



*Housing*

# Citywide Residential Anti-Displacement Strategy

## *Quarterly Status Report*

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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 June 26, 2022:

- 9,963 households assisted with \$118.1M
- 231 completed applications left to process
- \$99.5M (84%) to Very and Extremely Low-Income households\*
- 49% of applicants are Latino/a/x-headed households
- 64% are Extremely Low-Income households\*

*\*Very Low-Income households earn  $\leq 50\%$  of Area Median Income*

*Extremely Low-Income households earn  $\leq 30\%$  of Area Median Income*



# Eviction Protections Under AB 2179

- 🏠 AB 2179 extended through June 30, 2022 legal protections against eviction based on nonpayment of rent accumulated between March 1, 2020 – March 31, 2022 where there is State COVID-19 Rent Relief application pending
- 🏠 Extended through June 30, 2022 a statewide preemption of local laws concerning COVID-19 rental debt
  - Local jurisdictions are preempted from applying new or additional local protections against eviction for nonpayment of rent, if the rent accrued between March 1, 2022 - June 30, 2022.



# Eviction Diversion and Settlement Program

- Temporary, targeted program to intervene in evictions of tenants with pending State COVID-19 Rent Relief applications
- Jointly administered by City and County
- Other partners are Sacred Heart Community Services, Destination: Home, and Project Sentinel Court Mediation Program
- ONLY for tenants with pending eviction (unlawful detainer) court cases who submitted a State application before April 1, 2022



# Unlawful Detainer Clinic

- Established weekly unlawful detainer clinic at the Superior Court Courthouse, which soft-launched June 1<sup>st</sup>
- Partnered with Court, County, Self-Help Center, Sacred Heart, Destination: Home and the Project Sentinel Court Mediation Program
- Open to tenants and landlords involved in unlawful detainer (eviction) court actions
- Assistance with court filings or legal referrals and access to mediation services and other resources to help resolve the court action, avoid judgment and work towards stable housing
- Goal is for the clinic to become a permanent part of the UD process





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