



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

Neighborhood Services & Education Committee

August 12, 2021

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Citywide Residential Anti-Displacement Strategy

- 🏠 City Council approved September 22, 2021
- 🏠 Top 4 Recommendations:
 1. Equitable COVID-19 Response and Recovery
 2. Anti-Displacement and Neighborhood Tenant Preferences
 3. Community Opportunity to Purchase Program (COPA)
 4. Underrepresented Communities on Commissions, including Lived Experience in Homelessness seat on Housing & Community Development Commission



COVID-19 Response: State Emergency Rental Assistance

🏠 In San José, as of August 4, 2021:

- 3,107 active applications
- \$40.8M requested
- \$19.9M approved
- \$11.1M paid
- ~43% of applicants are Latino/a/x-headed households



COVID-19 Response: Local Emergency Rental Assistance

- 🏠 Launched May 19th
- 🏠 For ELI households, undocumented
- 🏠 In San José as of July 30, 2021:
 - 2,279 applications submitted, \$21M requested
 - Average amount of rent arrears: \$9,240
 - 85% to BIPOC households
 - Top 4 San José zip codes: 95112, 95122, 95116, 95111



COVID-19 Response: Moratoria

- 🏠 Rent increase moratorium sunset on June 30, 2021
 - Rent stabilized apartments and mobilehomes
- 🏠 City eviction moratorium extended through September 30, 2021
 - Preempted by State moratorium through March 2022
 - Staff will return to Council in September
- 🏠 Federal CDC eviction moratorium through October 3rd
 - State's moratorium is more protective; prevails over CDC's



COVID-19 Response: Other strategies

🏠 Eviction Help Center status

- Locations: Hub office, City Hall, pop-ups at events
- Locations focus on vulnerable populations: neighborhoods, eviction notices, ERAP usage data

🏠 Legal services – nonprofit partners limited capacity



Tenant Preferences to Help Mitigate Displacement

- 🏠 SB 649 (Cortese) legislation: "Two-year" bill status
- 🏠 Department of Housing & Community Development
 - HCD Tenant Preference guidance memo forthcoming
 - Affirmatively Furthering Fair Housing tools developed for Housing Element analysis
- 🏠 Implementation planning
 - Protected category information on City's rent roll submissions starting fall 2021
 - Coordination with Doorway, regional rental portal



Community Opportunity to Purchase (COPA)

Technical Advisory Committee

- ▲ AACSA
- ▲ BAHN
- ▲ CAA
- ▲ Enterprise Communities
- ▲ Friends of Hwei
- ▲ First Community Housing
- ▲ Housing Trust Silicon Valley
- ▲ Marcus & Millichap
- ▲ MidPen Housing
- ▲ Republic Urban
- ▲ San Francisco Foundation
- ▲ Schoennauer Co. LLC
- ▲ SOMOS Mayfair
- ▲ South Bay Community Land Trust
- ▲ Silicon Valley Community Foundation
- ▲ Silicon Valley Law Foundation
- ▲ Strategic Economics
- ▲ SVO
- ▲ SV@Home
- ▲ Santa Clara County Association of Realtors
- ▲ Working Partnerships USA

Stakeholder Advisory Comm.

- ▲ TAC members Consulting
- ▲ Members of the public ▲ NAACP
- ▲ ARUVA ▲ PACT
- ▲ Affordable Housing Network ▲ Property managers & owners
- ▲ CA Reinvestment Coalition ▲ Santa Clara County
- ▲ Catholic Charities ▲ Si Se Puede Collective
- ▲ Destination: Home ▲ Silicon Valley De Bug
- ▲ Guadalupe River Park Conservancy ▲ VTA
- ▲ GSMOL ▲ Zell Associates
- ▲ League of Women Voters
- ▲ Matt Huerta



Community Opportunity to Purchase (COPA)

- Other stakeholder meetings occurring ongoing, including
 - Apartment building owners
 - Brokers
 - Lenders
 - Policy groups
 - Realtors
 - Tenant groups
- Parallel process with SOMOS Mayfair – 4 geographic meetings
- Regional COPA/TOPA convening



Increasing Equitable Representation on Commissions

- New HCDC seat for lived experience in homelessness
 - Developing on-boarding, on-going support and trainings, and compensation model
 - Researching models from LA, NYC and other cities
- Analyzing additional underrepresented groups on HCDC to ensure equitable representation
- Reviewing alternative Commissioner appointment process and number of seats



Next Three Months

Topic	Activities
<p>Equitable COVID Response & Recovery</p>	<ul style="list-style-type: none"> • Oversee Emergency Rental Assistance • Operate Eviction Help Centers • Return to Council re. Eviction Moratorium • Keep lifting up voices of residents & CBOs
<p>Tenant Preferences</p>	<ul style="list-style-type: none"> • Continue outreach on SB 649 legislation • Analyze SJ data with HCD Housing Element tools • Draft City ordinance
<p>Community Opportunity to Purchase Program (COPA)</p>	<ul style="list-style-type: none"> • Hold A-D Working Group, Stakeholder meetings • Complete research • Draft program components & testing
<p>Appointment of Lived-Experience Commissioner</p>	<ul style="list-style-type: none"> • Finalize recruitment, training and compensation plans for lived experience with homelessness seat • Draft recommendation for alternative appointment process and number of seats • Draft Muni Code amendment





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