



Housing

Housing Payment Equality Ordinance

August 13, 2019
Item 4.4

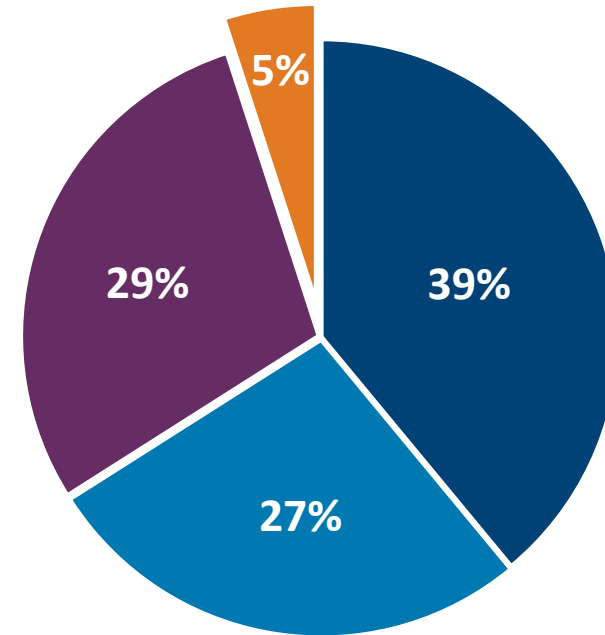
Jacky Morales-Ferrand
Director

Rachel VanderVeen
Deputy Director

Christopher Alexander
Deputy City Attorney

Need for Acceptance of Rental Subsidies

- 🏠 Nearly 1,000 rental subsidy holders seeking housing
- 🏠 Only 5% of landlords surveyed accepted Housing Choice Vouchers



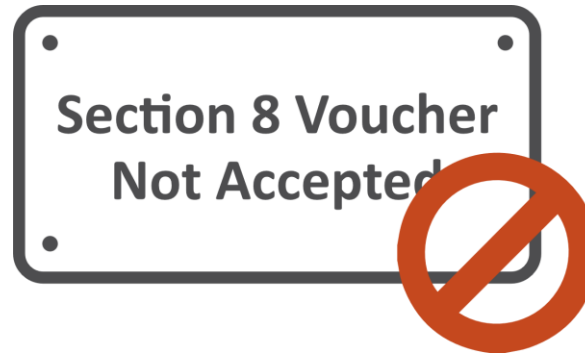
- Did Not Accept Vouchers 39%
- Advertised "No Vouchers" 27%
- Not Reachable 29%
- Accepted Vouchers 5%



Ordinance Components



Coverage



**Prohibited
Activities**



Enforcement



Recent Program Improvements

- Mailing to 17,500 property owners in Santa Clara County
- Appointment of an owner ombudsperson
- Educational workshops for property owners
- Expanded bonus payments for new owners \$500 to \$2,500
- Streamlined lease-up process



Next Steps

Second reading → August 27, 2019

Hire Staff → Fall 2019

Effective Date → **September 26, 2019**

Coordination with
Housing Authority → Fall 2019: Sponsor a Landlord
Stakeholder Meeting on
Process Improvements



Recommendation

- A. Approve an ordinance amending Title 5 of the San Jose Municipal Code to add a new Chapter 5.10 related to a Housing Payment Equality Ordinance.
- B. Adopt the following Fiscal Year 2019-2020 Appropriation Ordinance Amendments in the Multi-Source Housing Fund:
 - 1. Increase the appropriation to the Housing Department for Personal Services by \$84,000; and
 - 2. Decrease the City Housing Authority Reserve by \$84,000.





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