



ANTI-DISPLACEMENT COMMUNITY MEETING

NOV. 7, 2024

TONIGHT'S AGENDA

- Introductions
- Background on Anti-displacement Strategy
- What is Displacement?
- Importance of Belle Haven
- Four Pillars of Anti-Displacement
- Next Steps
- Q&A
- Voting Stations



2023-2031 HOUSING ELEMENT AND ENVIRONMENTAL JUSTICE ELEMENT

Program H2.E- Anti-Displacement Strategy

Develop strategy to address displacement and evaluate community-identified tools

- Include resident and organization input through community engagement
- Strategy for the City with a focus on Belle Haven neighborhood
- Initiate program implementation in by Jan. 2024
- Multi-year effort

Program EJ5.G

- To ensure the City's Anti-displacement Strategy supports households and neighborhoods in underserved communities



WHAT IS DISPLACEMENT AND HOW DOES IT HAPPEN?



Displacement occurs when people need to relocate from their homes or neighborhoods due to a variety of factors that are often out of their control

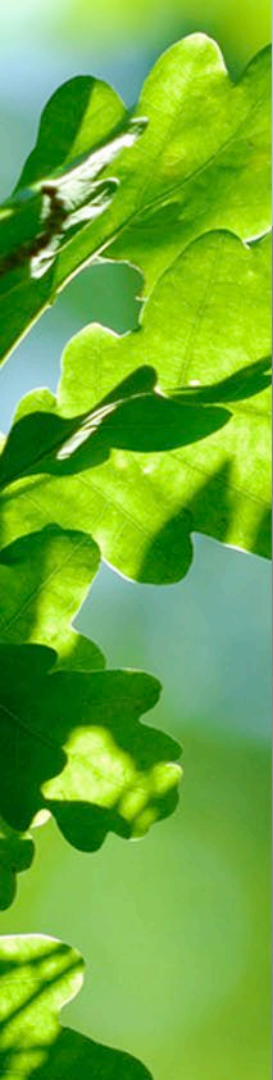


WHAT IS DISPLACEMENT AND HOW DOES IT HAPPEN?



Different types of displacement:

- Physical
- Economic
- Exclusionary
- Psychological or Cultural



WHY BELLE HAVEN?



Belle Haven is a diverse community with residents who are part of a population that is very vulnerable to displacement

BELLE HAVEN IS DIVERSE

Belle Haven is one of the most diverse neighborhoods in San Mateo County, and the neighborhood is different from the rest of Menlo Park

Belle Haven



■ Hispanic ■ Black ■ Asian ■ White

Rest of Menlo Park

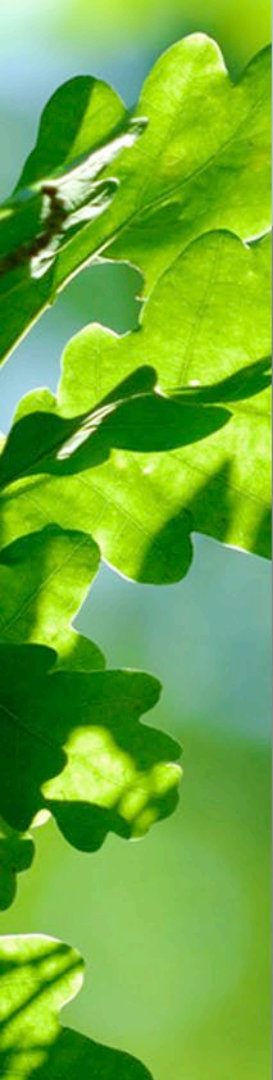


■ Hispanic ■ Black ■ Asian ■ White

INCOME IN BELLE HAVEN

- Annual median household income is less than \$115,000
- Annual median household income for Menlo Park as a whole is \$198,000

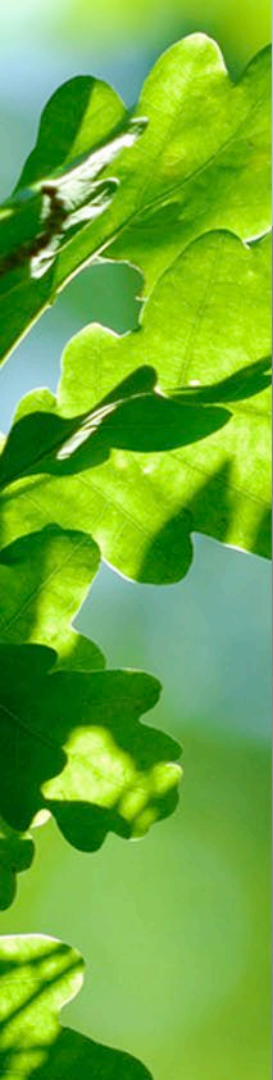
\$83,000 difference



EDUCATION IN BELLE HAVEN



- 35% of Belle Haven residents have completed a Bachelor's Degree or higher
- 80% of residents in the rest of Menlo Park have completed a Bachelor's Degree or higher



LIKELIHOOD OF ECONOMIC DISTRESS

Unemployment rate

- 4.6% for all of Menlo Park
- 7.1% in Belle Haven

Residents without health insurance

- 2.4% in Menlo Park
- 6.7% in Belle Haven (more than double)

Residents use SNAP/Food Stamps

- 3.1% of Menlo Park
- 12.2% of Belle Haven families

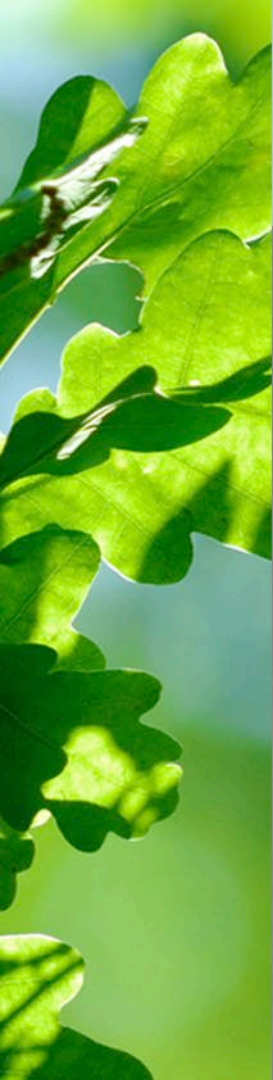
RISKS TO BELLE HAVEN

Gentrification

- The growth of high-tech jobs in the area has caused pressures on the local housing market which are pushing out vulnerable, low-income residents.
- Over ten years:
 - Population of Latino residents decreased from 69% to 61% percent
 - Percentage of Black population decreased from 18% to 12% of the population

Belle Haven Residents Cannot Afford Current, High Housing Costs

- 9% of Belle Haven households are severely overcrowded (more than 1.5 persons per room)
- 4% percent of all Menlo Park households are severely overcrowded
- 24% of Belle Haven renters pay more than 50% of their income to rent, while the same is true for 18% of all Menlo Park renters



OPPORTUNITIES FOR BELLE HAVEN



- Belle Haven has a distinct racial and economic identity separate from the rest of Menlo Park
- Identity has created a strong sense of community and allows for people of lower-income or socioeconomic standing to live in the area. This distinct and more accessible community is worth preserving.
- Menlo Park's new Anti-displacement Strategy is well suited to protect this community and preserve its affordable housing

DEVELOPING AN ANTI-DISPLACEMENT STRATEGY



HOW CAN WE ADDRESS DISPLACEMENT?



- Evaluate the tools identified through the certified 2023-2031 Housing Element and Environmental Justice Element to prepare an Anti-displacement Strategy
- Collaborate with advocacy organizations like The Housing Endowment and Regional Trust (HEART) of San Mateo County and other local non-profit organizations
- Receive community feedback



FOUR PILLARS OF AN ANTI-DISPLACEMENT STRATEGY

- Production
- Preservation
- Protection
- Prosperity



PRODUCTION

Investment in building new affordable housing and/or converting non-housing structures into homes at a variety of affordability levels





PRODUCTION TOOLS



- Explore changes to Below Market Housing requirements
- Affordable housing production

PRESERVATION

Maintaining and improving existing affordable housing to ensure it remains affordable and safe





PRESERVATION TOOLS

- Home repair/renovation programs
- Purchase and preservation of existing housing
- Community and tenant opportunity to purchase



PROTECTION

Ensuring that existing renters and homeowners have the tools and rights to remain in their homes to actively avoid displacement and housing instability



PROTECTION TOOLS

- Neighborhood Tenant Preference for Affordable Housing
- Localized anti-displacement programs with large-scale development
- Expand just cause eviction provisions
- New sources of funding for anti-displacement efforts
- Tenant relocation assistance
- Rental inventory
- Eviction monitoring
- Rent control
- Multi-lingual information and outreach
- 12-month lease ordinance
- Deposit assistance
- Rent and mortgage emergency assistance
- Anti-harassment ordinance
- Limit fees passed to tenants



PROSPERITY



Focuses on ensuring fulfilling lives including economic, social and technological progress for all.





PROSPERITY TOOLS



- Down payment assistance for first time/first generation homebuyers
- Workforce development
- Financial planning education and tutoring

UPCOMING NEXT STEPS

- Community Meetings
 - Nov. 7 (tonight)
 - Nov. 14: 6:30-8 p.m. @ BHCC (Spanish language only)
- Online Anti-displacement survey to be launched on webpage for those unable to attend the meetings
 - menlopark.gov/antidisplacement
- Staff to collect and analyze data
- Present information at a future City Council study session – early next year
- Sign up at menlopark.gov/antidisplacement to receive project updates

COMMUNITY FEEDBACK

- Visit all four pillar stations
- Each station has boards that display the programs and tools within each “P” pillar
- Each person has 5 dots for voting
- Place a dot on top 5 programs (or more dots on a few programs) that you believe would be most effective to address displacement in Belle Haven



THANK YOU