



Housing

Citywide Residential Anti-Displacement Update

Neighborhood Services and
Education Committee

March 11, 2021

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Overview AD Priorities

- 🏠 Equitable COVID Response & Recovery
- 🏠 Tenant Preferences
- 🏠 Community Opportunity to Purchase Program
- 🏠 Commission Representation



Equitable COVID response & recovery

Scope of work

- 🏠 Housing assistance funding
- 🏠 Housing barriers for immigrants
- 🏠 Plan & fund eviction cliff legal services
- 🏠 Track success in preventing evictions
- 🏠 Community preparedness

Progress

- 🏠 Stimulus funding ERAP
- 🏠 Eviction & rent increase moratoriums
- 🏠 Legal services funding
- 🏠 Landlord & tenant surveys
- 🏠 Other cities' strategies



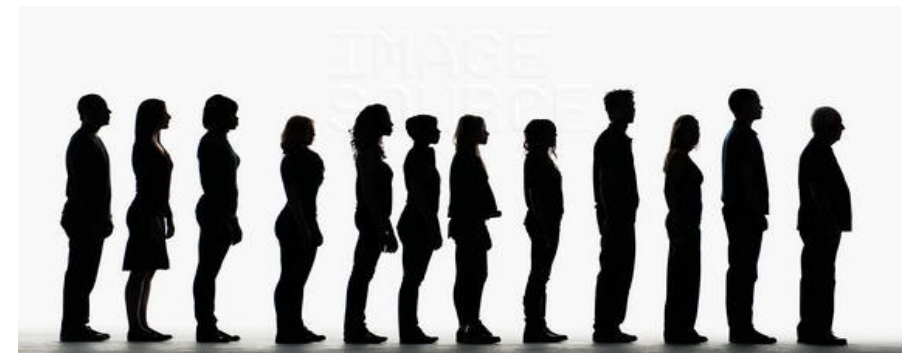
Eviction moratorium findings

- 🏠 Failure to pay - slightly increased percentage of notices
- 🏠 Unlawful Detainers filed - significantly down
- 🏠 UDs for rent owed - average owed is \$2,367
- 🏠 Notices for nonpayment of rent –
 - significantly down April to September 2020
 - higher than average in fall 2020



Tenant preferences - definition

- 🏠 Create set-aside for affordable housing applicants
- 🏠 Two types
 - Neighborhood preference
 - Anti-displacement preference
- 🏠 Drivers: fair housing law, State HCD



Tenant preferences - progress

- 🏠 Met with State HCD
- 🏠 Created SB 649, got co-sponsor & author
- 🏠 Began data analysis for HCD
- 🏠 Started work to include race/ethnicity on City asset management reports
- 🏠 Goal: HCD approval by end 2021, Council approval by Q1 2022



Community Opportunity to Purchase (COPA)

- 🏠 COPA development
- 🏠 Preservation fund
- 🏠 Target City funding
- 🏠 Developers to do small acquisition/rehab projects



COPA - progress

- 🏠 Research on other cities' programs
- 🏠 Consultant and composition for Anti-Displacement Working Group
- 🏠 Starting stakeholder interviews
- 🏠 Launch AD Work Group



Next Six Months

Topic	Activities
Equitable COVID Response	<ul style="list-style-type: none"> • Survey results – tenant & landlord • Plan to track data & gauge success • Keep lifting up voices of residents & CBOs • Launch Emergency Rental Assistance program
Tenant Preferences	<ul style="list-style-type: none"> • City-sponsored bill • HCD-required data, analysis & opinions • Updated draft ordinance & Council approval
Community Opportunity to Purchase Program (COPA)	<ul style="list-style-type: none"> • Research complete • Stakeholder meetings • A-D Working Group meetings
Commission Representation (Homeless)	<ul style="list-style-type: none"> • Commissioner survey • Compensation proposal • Draft Muni Code amendment





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