



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

Neighborhood Services & Education Committee

September 8, 2022
Item (d)3

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Citywide Residential Anti-Displacement Strategy

🏠 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 & Community Development Commission (Commission)



COVID-19 Response: State Emergency Rental Assistance

- 🏠 For San José, as of August 21, 2022:
 - \$127.8M paid on behalf of 10,620 households
 - \$107.2M (84%) to 9,079 Very and Extremely Low-Income households*
 - 49.3% of applicants are Latino/a/x-headed households
 - 62.6% are Extremely Low-Income households*

**Very Low-Income (VLI) households earn 31-50% of Area Median Income
Extremely Low-Income households earn \leq 30% of Area Median Income*



Legal Challenge to CA COVID-19 Rental Assistance Program

- 🏠 Lawsuit against state Department of Housing and Community Development (HCD) brought in June 2022
- 🏠 Legal Aid and Tenant Advocacy Orgs allege HCD ran program in an “opaque and discriminatory manner”
- 🏠 Also alleged many denials were unjust, tenants provided with inadequate information and no meaningful way to appeal
- 🏠 Preliminary Injunction issued against HCD mid-July barring the program from issuing final denial decisions



Eviction Diversion and Settlement Program

- Temporary, targeted program to intervene in evictions of tenants based on non-payment of rent
- Currently administered by City and Sacred Heart Community Services
- Other partners are Destination: Home and Project Sentinel Court Mediation Program
- Voluntary program for tenants at imminent risk of eviction and who meet other criteria
- Federal monies used to fund program must be obligated by September 30, 2022



Unlawful Detainer Court Clinic

- Launched weekly holistic unlawful detainer clinic at the Superior Court Courthouse on June 1st
- Clinic Partners: Court, County, Self-Help Center, Sacred Heart, Destination: Home and the Project Sentinel Court Mediation Program
- Open to tenants and landlords in UD (eviction) actions
- Assistance with court filings or legal referrals, access to mediation services and other resources to help resolve the Court action, avoid judgment and work towards stable housing
- Goal to have Clinic be a permanent part of the UD process



Eviction Diversion Efforts

- 🏠 4th Quarter FY2021-22 results of staff work at Eviction Prevention Help Centers and at Court :
 - 625 households assisted in-person completing or appealing rent relief applications; 2241 assisted by phone
 - 239 households received legal services (10 in-person, 229 by phone)
 - 18 outreach events and community engagements
 - at least 60 households assisted at Court
- 🏠 Eviction Diversion and Settlement Program
 - 48 Cases since May launch
 - \$175K paid out to property owners so far, stabilizing 10 tenant households



Tenant Preferences to Help Mitigate Displacement

🏠 SB 649 (Cortese)

- Bill on the Assembly floor in August, then to Governor

🏠 Department of Housing & Community Development

- Tenant Preference guidance memo not yet issued

🏠 City's program proposals

- Reexamine timeline late fall and use draft State draft guidance
- Would not apply to any HCD-funded affordable developments

🏠 FUSE Fellow recruitment underway with target start in October



Anti-Displacement Activities

Topic	Activities
Tenant Preferences	<ul style="list-style-type: none"> • SB 649 (Cortese) support • Hire FUSE fellow to do analysis and program draft • Proceed with analysis based on State’s draft guidance
Community Opportunity to Purchase Program (COPA)	<ul style="list-style-type: none"> • Defer due to Housing Element • Resume work in fall • Coordinate with community partner
Lived Experience Commissioner + Stipends	<ul style="list-style-type: none"> • Amend application with Clerk’s Office • Conduct outreach on opportunity, begin recruitment • Replace City staffer, conduct outreach & implement program supports





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