AB 1232 Background Research Quick Reference Guide:

[**Survey of State Tenant Protection Policies for the Weatherization Assistance Program (WAP)**](https://www.nhlp.org/wp-content/uploads/2019.02.14-WAP-Tenant-Protection-Memo-with-Appendices.pdf)

* Background
  + November 2018
  + Publication by National Housing Law project
* Brief Overview
  + Reviews the tenant protection policies put in place for WAP, a federal weatherization program that targets low-income households
  + In statute there are requirements that WAP protect tenants from rent increases for a “reasonable period of time” after the improvements are made. This piece has been implemented in different varying ways across the states
    - Restrictions on rent increases
    - Eviction protections
    - Sale restrictions
  + Best practices
    - If moving forward with a rent increase protection like AB 1232 is proposing
      * Avoid loopholes in the restriction by having a straight prohibiting any rent increase for a period of time and then after that time period allowing for increases only for a set of clearly laid out circumstance

[**California’s Housing Future: Challenges and Opportunities**](http://www.hcd.ca.gov/policy-research/plans-reports/docs/California's-Housing-Future-Main-Document-Draft.pdf)

* Pages 15-16 discuss the age of the housing stock and the challenges that presents for energy efficiency
  + The majority of housing was built before 1980
    - There’s a greater need for their rehab
    - The have lower energy efficiency

[**Center on Budget and Policy Priorities Federal Rental Assistance Fact Sheet**](https://www.cbpp.org/sites/default/files/atoms/files/4-13-11hous-CA.pdf)

* This highlights the type of housing the Low-Income Weatherization Program (LIWP) is moving into and that fact that most of that housing does not receive any federal aid
* As LIWP moves into this market, AB 1232 intends to provide the mechanisms to protect for affordability
* For more on protecting the affordability of unsubsidized affordable housing:
  + [Proactive Preservation of Unsubsidized Affordable Housing](https://www.jchs.harvard.edu/sites/default/files/harvard_jchs_schreiber_gramlich_2018.pdf)
  + [The Space Between](http://www.fhfund.org/wp-content/uploads/2013/06/Space_Between_Final_June-2013.pdf)

[**Energy Efficiency and Health**](http://www.rampasthma.org/D:Web%20Siteswww.rampasthma.orgwp-contentuploads/2018/12/Energy-Efficiency-and-Health-Guide-for-Public-Health-and-Health-Care-Professionals.pdf)

* This is a guide for public health professionals to connect their vulnerable residents to energy efficiency services
* This relates to the integration of public health programs and LIWP and the need for better coordination/ collaboration at this level
* Connects the impacts of poor housing quality to health and cites how interventions provided by programs like LIWP and WAP are important to connect patients to
* Provides information on the different programs and how to connect folks to them

**Wiped Out by the “Greenwave”: Environmental Gentrification and the Paradoxical Politics of Urban**

***Email Attachment***

* Discusses the example of environmental activism in Harlem and the displacement impacts of some of those interventions
* These same pressures are not isolated to Harlem and the frustration/ fear expressed in this essay parallel to some of the tensions that do exist with LIWP without tenant protections.

**The Clean Energy in Low Income Multifamily Buildings Action Plan**

***Email Attachment***

* Came out of the SB 350 Barriers Study which recommends funding non-energy benefits and cross-agency work, including lead and mold removal and structural maintenance
* Also recommends determining best practices and assessing program impacts on multifamily buildings and residents. CSD has secured data exchange agreements with IOUs to track energy usage information under LIWP, we would like rent and tenant displacement tracked as well.
* This report also notes that the CDPH is leading an effort with the CPUC, CSD, SWRCB this year to review and align program guidelines and requirements to allow flexibility in using and combining funds to address health and safety issues.
* This is also an example of the type of assessment that could be achieved by this bill