veterans	U.S. military veterans	Many housing authorities have preferences for award of housing vouchers to veterans.	Rationale is that veterans are more likely to be physically and financially vulnerable and to need affordable housing more than the general population. VASH rental vouchers from the VA are either portable or project-based. Preference could be for VASH holders.	Potential overlap with other categories such as homeless; not every veteran experiences difficulty so perhaps too broad. VASH vouchers do not cover every low-income veteran so may be too narrowly tailored to focus on.
12	LGBTQ	Residents identifying as LGBTQ	Not available	Rationale is that LGBTQ residents are more likely to have experienced discrimination and	Definition must be self-identification. Could cover risk of homelessness in a

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				are more at risk of homelessness.	homeless preference. LGBTQ is a protected class in CA.
13	Domestic Violence Survivors	Residents reporting domestic violence	Many housing authority voucher programs give priority to the Violence Against Women Act population.	This population is considered by HUD to be qualitatively similar to the homeless.	May not be wise to integrate into non-special needs developments if services needed on site. Confidentiality concerns with this population may be difficult to manage if integrating into developments with addresses made available to the public. DV properties also often have secured gates for additional safety, which is not typical of housing developments.