



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

**Neighborhood Services &
Education Committee**

November 4, 2021

Jacky Morales-Ferrand
Director

Ragan Henninger
Deputy Director

Kristen Clements
Division Manager

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 in Homelessness seat on Housing & Community Development Commission



COVID-19 Response: State Emergency Rental Assistance

🏠 For San José, as of October 19, 2021:

- 7,947 completed applications
- \$108.3M requested
- \$31.1M paid to 2,401 households so far
- ~48% of applicants are Latino/a/x-headed households



COVID-19 Response: Local Emergency Rental Assistance

- 🏠 Launched May 19th, closed September 7th
- 🏠 For ELI households
- 🏠 In San José as of October 18, 2021:
 - 3,472 applications submitted, \$38.5M requested
 - Average amount of assistance: \$10,075
 - Top 4 San José zip codes: 95112, 95122, 95116, 95111

• Populations served:

Hispanic/Latino/a/x	50%	Multiple Races	9%
American Indian/Alaska Native	2%	Native Hawaiian or Other Pacific Islander	2%
Asian	17%	White	30%
Black or African American	8%	Prefer not to answer	28%



COVID-19 Response: Outreach

🏠 Eviction Prevention Help Centers

- Franklin-McKinley School District, City Hall, 70 pop-ups
- 750 families helped: 60+% in Spanish, 5% Vietnamese, 70+% extremely low-income

🏠 Other City outreach

- Coordinated with County re: Moratoria and rental assistance
- Coordinated with Court to post signage and provide on-site rent relief application assistance 2x/week
- To rent-stabilized tenants and property owners, including those who received notices of non-payment



COVID-19 Response: Legal Assistance

- 🏠 Legal services expanded
 - New two-year contract, 17 new staff
 - Community Housing Advocates, pro bono attorneys will increase capacity
- 🏠 Studying cost of potential Right to Counsel program in San José, per City Council direction
- 🏠 County-funded mediation services remain available to residents and property owners
- 🏠 AB 1487 Legal Services Trust Fund bill vetoed by Governor



Tenant Preferences to Help Mitigate Displacement

🏠 SB 649 (Cortese)

- Preparation for new legislative session

🏠 Department of Housing & Community Development

- HCD Tenant Preference guidance memo forthcoming
- Analysis of preference options using HCD's AFH tools

🏠 Implementation planning

- Protected category information on City's rent roll submissions starting fall 2021
- Coordination with Doorway, regional rental portal



Community Opportunity to Purchase (COPA)

- Completed community and stakeholder engagement to support design
 - Technical Advisory Committee (9 meetings)
 - Stakeholder Advisory Committee (7 meetings)
 - Ad hoc stakeholder meetings (38 so far)
- Compiling input from
 - ~50 organizations
 - 200+ individuals



COPA Public Engagement for Design Stage

Technical Advisory Committee

- AACSA
- BAHN
- CAA
- Enterprise Communities
- Friends of Hwei
- First Community Housing
- Housing Trust Silicon Valley
- Marcus & Millichap
- MidPen Housing
- Republic Urban
- San Francisco Foundation
- Schoennauer Co. LLC
- SOMOS Mayfair
- South Bay Community Land Trust
- Silicon Valley Community Foundation
- Silicon Valley Law Foundation
- Strategic Economics
- SVO
- SV@Home
- Santa Clara County Association of Realtors
- Working Partnerships USA

Stakeholder Advisory Comm.

- TAC members, public
- ARUVA
- Affordable Housing Network
- CA Reinvestment Coalition
- Catholic Charities
- Charities Housing
- Destination: Home
- Guadalupe River Park Conservancy
- GSMOL
- Health Trust
- League of Women Voters
- LUNA
- Matt Huerta Consulting
- NAACP
- PACT
- Property managers & owners
- Santa Clara County
- Si Se Puede Collective
- Silicon Valley DeBug
- Veggielution
- VTA
- Zell Associates



COPA Next Steps

Actions	Timing
More individual and group stakeholder meetings	Now to Jan.
Prepare draft program description for public review	Nov.
Public review period & refinements	Nov. to Dec.
Draft program to Housing & Community Development Commission	Jan. / Feb.
Draft program to Community & Economic Development Committee	Jan. / Feb.
Draft program to City Council	Feb. / Mar.



Increasing Equitable Representation on Commissions

- New HCDC seat for lived experience in homelessness
 - Developing on-boarding, ongoing support and trainings
 - Interviewing relevant stakeholders and HCDC Commissioners for input
 - Researching other municipality best practices
- Finalizing alternative Commissioner appointment process and compensation model for Commissioners



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"> • Prepare for SB 649 reintroduction • Meet with HCD on SB 649 and guidance memo • Complete Tenant Preference analysis for HCD
<p>Community Opportunity to Purchase Program (COPA)</p>	<ul style="list-style-type: none"> • Continue meeting with stakeholders • Finalize draft programmatic recommendations • Review by Public, Commission, Committee & Council
<p>Equitable Commissions / Lived-Experience Commissioner</p>	<ul style="list-style-type: none"> • Finalize draft alternative Commissioner appointment process and compensation • Finalize recruitment and training plans for lived experience with homelessness seat • Seek Council approval & draft Muni Code amendment





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