

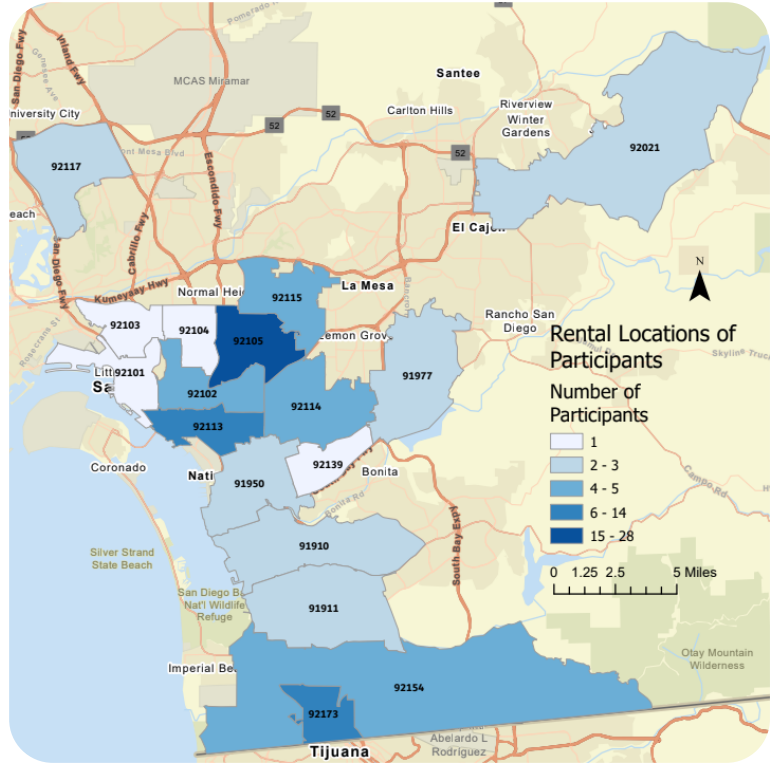
# TENANT HOUSING CHALLENGES & POLICY PRIORITIES

2022-2023

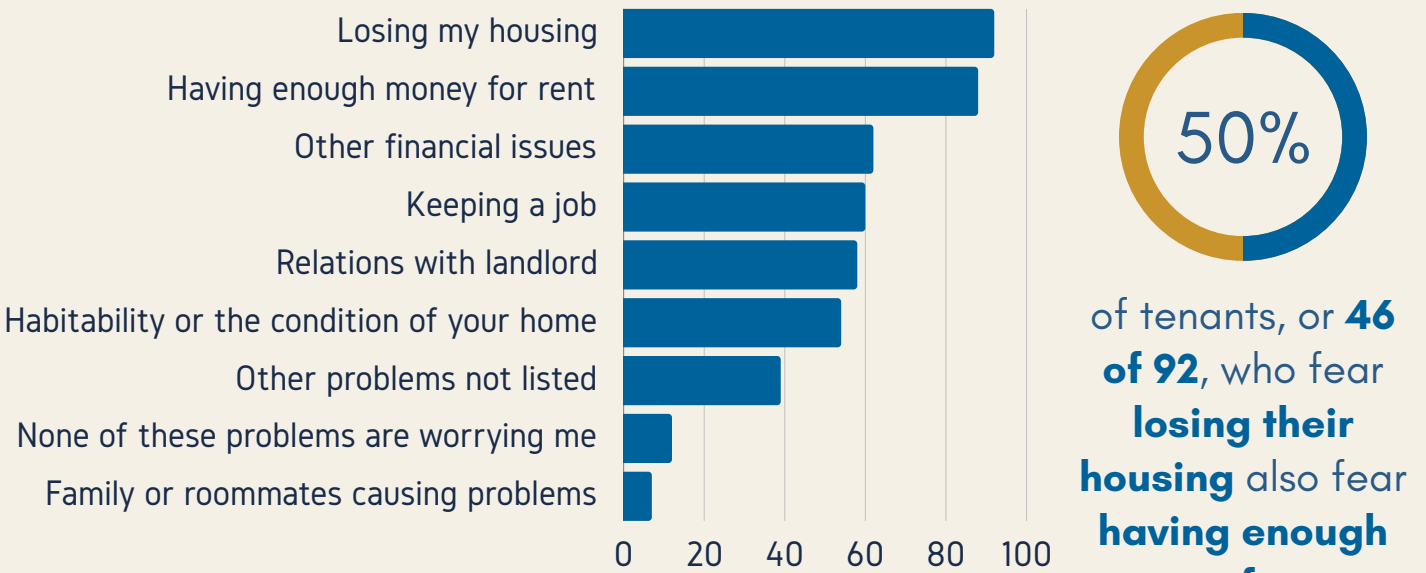


## METHODOLOGY & STUDY POPULATION

UCSD researchers surveyed and spoke with over 400 tenants and community organization staff about housing challenges for low-income tenants in southeast San Diego County.

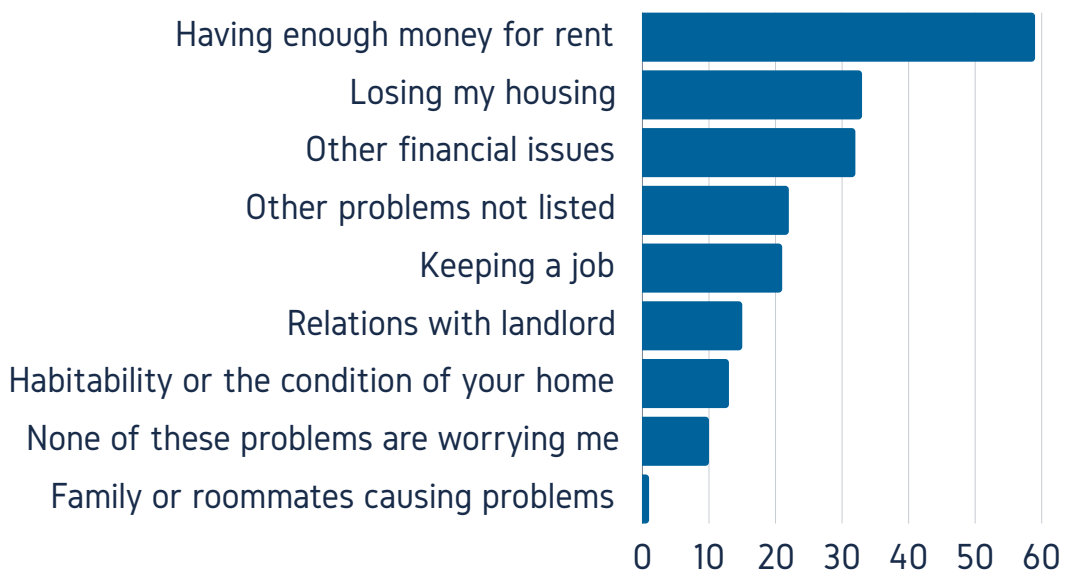


## WORKSHOP PARTICIPANT HOUSING CONCERNS



Based on surveys with 209 workshop participants

## SELECT TENANTS' HOUSING CONCERNS



Based on surveys with 98 in-depth interview participants

## COSTS & EFFORTS TO STAY HOUSED

A community health worker described the condition she found tenants living in:

“ They will have rats and other pests. They **don't speak up** because they are **afraid of what will happen**. They also can't guarantee that they will find other housing because **rent is so high everywhere**. They won't ask for things to be fixed in **fear the rent will increase**. ”

Through an interpreter, a Burmese speaker said:

“ We would want to buy a house but right now, we **pay 85% of our income in rent**, everything else we need to spend on our children, on things we need, there is **no money to save**. ”

HOMELESSNESS HUB AT UC SAN DIEGO

ENGAGING IN RESEARCH AND EDUCATION THAT SUPPORT IMPACTFUL SOLUTIONS TO END HOMELESSNESS AND PROVIDE DIGNIFIED HOUSING FOR ALL

Funding for this project came from the City of San Diego Eviction Prevention Program via Legal Aid Society of San Diego. Other funders include Price Philanthropies, Alliance Healthcare Foundation, & The California Endowment. Findings do not represent input from these agencies.

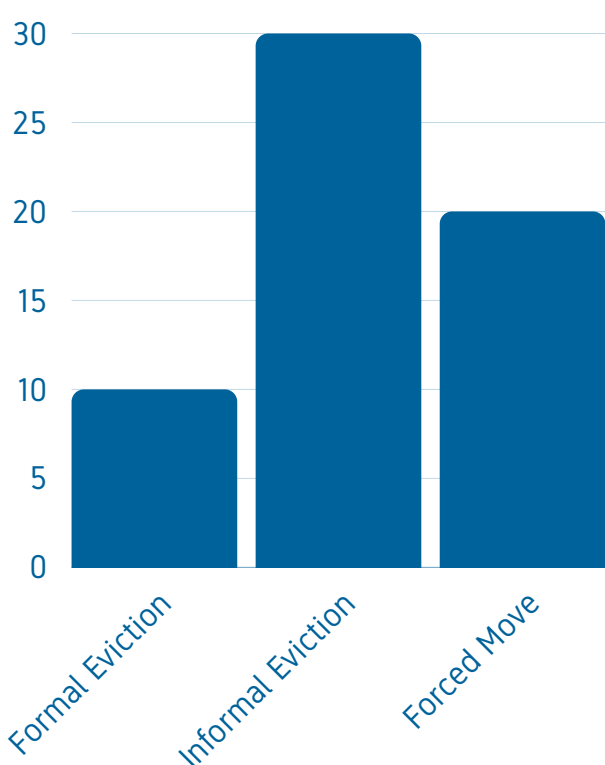
# WHY SOME TENANTS EXPERIENCE HOUSING STABILITY

Tenants who were able to maintain housing stability reported:

- lower rent burdens due to **Section 8 vouchers**
- **landlord responsiveness** to repair requests
- sufficient income that enabled **saving** for unpredictable events
- positive and limited **relationships with property owners**
- affordable rents with **small, predictable rent increases**

## DISPLACEMENT THREAT TYPES

Of the 98 interviewed tenants, **60** reported **being threatened with a formal or informal eviction, or** needing to move for another reason outside of their control, a **forced move**.



## DRIVERS OF DISPLACEMENT

### Formal Eviction

- Property remodeling
- Non-payment of rent due to unemployment and sudden income changes

### Informal Eviction

- Verbal or other informal request to vacate property
- Poor housing conditions
- Illegal subletting or doubling up
- Landlord or relative move-ins

### Forced Move

- Habitability issues
- Roommate/neighbor conflict
- Rent increase
- Family changes
- Foreclosure

## POLICY & OTHER PRIORITIES OF TENANTS

**Immediate priority:** rent stabilization or rent caps that track inflation or minimum wages and benefits increases.



Continuing **tenant protections** from no-fault evictions

Expanded **legal assistance**



**Resource awareness** for utility costs

Pre-court **mediation**



Educating property owners and tenants regarding **contracts** and **responsibility for repairs**

**Financial aid** for moving costs, deposits, and new rental applications



Establishing healthy **communication strategies** between property owners and tenants

**Long-term priority:** expand building efforts for more deed-restricted, affordable housing units with price limits for people earning 30 percent and less of the Area Median Income (AMI).

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