



Housing

Eviction Prevention and Housing Stability Update

Community and Economic Development Committee
February 27, 2023
Item (d)4

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Situational Analysis

Several eviction prevention programs were created during the pandemic to increase housing



Programs focused on vulnerable households that experienced financial hardships due to the pandemic



Programs were developed using multiple funding sources, some of which provided one-time funding and others that provide ongoing funding



Eviction Prevention Programs



**EVICTIION PREVENTION
HELP CENTERS**



**EVICTIION DIVERSION
AND SETTLEMENT
PROGRAM**



**EVICTIION PREVENTION
CLINIC**

Eviction Prevention Programs



EVICTIION
HELP
CENTER

Staffed by Housing Department
personnel

Assists tenants and landlords in
applying for, and tracking, federal
emergency rental assistance

1818 Tully Road (Lion Plaza)
City Hall, 12th Floor

Eviction Prevention Programs



Eviction Diversion and Settlement Program

In collaboration with Sacred Heart, Destination: Home, and Project Sentinel

Helps tenants pay past due rent to stop pending unlawful detainer (i.e., eviction) cases

Eviction Prevention Programs



Eviction Prevention Clinic

Staffed by Housing Department personnel, court employees and nonprofit partners

Brings parties together to resolve disputes and avoid court-ordered evictions

Located within the Superior Court building

Program Results

In San José, 10,801 households received **\$129,214,674** in federal emergency rental assistance since March 2021.

Eviction Help Centers

- Housing Department's primary channel for helping residents apply for assistance
- Average household received **\$11,963**

Program Results

Eviction Diversion and Settlement Program

- To date, served **109** households
- Paid **\$1,890,334** in back rent to settle unlawful detainer cases
- Landlords **dropped cases** when payment of back rent was arranged

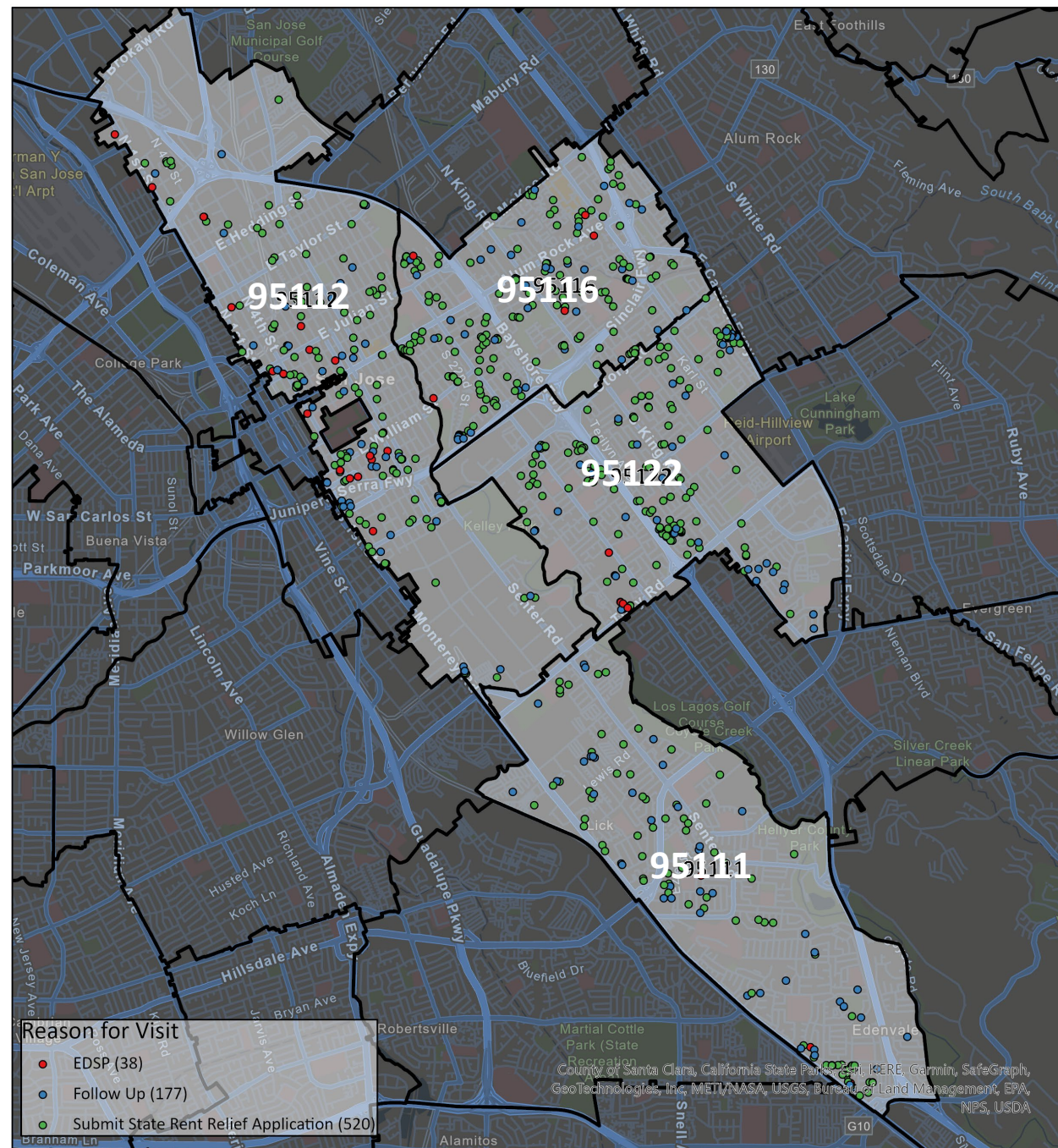
Zip Codes with Most Residents Served

🏠 95112

🏠 95122

🏠 95116

🏠 95111

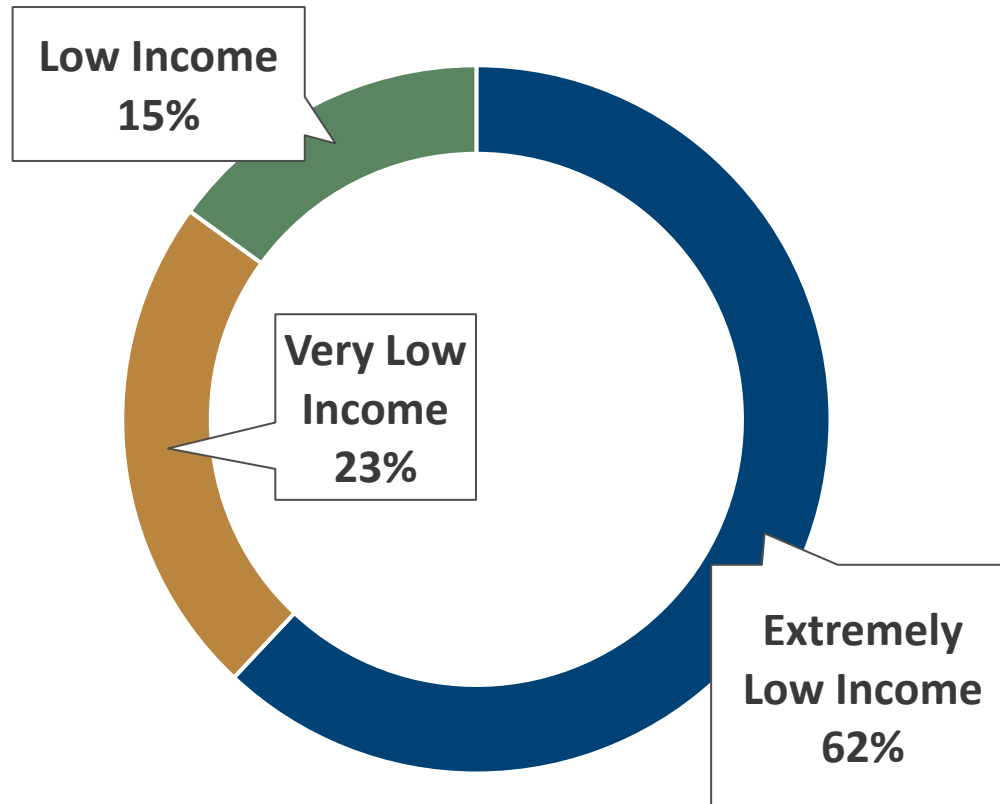


0 0.35 0.7 1.4 2.1 2.8 Miles



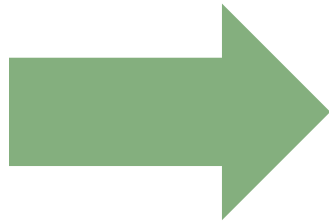
Challenges

Recipients of CA COVID-19 Rent Relief

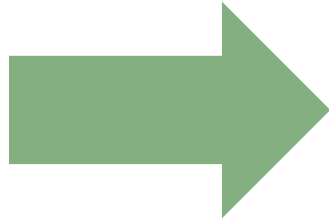


- Eviction filings in Superior Court have reached pre-pandemic levels
- Legal aid organizations are struggling to meet demand for assistance

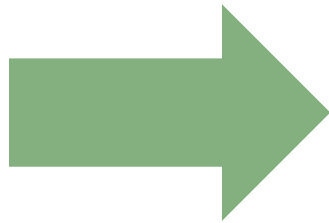
Next Steps



Eviction Help Center funded through June 30, 2023



Eviction Diversion and Settlement Program is funded through June 30, 2023



Eviction Prevention Clinic's intent is to be a permanent program at the courthouse

Data indicates that housing stability is at risk for many tenant households.



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