



*Housing*

# Citywide Residential Anti-Displacement Strategy

## *Quarterly Status Report*

**Community & Economic  
Development Committee**

August 23, 2021

**Jacky Morales-Ferrand**  
Director

**Ragan Henninger**  
Deputy Director

**Kristen Clements**  
Division Manager

# Citywide Residential Anti-Displacement Strategy

- 🏠 City Council approved September 22, 2020
- 🏠 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 17, 2021:

- 3,250 complete, active applications
- \$43.1M requested
- \$15.0M paid
- 1,140 households served
- \$13,146 average assistance
- 54% are extremely low-income and 27% very low-income
- 47% of households are Latino/a/x, 25% multiple races, 11% African American or Black



# COVID-19 Response: Local Emergency Rental Assistance

- 🏠 Launched May 19<sup>th</sup>
- 🏠 For ELI households, undocumented
- 🏠 For San José as of August 13, 2021:
  - 2,703 applications submitted
  - \$27.0M requested
  - Average amount of request: \$9,995
- 🏠 85% to households that are:
  - American Indian/Alaskan native, Asian, Black/African American, Native Hawaiian/Other, White Hispanic, Multiple races
- 🏠 Top 4 zip codes (all in San José): 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 3<sup>rd</sup>
  - State's moratorium is more protective; prevails over CDC's



# COVID-19 Response: Other strategies

## 🏠 Eviction Help Center status

- Locations: Hub office at Franklin-McKinley, City Hall, pop-ups at events
- Locations focus on vulnerable populations: neighborhoods, eviction notices, emergency rental assistance 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
- ARUVA
- Affordable Housing Network
- CA Reinvestment Coalition
- Catholic Charities
- Destination: Home
- Guadalupe River Park Conservancy
- GSMOL
- League of Women Voters
- Matt Huerta
- NAACP
- PACT
- Property managers & owners
- Santa Clara County
- Si Se Puede Collective
- Silicon Valley De Bug
- VTA
- Zell Associates



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





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