



Anti-Displacement Glossary

Let's Talk Housing is a shared resource of the cities, towns and the county of Santa Clara that provides information about housing and displacement and supports community participation in creating local housing policies and programs.

This glossary explains important displacement terms to help prepare for community conversations. To learn more and get involved visit the [Santa Clara Let's Talk Housing website](#).



Types of Displacement

DIRECT DISPLACEMENT

When a person or family is forced to move because they are evicted, their building is torn down, or because of pressures like harassment, steep rent increases or unsafe living conditions.

INDIRECT DISPLACEMENT

When a person or family can no longer afford to stay in their home because of rising rent or cost of living.

CULTURAL DISPLACEMENT

When new development and new residents change the character of the area.

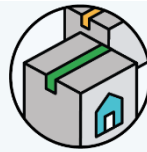
What is displacement?

DISPLACEMENT

When people are forced to move from their homes for reasons out of their control. Displacement happens to people and communities when costs rise and not enough housing is available.

ANTI-DISPLACEMENT STRATEGIES

Policies, programs, and support services that are designed to help people and families stay in place or find other places to live within the community when they are displaced.



WHAT ABOUT GENTRIFICATION?

Gentrification is the process of neighborhood change that happens when new higher income residents move into neighborhoods that haven't received as much investment or where residents have typically made lower incomes. This can cause rents, housing prices, and other costs to rise. After a while, gentrification may cause cultural displacement where residents who stay no longer feel that the community reflects who they are and their needs.

The Three Ps

Policies and programs that protect people from losing their homes, preserve affordable housing in our communities and produce more housing for everyone. Together, these policies and programs protect existing residents, preserve affordable homes, provide more housing options in our communities and keep our neighborhoods stable.



PROTECTION

These strategies protect people from displacement, including support and defense against unjust evictions, harassment, steep rent increases, and substandard housing conditions, as well as help for people who have been displaced.



PRESERVATION

Preserving affordable homes is usually easier than building new affordable housing. These strategies help preserve existing affordable housing, and keep people from being displaced because of demolition, redevelopment, and rising rents.



PRODUCTION

Building more homes can help combat the biggest causes of displacement: lack of housing and high costs. These strategies focus on construction of new affordable homes and converting non-housing structures (such as vacant shopping malls) into homes.

Examples of Policies & Programs

These are just a few examples of anti-displacement strategies mandated by California law. Local communities can expand these protections if they choose. To learn about other policies and programs that can help stop displacement visit the [Let's Talk Housing What Can We Do webpage](#).



RENT STABILIZATION

Also known as rent control, stabilization prohibits landlords from raising the rent more than a defined amount per year. Statewide rules only apply to some housing types.



RELOCATION ASSISTANCE

Under the California law, some renters facing a no-fault eviction are entitled to one month's rent. Some communities offer more or other assistance, like money to move or help with rent.



JUST CAUSE EVICTION

Limits certain evictions by specifying reasons that landlords can use to evict a tenant, for example a breach of the lease or if the landlord wants to move in or remove the unit from the rental market.