

*Project Launch:*  
BAHFA Eviction +  
Tenant Legal Services Study

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January 23, 2024

# How to Participate in Meeting

Spanish interpretation is available.

Please write questions in the Q+A box throughout the presentation.

We'll leave 20 minutes at the end to respond to questions from the Q+A box.

The webinar is being recorded. Please email [ifarnsworth@bayareametro.gov](mailto:ifarnsworth@bayareametro.gov) for access.

We'll share the slides with everyone who registered.

# Meeting Goals

Introduce aims, methods, and intended outcomes of research

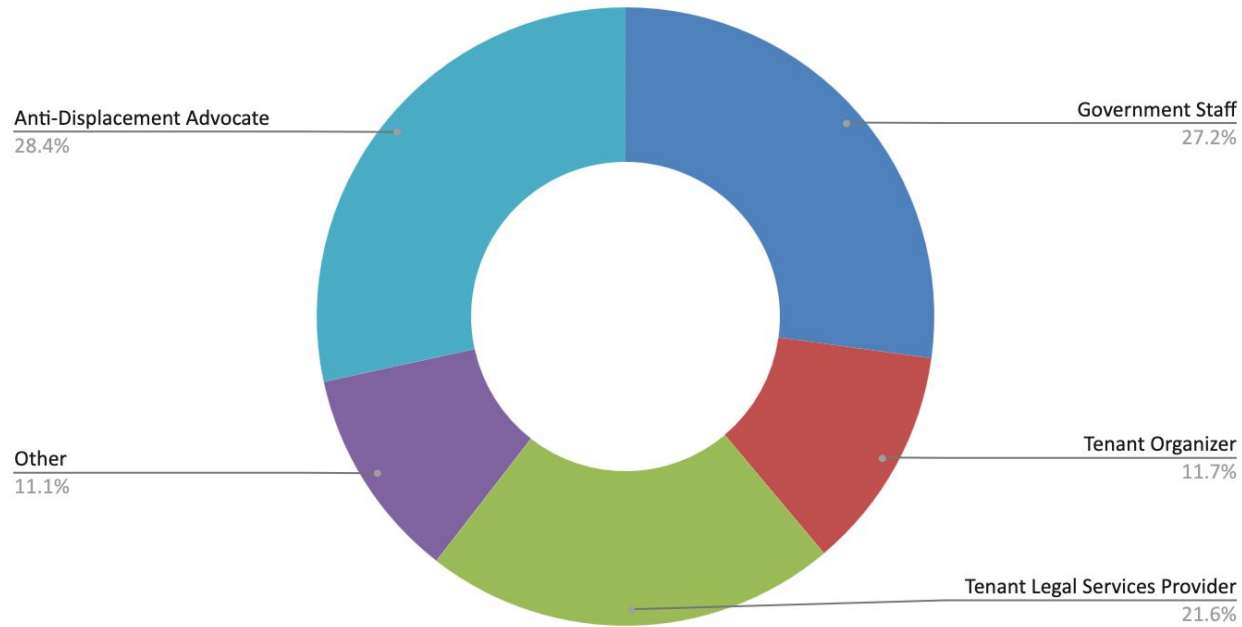
Set expectations about scope and timing of research products

Build network of organizers, attorneys, and agency staff to aid research

Collect and respond to questions

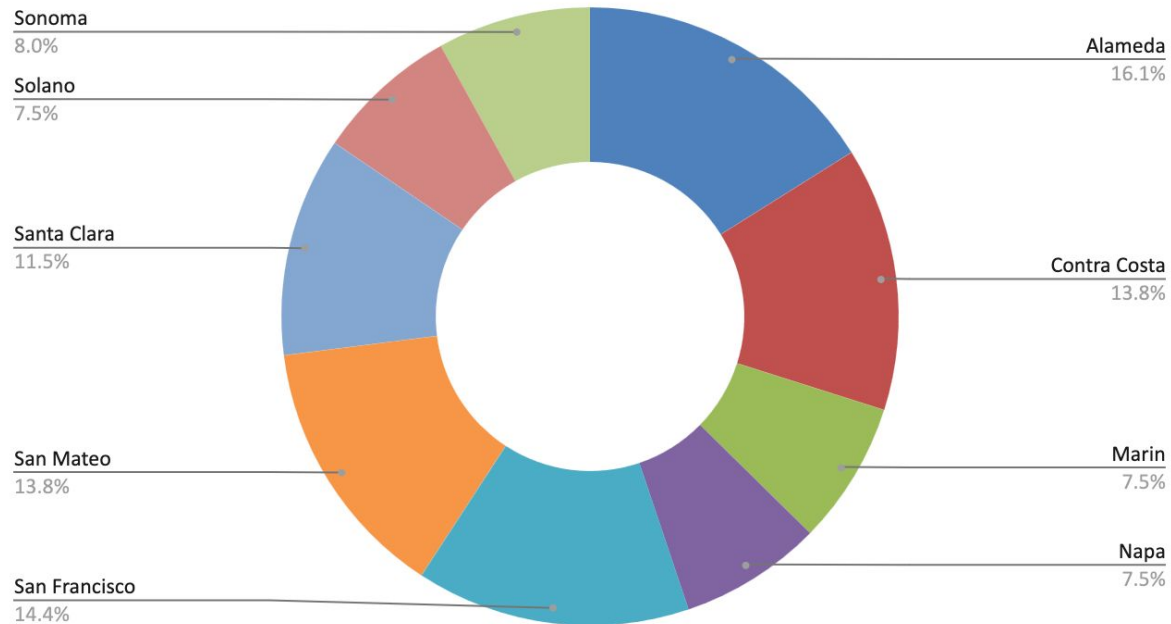
# Who's in the Room?

What best describes your role in eviction prevention?



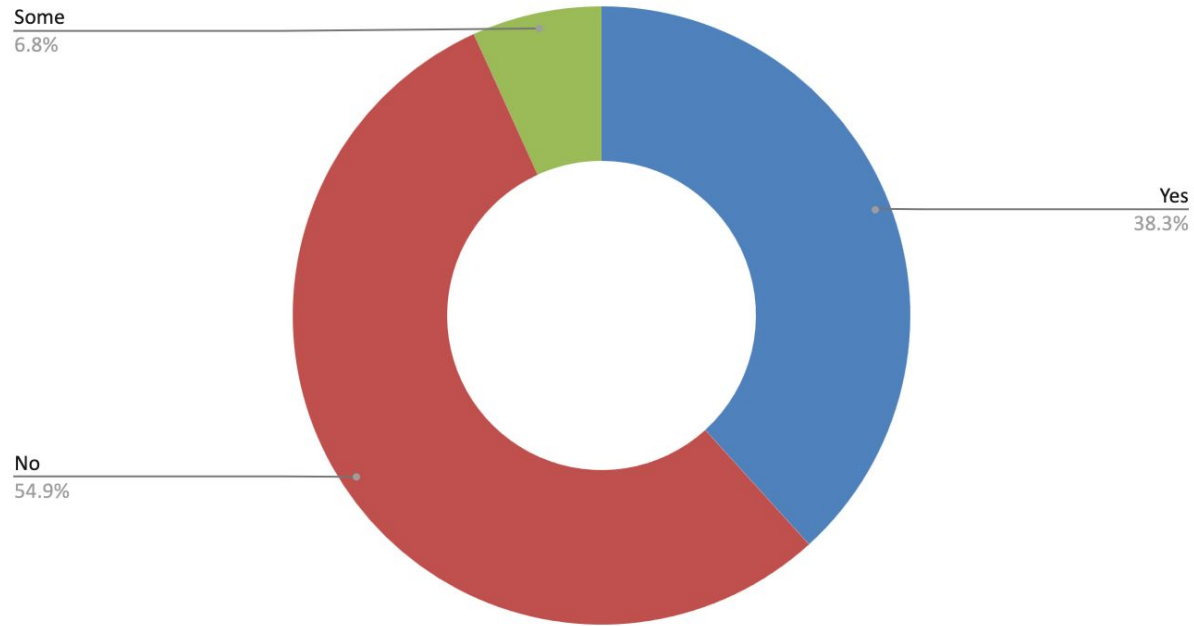
# Who's in the Room?

Where do you work?



# Who's in the Room?

Have you heard about this study before?



# BAHFA + Study Context

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# What Is BAHFA?

The Bay Area Housing Finance Authority (BAHFA) was created by the California Legislature in 2019.

BAHFA's mission is to address systemic challenges in housing affordability and stability across the 9-county Bay Area through the “3 Ps”:

- Production of new affordable housing
- Preservation of existing affordable housing
- Programs to protect tenants

BAHFA is jointly governed by the BAHFA Board (same membership as MTC commission) and the ABAG Executive Board.



# What Is BAHFA?

BAHFA's core power is to put funding measures, such as general obligation bonds, on the ballot for the entire 9-county region.

BAHFA anticipates up to a \$20B regional housing bond in 2024.

- The eligible uses of funds raised by voter-approved measures is defined in state law and the constitution, which **exclude services**.
- Tenant protection activities/programs planned through future funds generated by fees and interest.

BAHFA received a State grant to launch pilot programs. This research is the anti-displacement pilot.

# BAHFA Bond + Pilot Timeline

**2019** BAHFA  
created by State  
Legislature

**Nov. 2024**  
anticipated  
vote on regional  
housing bond

**BAHFA Business Plan**  
fees and interest  
anticipated to fund  
protections uses



**2022** BAHFA  
staff hired to  
launch pilot  
programs and  
projects

*2022-2026: Pilot Period*

**Local Jurisdictions:** *New programs and policies supporting tenants*

# Context for Anti-Displacement Pilot

Through consultation with anti-displacement stakeholders, BAHFA found a strong need for data regarding evictions and legal services:

“We know these are the problems, but we need data to back it up”

Difficult to recommend local or region-wide solutions, or assess their efficacy, without data basis

Lots of new policies and programs have been tried since start of pandemic

Access to data is highly uneven across jurisdictions

# Scope + Timing of Research

Comparison of evictions and tenant legal services across time, space, and community

**Time:** 2018 to present

**Space:** 9-county Bay Area

**Community:** Disparities by neighborhood, race, gender, income, immigration status

Research in 2024, results in 2025

Source: Bay Area Equity Atlas



# Research Team

Request for Proposals issued in 2023

Research team:

Centro Legal de la Raza (Monique Berlanga, Katy Guimond, Nitin Mogral)

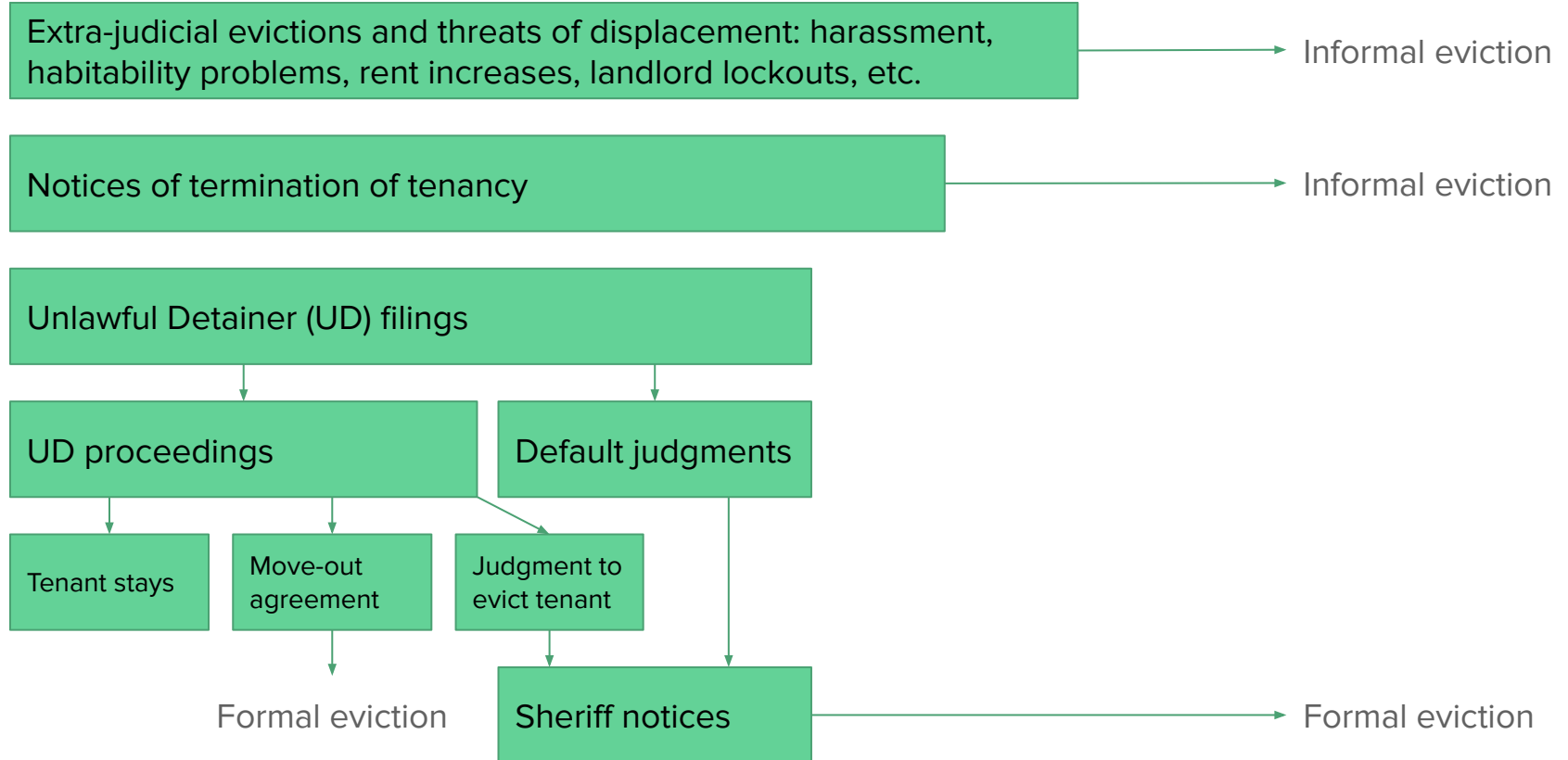
Anti-Eviction Mapping Project (Erin McElroy, Terra Graziani, Alex Ferrer)

Alex Werth (Research Consultant)

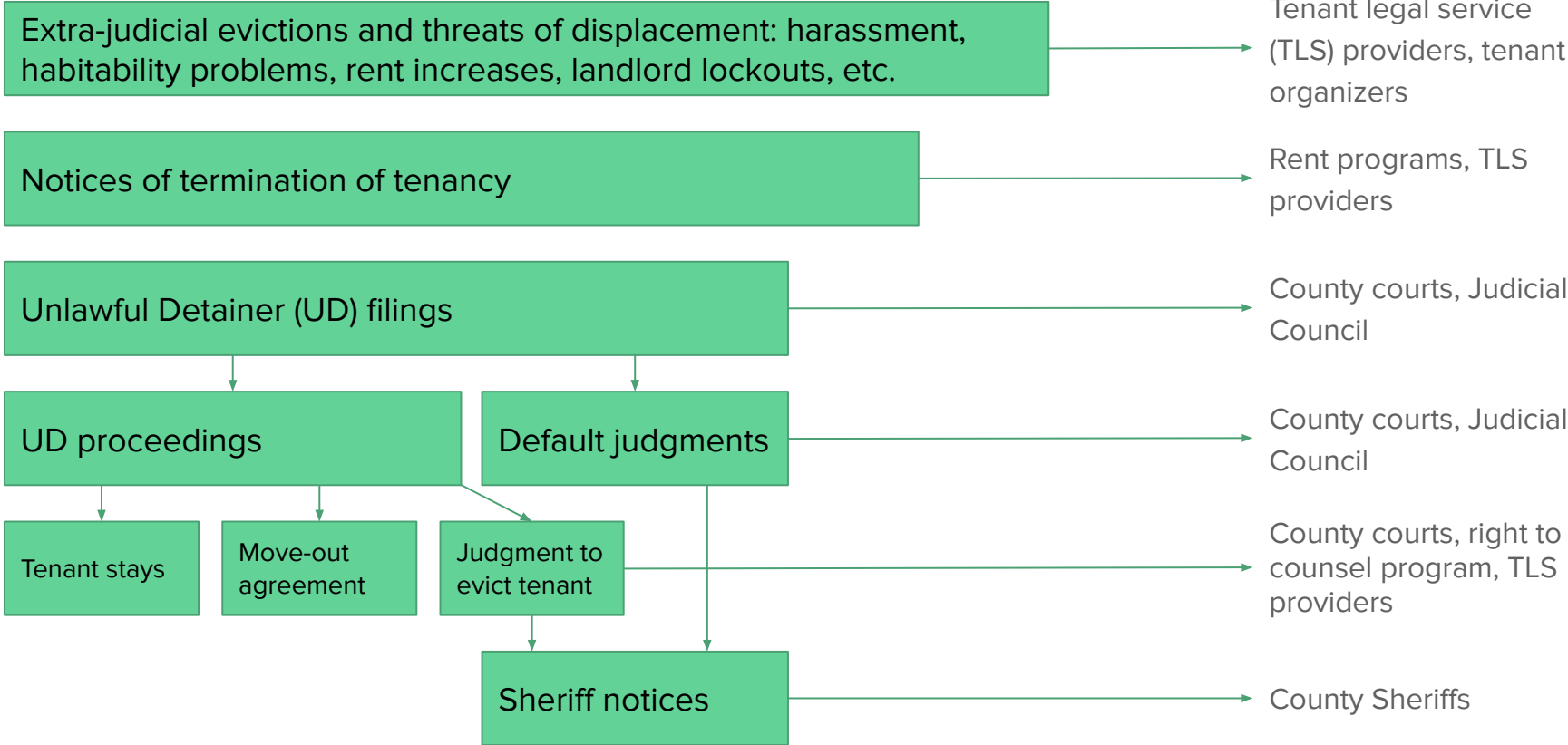
# Overview of Eviction Process + Research Strategy

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# Stages of Displacement



# Data on Displacement





# Data on Tenant Protections + Legal Services

We'll create a county-by-county portrait of tenant protections, tenant legal services, and court procedures before, during, and after the pandemic policy period.

# Stakeholder Engagement

Data doesn't exist in a vacuum. It's made and used by people in particular contexts, which change from place to place.

We'll account for and incorporate the local contexts of our data through dialogue with stakeholders in each county:

- Meetings with government staff

- Interviews with tenant organizers and attorneys

- Discussions with Tenant Legal Services Advisory Group

# Key Research Questions

We'll use data on displacement, tenant protections, and legal services to ask:

What do informal vs. formal evictions look like across the region?

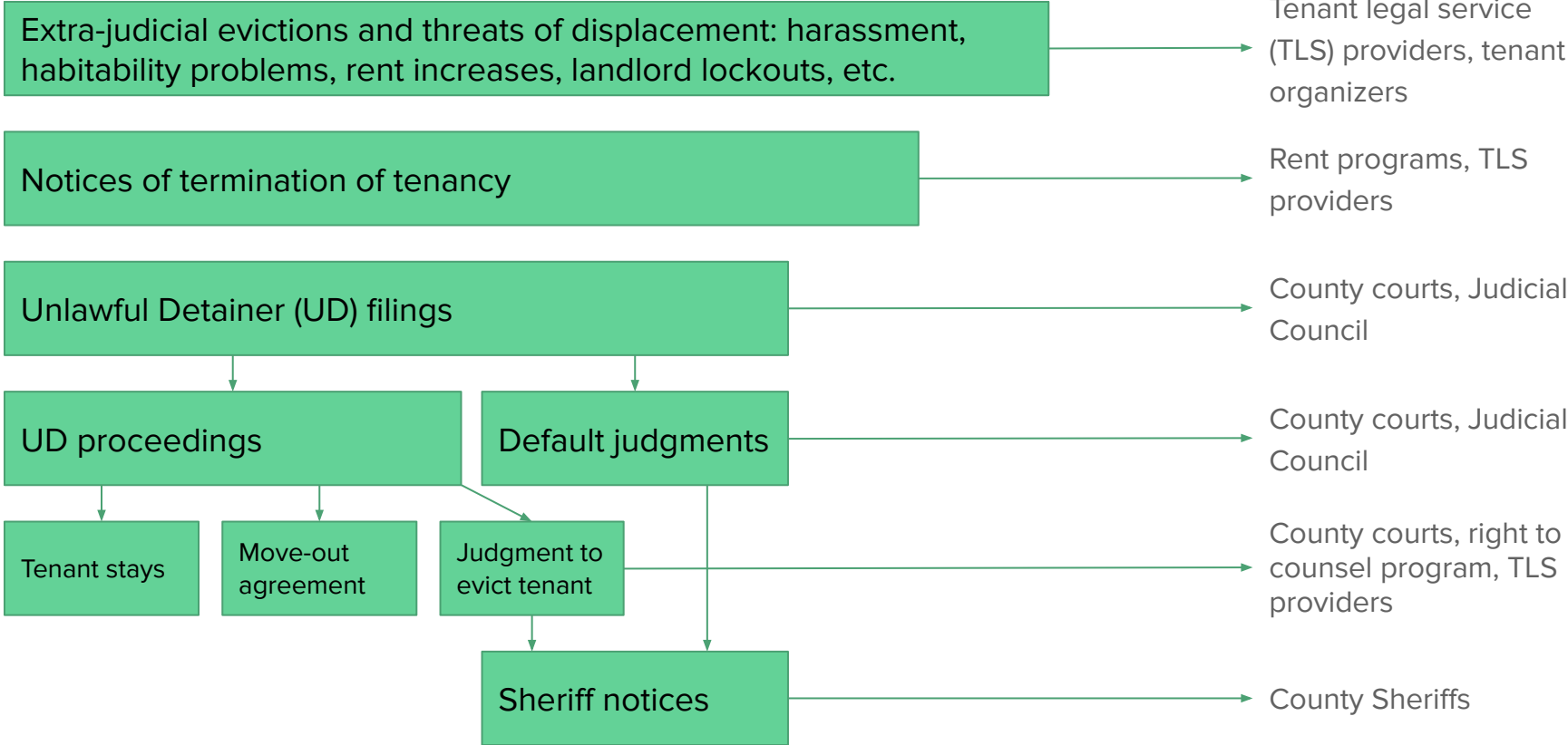
What neighborhoods and communities are most impacted by eviction?

Do variations in tenant protections and access to tenant legal services across time, geography, and community impact eviction processes or outcomes?

# Data on Evictions + Displacement

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# Data on Displacement



# Extra-Judicial Evictions + Threats of Displacement

Extra-judicial evictions and threats of displacement: harassment, habitability problems, rent increases, landlord lockouts, etc.


Tenant legal service (TLS) providers, tenant organizers

Centro Legal will request anonymized client data from TLS providers in each county. Alex Werth will conduct interviews with tenant attorneys and organizers.

This data will point to the landlord actions and tenant/landlord disputes that either precede or take the place of formal evictions.

# Eviction Notices

Notices of termination of tenancy

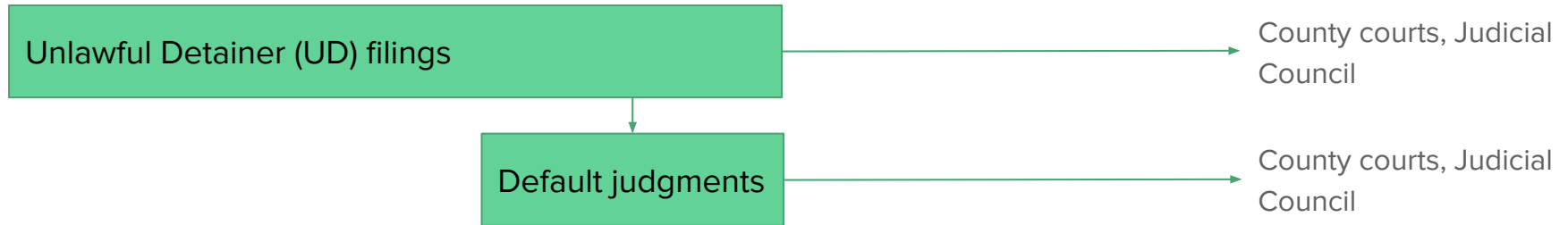


Rent programs, TLS providers

AEMP and BAHFA have requested eviction notice data from all rent boards/rent programs that collect it. Centro will also analyze data from TLS providers.

This data will provide more granular information on fault vs. no-fault evictions and tenant/neighborhood demographics.

# UD Filings + Default Judgments



AEMP and BAHFA have requested eviction filing and default judgment data from all Superior Courts and the CA Judicial Council.

This data will provide information on the number of formal evictions lawsuits that are filed and the percentage that result in “default judgment” (i.e., tenant doesn’t file an “answer” and loses their chance to defend possession).



# UD Proceedings



AEMP and BAHFA will request eviction outcome data from all Superior Courts and SF's right to counsel program. Centro will also analyze data from TLS providers.

This data will provide more granular information on legal case outcomes (including settlements) and the impact of varying levels of legal services on those outcomes.

# Sheriff Notices



AEMP and BAHFA will request Sheriff notice data from all counties.

This data is generally the easiest to obtain. It will provide more granular information on tenant/neighborhood demographics, but must be seen as just a fraction of real displacement.

# Survey of Tenant Legal Services

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# Survey Methods + Goals

We'll administer a survey to all tenant legal service providers in the Bay Area.

Create portrait of tenant protections, tenant legal services, and court procedures across city, county, and regional scales.

Identify gaps in tenant legal services, including for undocumented people.

Identify existence/lack of public funding and areas of innovation/collaboration.

Identify challenges to increasing access to services (e.g., pipeline, hiring).

# Informal Evictions + Undocumented Renters

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# Estimating Informal Evictions

Data on formal evictions only capture a fraction of actual displacement. Tenants are often forced to move without a legal process.

We'll explore using data on each stage of the displacement process to estimate the relationship between informal and formal evictions.

We'll supplement this with qualitative data on informal evictions from interviewing tenant organizers and attorneys.

We're also considering the feasibility of conducting tenant surveys in partnership with tenant organizations.

# Evictions + Undocumented Renters

We'll conduct interviews with tenant organizers and attorneys who work with undocumented renters.

To what extent do undocumented tenants experience particular displacement pressures and unequal rates of informal eviction?

What particular challenges do undocumented tenants face in accessing tenant legal services, rental or relocation assistance, judicial due process, etc.?

# How to Help

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# How to Help

Given the scope of this research, its success will depend upon the participation and support of people across sectors and counties.

Facilitate public and administrative records requests.

Share anonymized legal service client data.

Complete surveys about tenant legal services.

Share knowledge of local tenant protections, court procedures, etc.

Participate in interviews regarding informal evictions and impacts on undocumented renters.

# How to Stay Involved

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# How to Stay Involved

Participate in our Tenant Legal Services Advisory Group.

Participate in requests for survey and interviews.

Look out for release of preliminary public findings at the midpoint (Summer 2024) and all public findings and data tools at the end of the research timeline (2025).

Email Katy Guimond and Alex Werth with questions or suggestions about data.

Email Irene Farnsworth with questions or suggestions about the research process and products or public policy.

# Contact Information

Katy Guimond | Co-Project Manager | [cguimond@centrolegal.org](mailto:cguimond@centrolegal.org)

Alex Werth | Co-Project Manager | [awerth4@gmail.com](mailto:awerth4@gmail.com)

Irene Farnsworth | BAHFA Anti-Displacement Coordinator |  
[ifarnsworth@bayareametro.gov](mailto:ifarnsworth@bayareametro.gov)

# Questions + Answers

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