



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

**Community & Economic
Development Committee**

March 28, 2022
Item d(3)

Ragan Henninger
Deputy Director

Kristen Clements
Division Manager

Emily Hislop
Housing Policy & Planning
Administrator

Jin Kim
Chief of Staff

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 with Homelessness seat on Housing and Community Development Commission



COVID-19 Response: State Emergency Rental Assistance

🏠 For San José, as of March 20, 2022:

- 15,684 completed applications
- \$71.5M paid to 5,532 households so far
- Average assistance is \$12,390
- ~49% of applicants are Latino/a/x-headed households
- ~61% are households \leq 30% AMI



Eviction Protections Ending March 31, 2022

- 🏠 Statewide COVID-19 Eviction Protections end 3/31/2022
 - Protections for COVID-19 impacted tenants with unpaid rent between 3/2020 and 9/2021 **remain in place**
 - Procedural protections will end for tenants that applied for assistance for rent that accrued 10/2021 – 3/31/2022
- 🏠 Tenants **must** pay April rent
- 🏠 Tenants with pending applications for rent between 10/2021 and 3/2022 are vulnerable after April 1, 2022
- 🏠 Housing returning to Council on this issue April 5, 2022



COVID-19 Response: Legal Assistance

- 🏠 Legal services expanded, serving at Eviction Help Centers and remotely
- 🏠 Right to Counsel program RFP being developed
- 🏠 Partnered with Superior Court and others on Eviction Diversion Program grant application to National Center for State Courts
 - Housing Collaborative Court is another possibility
- 🏠 Working with Santa Clara University to create legal clinic



Eviction Diversion and Settlement Program

- Goal of program: intervene in pending unlawful detainer (eviction) actions after March 31:
 - that include non-payment of rent accruing after October 1, 2021
 - where a rent relief application is pending
- Collaborate with County, Court and partners to fund application amounts use remaining ERA1 local funds if:
 - Landlord dismisses action, and
 - Tenant pays current rent or receives more time to move out while working with Homelessness Prevention System



Tenant Preferences to Help Mitigate Displacement

- 🏠 SB 649 (Cortese)
 - Bill to be heard in Assembly policy committees in June
 - Get feedback and support from State and other stakeholders
- 🏠 State Department of Housing & Community Development (HCD)
 - Tenant Preference guidance memo not yet issued
- 🏠 Implementation planning
 - Demographic data obtained for analysis
- 🏠 Applying for FUSE Fellow



Community Opportunity to Purchase (COPA)

- 🏠 Wrapped up 7-month, two-tier public design process
 - Summary report prepared by Baird & Driskell
- 🏠 Refined draft proposal, held 2⁺-month Public Comment
- 🏠 Phase 2 – conducted broad community meetings on draft
 - 7 public meetings on Zoom – 300+ attendees (191 unduplicated)
 - Eblasts to 9,100+ (duplicated) people on opportunities to learn and comment
- 🏠 Held 3 meetings on needed Preservation financing products
- 🏠 Official hearings deferred due to staff capacity required for new Housing Element



Increasing Equitable Representation on Commission

🏠 Developing recommendations

- New guidelines and resources for Lived Experience Commissioners
- Stipend model for the Lived Experience seat Commissioner

🏠 Over the past quarter, conducted outreach

- Homeless services and advocacy organizations, focusing on groups with members who are or have been unhoused
- Housing and Community Development Commission (Commission) meeting on February 10



Resources, Stipend and Nomination

🏠 Resources to reduce barriers to participation

- Technology support, onboarding/training, peer-to peer support via buddy system

🏠 Stipend

- Returning to Commission to clarify Council direction on a stipend for the Lived Experience Commissioner seat only

🏠 Recommend Lived Experience seat be nominated by the Mayor (citywide seat)



Next Three Months

Topic	Activities
<p>Equitable COVID-19 Response & Recovery</p>	<ul style="list-style-type: none"> • State Emergency Rental Assistance – Final push 3/31 • Eviction Help Centers – tenant education/outreach • Create Eviction Diversion program, SCU Law clinic • Return to Council in April with eviction moratorium or tenant protection ordinance
<p>Tenant Preferences</p>	<ul style="list-style-type: none"> • SB 649 support, from HCD and stakeholders • Apply for FUSE Fellow to increase staff capacity • Do Tenant Preference analysis if HCD issues memo
<p>Community Opportunity to Purchase Program (COPA)</p>	<ul style="list-style-type: none"> • Defer finalizing program recommendations and official hearings until after Housing Element draft is submitted
<p>Lived-Experience Commissioner + Stipends</p>	<ul style="list-style-type: none"> • Return to Commission on April 14 • Seek Council approval & finalize Muni Code changes • Finalize recruitment and training plans and start recruitment for Lived Experience seat Commissioner





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COPA Public Engagement for Design Stage

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, public
- ◆ ARUVA
- ◆ Affordable Housing Network
- ◆ CA Reinvestment Coalition
- ◆ Catholic Charities
- ◆ Charities Housing
- ◆ Destination: Home
- ◆ Guadalupe River Park Conservancy
- ◆ GSMOL
- ◆ Health Trust
- ◆ League of Women Voters
- ◆ LUNA
- ◆ Matt Huerta Consulting
- ◆ NAACP
- ◆ PACT
- ◆ Property managers & owners
- ◆ Santa Clara County
- ◆ Si Se Puede Collective
- ◆ Silicon Valley DeBug
- ◆ Veggielution
- ◆ VTA
- ◆ Zell Associates

