



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

Neighborhood Services & Education Committee

March 10, 2022

Ragan Henninger

Deputy Director

Kristen Clements

Division Manager

Emily Hislop

HPPA

Jin Kim

Chief of Staff

Citywide Residential Anti-Displacement Strategy

🏠 City Council approved September 22, 2021

🏠 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)



Increasing Equitable Representation on Commission

- Developing recommendations for new designated seat for Lived Experience with homelessness on Commission and stipend for all Commissioners
 - Presented proposal to Commission on February 10, 2022
- Commission passed two motions
 - Lived Experience should be recent, within the last three years (motion passed 10-0)
 - First appointment to the Lived Experience seat [should] be a woman (motion passed 10-0)



Recruitment and Appointment

- Outreach to partners and tenants in permanent supportive housing, outreach via social media and email e-blasts
- Plan to modify the Commission application to include questions about experience with homelessness and accessing services
- Staff recommends Lived Experience seat be nominated by the Mayor (citywide seat)



Resources and Stipend

- Technology Support: Tablet, Wi-Fi hotspot device, printing support
- Onboarding and Training
- Peer-to Peer Support via Buddy System
- Recommend a stipend of \$200 a month per Commissioner
 - Equivalent to \$25/hour (avg. 8 hours of meeting and preparation), and is dependent on meeting attendance
 - Should cover costs of travel, computer access, printing, etc. / Can be declined



COVID-19 Response: State Emergency Rental Assistance

🏠 For San José, as of February 23, 2022:

- 15,138 completed applications
- \$60.7M paid to 4,899 households so far
- Average assistance is \$12,390
- ~49% of applicants are Latino/a/x-headed households
- ~59% are households \leq 30% AMI



Eviction Protections Ending March 31

- 🏠 Statewide COVID-19 Eviction Protections end 3/31/2022
 - Protections for COVID-19 impacted tenants with unpaid rent between 3/2020 – 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 – 3/2022 are vulnerable after April 1
- 🏠 Housing reporting to Council on this issue later in March



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
 - Would staff weekly workshop for Unlawful Detainer litigants



Tenant Preferences to Help Mitigate Displacement

🏠 SB 649 (Cortese)

- Bill to be heard in spring policy committees
- Meet with HCD, then other stakeholders

🏠 Department of Housing & Community Development

- 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



Next Three Months

Topic	Activities
<p>Equitable COVID-19 Response & Recovery</p>	<ul style="list-style-type: none"> • Connect residents and property owners to State Emergency Rental Assistance • Operate Eviction Help Centers • Work with CBOs to assist residents
<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>Live Experience Commissioner + Stipends</p>	<ul style="list-style-type: none"> • Seek Council approval & draft Muni Code changes • Finalize recruitment and training plans • Start recruitment for Lived Experience Commissioner





Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

Neighborhood Services & Education Committee

March 10, 2022

Ragan Henninger

Deputy Director

Kristen Clements

Division Manager

Emily Hislop

HPPA

Jin Kim

Chief of Staff