

**Initial Fair Chance Housing Policy Stakeholder and Community Member Feedback Themes**

Public comments were received at the October 10, 2024 HRC meeting. Staff also conducted interviews with Project Sentinel, PAFoward, SV@HOME, and the California Apartment Association. Thus far, feedback from stakeholders and community members have included the themes and points listed in this Attachment.

**Theme: Establishment of Local Fair Chance Housing Policies:**

- General feedback:
  - Establishment should combine the interests of landlords and renters for public safety as well as the desire to prevent discrimination; and
  - Initial implementation could inform if any policy adjustments would be warranted later.
- Support:
  - Establishment could help address the history of racial discrimination in policing; and
  - Establishment could support efforts to provide housing for all;
- Concerns:
  - Establishment seems like government overreach, generally;
  - Establishment might not be necessary to do at the local level;
  - Establishment influences landlords' ability to make their own decisions about how to rent or lease their own property; and
  - Establishment could cause confusion and a patchwork of rights, given the existence of and some overlap with State law.

**Theme: Fair Chance Housing Policy-Making Process:**

- General feedback:
  - Policy discussions would benefit from learning more from advocates and people who have lived experience of the barriers to accessing housing due to having criminal history;
  - Policy discussions would benefit from learning more about landlord current background procedures and potential implementation concerns, consider sending a voluntary survey to existing Palo Alto landlords;
  - Policy discussions would benefit from learning more from advocates, service providers, renters, and landlords about the logistics of providing and reviewing evidence of inaccuracy, rehabilitation, or other mitigating factors; and
  - Policy discussions should consider the current just cause eviction landscape whereby it is difficult to evict a renter later if a public safety issue emerges.

**Theme: Fair Chance Housing Policy Components and Implementation:**

- General feedback:
  - An Ordinance could be more understandable regarding renter's rights and landlord policy procedures when examples are provided, such as providing examples in the definition of "adverse action;"
  - If an Ordinance is clear and reasonable, it is more likely to achieve compliance.
  - Rather than a blanket ban unless required by State or Federal law, there is more of a preference for a policy approach that limits the use of criminal history information coupled with renter procedural protections;
  - Fair chance policy components should use an approach that reduces the burden for renters to pursue their rights;
  - It could be helpful if there was dedicated City staff that could help advise on rental policy questions;
  - It could be helpful if any Ordinance included details about how it would be implemented and enforced; and
  - It could be helpful for any Ordinance to have clear enforcement parameters.