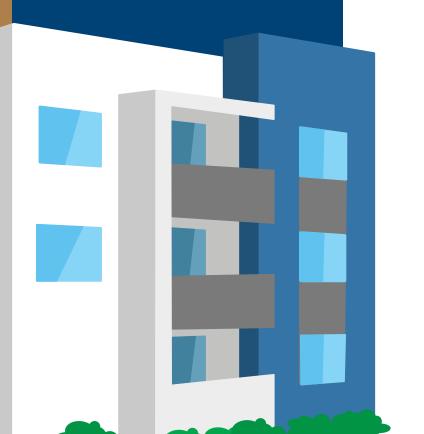


Housing



Citywide Residential Anti-Displacement Strategy Quarterly Status Report

Neighborhood Services & Education Committee

September 8, 2022 Item (d)3 **Jacky Morales-Ferrand**

Director

Ragan Henninger

Deputy Director

Emily Hislop

Division Manager

Kristen Clements

Division Manager



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)
 - 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 ≤ 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



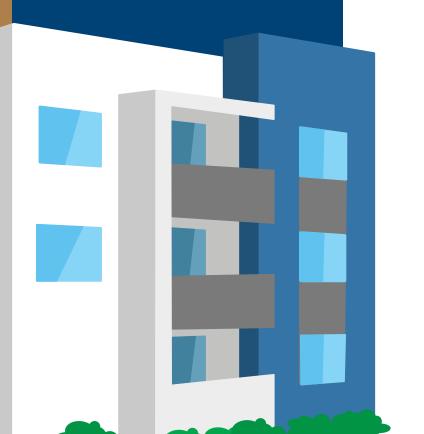
Anti-Displacement Activities

Topic	Activities
Tenant Preferences	 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)	 Defer due to Housing Element Resume work in fall Coordinate with community partner
Lived Experience Commissioner + Stipends	 Amend application with Clerk's Office Conduct outreach on opportunity, begin recruitment Replace City staffer, conduct outreach & implement program supports





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