



COUNCIL AGENDA: 6/23/20
FILE: 20-717
ITEM: 8.1

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: June 19, 2020

Approved

D. DSYL

Date

6/22/2020

SUPPLEMENTAL

SUBJECT: EXTENSION OF EVICTION MORATORIUM, REPORT ON LEGISLATIVE UPDATES AT STATE AND FEDERAL LEVELS, RENT STABILIZATION PROGRAM OUTREACH EFFORTS, AND COMMUNITY DISCUSSION UPDATES

This supplemental memorandum summarizes the Silicon Valley at Home (SV@Home) report on the recommendations developed from five separate convenings with housing industry leaders to brainstorm challenges facing developers, landlords, homeowners, and tenants, amidst the COVID-19 pandemic. The summary of the SV@Home recommendations is included as Attachment A.

BACKGROUND

On April 14, 2020, the City Council directed staff to consider a Council-led task force to initiate a convening of stakeholders representing landlords and tenants to explore alternative solutions to address the needs of the rental community impacted by COVID-19. On April 28, 2020, City Council approved staff moving forward with engaging with SV@Home to convene discussions with leaders in the housing industry to brainstorm challenges facing landlords, homeowners, and tenants. The goal was to identify additional local, state, and federal responses to the COVID-19 crisis. Staff determined that SV@Home convenings would provide meaningful brainstorming, and results would be shared with the City Council and public.

In May and early June 2020, SV@HOME facilitated convenings with regional and state leaders, local policy and nonprofit executives, and Bay Area developers. SV@Home targeted stakeholders to obtain feedback and potential recommendations. Attachment A summarizes the recommendations as a result of these discussions.

ANALYSIS

Stakeholders Participation in Convenings

SV@Home facilitated convenings with stakeholders that included: 1) subcommittee of the SV@Home Board of directors, 2) local leaders in the nonprofit sector in the housing and homeless field, 3) regional leaders working to develop solutions to affordable housing crisis and COVID-19 response, 4) affordable housing developers, and 5) market-rate developers.

Immediate and Short-Term Recommendations to Support Housing Stabilization

SV@Home worked with stakeholders to identify immediate and short-term responses that would increase housing stabilization for families in our community impacted by COVID-19. The goal of these actions is to keep people housed through the pandemic and the resulting economic uncertainty. These ideas include efforts that may be taken on the state, local and federal level.

- ***Support more funding for rental assistance*** – Consider: 1) advocating for state action, 2) advocating for federal action, 3) advocating for private action, and 4) allocating sufficient resources to continue technical assistance and communications for vulnerable households. In terms of advocating for state action, the convenings highlighted the need for the state to provide leadership during this pandemic and approve a budget that provides equitably for the rental community. For advocating for federal action, the convenings showed support for the efforts of including tenant assistance funding in Stimulus 4 (HEROES Act), which proposes \$100 billion in emergency rental assistance.
- ***Protect the City’s affordable housing stock*** – Develop a strategy to respond to any development that encounters a problem paying senior debt, including allowing developers to borrow from reserves.
- ***Identify funds to respond to funding gaps*** – Set aside Measure E funds or other City funds to fill gaps caused by the loss investments in order to keep projects on schedule.
- ***Take advantage of current state opportunity*** – Reach out to existing nonprofit developers to identify opportunities where hotels or motels purchases may be feasible, and identify additional funding from Measure A or E, if required.

Long-Term Recovery Recommendations to Support Economic Recovery

The convening of stakeholders also identified long-term recommendations that would support an economic recovery. These recommendations would increase housing development and stability, helping meet the longstanding housing needs of the community while simultaneously creating jobs in the local community.

- ***Take action to increase funding for affordable housing*** – Consider: 1) taking action to pass a Commercial Linkage Fee, and 2) working with corporate partners to identify funding or repurpose money for property acquisition.
- ***Reduce processing time for development*** – Consider: 1) researching similar actions implemented by Santa Rosa to simplify development standards for multi-family housing projects, 2) including ways to streamline staff from across departments at the front end when a development is proposed, and 3) continuing to maintain a planner for affordable housing developments.
- ***Improve the customer service experience*** – Continue allowing electronic plan submissions and on-line meetings.
- ***Move to General Plan hearings four times a year for the next two years*** – Returning to holding General Plan hearings four times a year at different times of the year for at least the next two years.
- ***Rethink the City's retail requirements*** – Consider: 1) eliminating requirement for ground floor retail and providing incentives for affordable housing, and 2) rethinking the retail requirements for market rate housing.
- ***Identify small developers that can come to San José who are in the business of purchasing smaller, at-risk properties or other properties that have been purchased by speculators in the past*** – Consider other Bay Area nonprofits or organizations throughout the state who have small development as a business model.
- ***Investigate actions to respond to speculation*** – Consider: 1) investigating potential for a First Right of Refusal policy, 2) researching potential for a program that enables tenants to purchase their homes, and 3) researching an anti-speculation tax to discourage speculation.
- ***Respond to segregation*** – Consider: 1) upholding policies that require a percentage of affordability, 2) ensuring when inclusionary alternative compliance options are selected, the affordable homes built are in the same neighborhood as the market-rate housing, and 3) taking steps to re-envision single family zoning.

CONCLUSION

SV@Home summarized recommendations for immediate and recovery responses, as COVID-19 continues to have a significant impact on housing in San José. Due to the legislative session timelines, it is anticipated that the legislative actions that may have a significant impact on our local community will be moving forward within the coming weeks. The Housing Department will coordinate with the Office of Economic Development and Department of Planning,

HONORABLE MAYOR AND CITY COUNCIL

June 19, 2020

Subject: Extension of Eviction Moratorium, Report on Legislative Updates at State and Federal Levels, Rent Stabilization Program Outreach Efforts, and Community Discussion Updates

Page 4

Building, and Code Enforcement to evaluate the feasibility of these strategies, and their alignment with the City's efforts to promote economic recovery and increase housing stability.

/s/

JACKY MORALES-FERRAND

Director, Housing Department

For questions, please contact Deputy Director, Rachel VanderVeen at (408) 535-8231.

ATTACHMENT

Attachment A – SV@Home Report “Convenings on COVID-19 and Housing Response”

Board of Directors

Kevin Zwick, *Chair*
United Way Bay Area

Gina Dalma, *Vice Chair*
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Foundation

Kathy Thibodeaux, *Secretary*
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Janikke Klem
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Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
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Chris Neale
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Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

June 17, 2020

Ms. Jacky Morales-Ferrand
Director of Housing
City of San José
200 E. Santa Clara Street, 12th Floor
San José, CA 95110

Dear Ms. Morales-Ferrand,

Re: Convenings on COVID-19 and Housing Response

On April 28th, the City of San José asked that Silicon Valley at Home (SV@Home) convene discussions with thought leaders in the housing industry to brainstorm about the challenges facing landlords, homeowners, and tenants with the goal of identifying additional local, State, and federal responses to the COVID-19 crisis.

Over the past month, SV@Home held five convenings and talked to a number of housing and financial experts one-on-one to gather information and ideas. This report summarizes recommendations that came out of these discussions.

Overall Frame

COVID-19 has laid bare the inequities that exist in our community, with lower-income households and communities of color bearing the brunt of both the health and economic crises. According to statistics released by Santa Clara County in May, 31% of the 2,453 COVID-19 cases in the County were located within five East San José zip codes -- home to a high percentage of lower-income families and with nearly twice the City's average rate of overcrowding. The connection between health and housing is clear—people who do not have safe, secure, and affordable housing are more at risk.

It is important to remember that housing was already in a crisis state prior to COVID. We already had housing prices that were out of reach for most residents, requiring them to overpay, overcrowd, or drive long distances to get to work. Historic housing policy created disparity, with older, outdated zoning policies that prioritize single-family housing resulting in the segregation of lower-income families and communities of color. Housing lending policy has made it more difficult for black and brown families to purchase homes, and put them at risk with shady sub-prime lending practices like those in the early 2000s, which led to the 2008 Great Recession. Homeownership rates tell the story with only 44% of Black households and 49% of Latinx households owning their own home compared to 75% of White households.

San José has been a leader in responding to the housing crisis, financing thousands of affordable homes and adopting progressive and proactive policies to improve the lives

of lower-income residents. Recent actions, including funding for tenant assistance and the creation of San José Strong, adoption of strong tenant protections and the eviction moratorium, and efforts to bring in the homeless from the streets into temporary, interim, and permanent shelter are examples of San José's leadership. The City is working on other policies that will help respond, including revisions to its fair housing plan and its affordable housing siting policy (which seeks to ensure that affordable housing is distributed throughout the city). We acknowledge those efforts and will not raise them here.

The City has received significant funding in the last couple of months from State and federal sources to respond to the immediate needs of the health and economic crisis. Much of this funding is targeted to keeping people housed or moving unhoused residents inside. As this crisis continues, we need to remain focused on immediate response—keeping people housed-- so that we don't repeat the challenges of 2008 where so many lower-income families and people of color lost their homes and many, including large numbers of households of color, lost most of their wealth. However, it is expected to take years to address the impact COVID-19 is having and will have on the housing market and our residents, so it is critical that we look past the immediate and begin planning for recovery now.

Convenings

SV@Home held five separate convenings in May and June with regional and State thought leaders, local policy and nonprofit executives, and Bay Area developers. In addition, SV@Home reached out individually to targeted stakeholders to obtain feedback and hear potential recommendations. These included:

1. A subcommittee of the SV@Home Board of Directors
2. A convening with local leaders in the nonprofit sector who work in the housing and homeless field
3. A convening with regional thought leaders who are working to develop solutions to the affordable housing crisis, including COVID response.
4. A conversation with key affordable housing developers
5. A conversation with key market-rate developers

A list of people engaged in these conversations or who we reached out to separately is attached.

Recommendations

Unfortunately, there is no one silver bullet that we can recommend to solve the problems the pandemic has created for our community and our housing market. However, we are encouraged by the number of good ideas that came out of the convenings and conversations. We have made an effort to pare these ideas down to those included in this report and recognize that because we are in an ever-changing environment, new ideas and solutions will be continue to be identified. We will work with local and regional partners to collect these ideas and to develop further other ideas we heard, and will share these with the City. It is important to note that many of the ideas presented here are complicated, yet we have presented them in brief. SV@Home is willing to dive deeper into these recommendations to provide the City with more detail and actionable steps for implementation should that be a desired action.

Recommendations-- Immediate and Short-Term Response

As mentioned above, the immediate focus must be on keeping people housed, whether renters or homeowners. Positive action has been taken to limit immediate displacement for renters, but without more intervention this is only postponing the inevitable, and rent will become due. Recent reports stated that fewer than 10% of the State's renters missed making their June rent payments. However, for those families who are housing insecure, this number is expected to grow as government assistance is phased out. Undocumented families, who haven't had access to unemployment funds and other government assistance, are most at risk.

Some solutions have been introduced for homeowners, though they are not all working as intended, and no solutions have been addressed for affordable housing development which may be at risk.

The most common call we heard from the convenings was the need for financial assistance, particularly for rental assistance for households that have lost employment and are late in paying rent and mortgage assistance for low-income homeowners who are challenged to pay their mortgages.

Support More \$\$ for Rental and Mortgage Assistance. The City has allocated significant dollars received from the State and federal government to rental assistance. The need, however, can't be solved by a municipality. A State (or more likely) federal response is needed to fill the estimated \$300 million need for rental assistance in Santa Clara County as well as the need for mortgage assistance for lower-income homeowners struggling to keep up with their payments. The City should:

1. *Advocate for State action.* The State budget is facing cuts, but there are budget proposals under consideration to provide a soft landing for tenants and landlords. While it is likely that the budget will be approved this month, it is expected that it will be revisited again in August once more is known about tax revenues. One potential State response is included in SB 1410, which was heavily amended this week to create a rather complicated program that would authorize landlords and tenants to reach an agreement to defer payment of rent, enabling the tenant to repay the unpaid rent to the state in installments over a period of ten years with the landlord taking a credit against their taxes in an amount equal to the unpaid rent over the same time period. It is likely that this proposal will be part of a budget trailer bill to be considered by the Senate next week. However, it is not known at this time whether this idea or others noted in the City staff report, including AB 1436, will gain traction. Nevertheless, the State must act and provide leadership at this time.
2. *Fiercely advocate for federal action.* Push for inclusion of tenant assistance funding as part of Stimulus 4. More information can be found here-- <https://bit.ly/FederalActionNow>. In all of the convenings, participants were clear that a strong federal response is needed.
3. *Advocate for private action.* Work with corporations that have already prioritized housing and pledged dollars to request that they consider reframing a portion of their commitment for rental and mortgage assistance.
4. *Allocate sufficient resources to continue technical assistance and communications for vulnerable households.* San José Housing Department staff have done a great job getting the word out to tenants and landlords about the eviction moratorium. Ongoing technical assistance and communications is needed to help residents understand their rights and how to remain housed. The City should consider providing more funding to community nonprofits and legal organizations to supplement these city efforts.

Protect the City's Affordable Housing Stock—To date, affordable housing developments have weathered the storm, with most tenants staying current on their rent payments. This can be attributed to a number of factors, including that the rent is more affordable and that residents are provided with needed support and services, including help accessing available funding, food, and medical supplies. However, it's also true that affordable housing tenants are more likely to have lost their jobs during the Shelter in Place than in the housing market as a whole, as a higher percentage hold jobs most impacted by COVID-- retail and service industries. Affordable Housing Developments are unique in that they carry not only debt but restrictions on who they can rent to, and if they default on their mortgage due to loss of rent revenue, the underlying affordability restrictions are at risk. This can result in the loss of affordable homes. The City should:

1. *Develop a strategy to respond to any development that encounters a problem in paying senior debt.* This could include allowing developers to borrow from reserves, reducing, eliminating, or postponing residual receipt payments, or identifying a pot of money that can be used to make them whole.

Identify Funds to Respond to Funding Gaps—COVID-19 has impacted investors' interest in affordable housing developments and has impacted the pricing developers can receive from Low-Income Housing Tax Credits that were anticipated when the projects were initially planned. For projects now in the development pipeline, this means they may have a gap in their funding that jeopardizes their ability to move forward toward construction and occupancy. The City should:

1. *Set aside Measure E dollars or other City funds to fill any gap caused by the loss in investment in order to keep projects on schedule.*

Take Advantage of Current State Opportunity—The Governor is proposing that \$600 million in State funding be made available to purchase hotels and motels for extremely low-income households and the homeless. Because many smaller hotels and motels are challenged during the economic downturn, this is an opportune time to purchase them for residential use. We acknowledge that many current developers are not interested in purchasing small properties (under 50 units) due to operating challenges. However, some have indicated that they may be interested if the hotels/motels are near other properties they own. Assuming that these funds are included in the approved budget, the City should:

1. *Reach out to existing nonprofit developers to identify opportunities where the purchase of a hotels/motel may be operationally feasible.*
2. *Identify additional funding, if required, from Measure E or Measure A to leverage these dollars.*

Recommendations-- Recovery Response

Housing will be key to the City's economic recovery. Not only does it produce jobs and construction-related economic impact, it provides the housing that our community needs to address supply and affordability concerns and address overcrowding. In addition to setting the stage for more development, it is critical that the City act to respond to systemic inequities in our housing market by dismantling exclusionary zoning practices and increasing the number of affordable homes. San José must continue its leadership, and take steps to reach even higher and farther in response.

Take Action to Increase Funding for Affordable Housing—City staff has worked hard to identify all possible funding sources for affordable development. But, as has been presented to the Council, the funding is far short of need. The City should:

1. *Take affirmative action to pass a Commercial Linkage Fee in August.* Market-rate residential developers pay a fee to offset the impact their development has on the need for new affordable homes. Commercial property developers should do the same.
2. *To take advantage of deals that are anticipated due to the pandemic, work with corporate partners to identify funding or repurpose money for property acquisition.* If we want to avoid what we saw in 2018, where speculators moved in and purchased development and waited a bit and then sold the property at a big profit, a significant source of funding for acquisition of opportunity properties must be identified.

Reduce Processing Time for Development—It can take 5+ years to bring a residential development from concept to reality. Given the housing crisis, compounded by COVID, this is not an acceptable time frame. In the wake of the fires that destroyed more than 2.7K homes, the City of Santa Rosa made significant changes to its development approval process and within a year after the fire, 45% of the homes lost were already under construction. San José should act as if this was a similar emergency—while not the same as a fire, many of the City’s residents are at risk of losing their homes or were already impacted by the housing crisis. The City should:

1. *Consider similar actions as were implemented by Santa Rosa.* Actions taken included simplifying development standards for multi-family housing projects, creating a new housing type—Cottage Housing Developments—which allowed multi-family housing in the style, scale, and size of single-family homes, establishing density unit equivalents, developing a new way of calculating density to encourage smaller rental units, and proactively conducting CEQA analyses and General Plan amendments to rezone sites identified for housing.
2. *Consider ways to bring in staff from across departments at the front end when a development is proposed.* The City has adopted streamlined processing for other project types, including ADUs, residential remodels, and Downtown storefronts when it sought to expedite development. While admittedly residential development, particularly high-density development, is much more complicated, the same concept can be applied here. If concerns or issues are raised early on, then that will help to eliminate unnecessary delays, which again lead to cost and time overruns.
3. *Continue to maintain a planner for affordable housing developments*—Destination: Home has paid for a planner to help move affordable housing development forward. Developers have indicated that this has been very helpful and should be continued.

Improve the Customer Service Experience—With COVID-19, the City acted to change the way it did business, moving to on-line customer service. We heard great feedback from the development community about how the process has worked, which is one of the bright spots coming out of the pandemic. The City should:

1. *Continue allowing electronic plan submittals, even after the shelter in place is lifted.*
2. *Continue on-line meetings as much as is appropriate.*

Move to GP Hearings 4 times a year for next 2 years—The City now holds General Plan hearings once a year, per Implementation Policy IP-3.1 to consider privately-initiated amendments to the Envision 2040

General Plan. In 2019, Mayor Liccardo and Councilmember Davis recommended that an additional hearing be added in the Spring each year for 100% affordable developments, but it is unclear what happened to that recommendation. The decision to limit the number of hearings was taken in 2011 due to concerns about the number of non-residential sites that were being converted to residential, with the thought that reducing the number of hearings (previously four a year) that the Council would be positioned to better control the number of conversions. The impact, however, has been to slow down development that the City wants and needs, creating significant delays at a time when housing need is incredibly high. It also results in higher holding costs, which add to the extremely high cost of housing in San José. The City should:

1. *Return to holding GP hearings four times a year at different times of the year for at least the next two years.* For 2020, the General Plan Amendment process is now closed. In addition to reducing costs and time for residential development, this change can also have the benefit of spreading out staff workload to avoid peaks and valleys.

Rethink the City's retail requirements—Currently the City requires that most residential development include ground floor retail. And in Urban Villages, the City requires that a residential development replace the commercial square footage. Prior to COVID-19, retail requirements already posed challenges for residential developers, increasing the cost of development and impacting feasibility. Retail has been changing for years, with a significant shift to on line purchasing and restaurant delivery. In the time of this pandemic, lenders have stated that they are being extremely conservative with any project that includes a retail component and may not consider any rental income at all when underwriting loans. Because that impacts loan sizing, it can make development infeasible. Some changes are being discussed in the context of the General Plan Task Force, but changes should be made now in order to push development forward. The City should:

1. *For affordable housing, which has its own financing challenges, eliminate any requirement for ground floor retail and instead provide incentives.* The City staff itself has noted that it is challenging for affordable housing development to accommodate commercial spaces and that it adds additional risk and uncertainty. When ground floor retail is feasible and desirable, the City should consider identifying funding to pay for the construction and build out the space, supporting ground floor uses for services and programming needs of the new residents, or other creative ideas.
2. *Rethink the retail requirements for market rate housing.* Retail should only be required where it makes sense and artificial square foot targets should not be set. The City should conduct an analysis, taking into consideration the changing nature of retail, to determine where retail is successful, including the viability of retail/commercial based on its distance from major intersections.

Identify small developers that can come to San José who are in the business of purchasing smaller, at risk properties or other properties that have been snapped up by speculators in the past—San José and the Bay Area are lucky to have many of the best affordable housing developers in the nation. However, the City lacks smaller, community-based nonprofits that are interested and able to work on smaller developments, The City should:

1. *Seek out other Bay Area nonprofits or organizations doing work in other parts of the State who have small development as a business model.* There will undoubtedly be opportunities to purchase

smaller developments—including four-plexes, small apartment buildings, and hotels/motels. There are small-scale developers whose business model is to acquire and rehabilitate these small residential uses and maintain them as affordable housing. These developers often use different tools, including limited equity cooperatives and land trusts as a way to bring down housing costs for new residents. The City has had success in the past in interesting expert housing developers to come to San José to address specific needs.

Investigate Actions to Respond to Speculation- In 2008, many properties that faced default and foreclosure were purchased by speculators who came in, purchased the property, quickly fixed it up, and then sold for a large profit. According to the Othering and Belonging Institute, speculation “inflates demand above the interest in that market that normally drives demand, forcing families to compete and pay higher prices, increasing rents and evictions.” This doesn’t just impact lower-income households. Speculation can make it more difficult for moderate-income households to purchase or rent a home. To keep families housed and in their neighborhoods, there are a number of potential actions the City could consider. We recommend that the City:

1. *Investigate the potential for a First Right of Refusal policy* – Last year, the City of San Francisco passed an ordinance that requires the seller of a multifamily rental property of 3-25 units (or a vacant lot that could accommodate that many units) to first offer it for sale to a list of nonprofits that have been pre-approved by the City. If the seller declines the nonprofit’s offer and agrees to a deal with a third-party buyer, the seller must sell to the nonprofit if it can meet the price and other terms and conditions that had been agreed upon with the third party. This does require nonprofit organizations that are interested in small-scale development (per the discussion above) and it would require that funding be provided.
2. *Consider the potential for a program that enables tenants to purchase their homes*—There are many examples of programs that allow tenants to purchase their homes throughout the Country. Washington D.C.’s program has been in place for more than 40 years. Under this program, a landlord wishing to sell must first offer the property to the tenants. As with the San Francisco program mentioned above, this would likely require a City financial source, unless the buildings are primarily occupied by moderate- or middle-income households.
3. *Investigate an Anti-speculation tax*—Several cities, including Berkeley and San Francisco have considered implementing an anti-speculation tax. This tax is not intended to raise money; rather it is intended to discourage speculation.

Respond to Segregation— At the beginning of the pandemic, it was said that COVID-19 did not discriminate. We know that now to be untrue. Systemic problems with housing policy have led to disparity and inequity. Zoning laws have created inequities, shutting out lower-income households and people of color from certain neighborhoods. Most egregious is single-family zoning—in San José, it is estimated that 94% of the residential land is dedicated to single-family uses. The City has enacted inclusionary policies to ensure that affordable housing is built alongside market-rate housing. However, policy exceptions have been made. This has exacerbated already stark differences in neighborhoods. We recommend that the City:

1. *Uphold policies that require a percentage of affordability.* This includes the Diridon Station Area and Urban Villages, where the Council has set a 25% affordability requirement. Additionally, this

includes the North San José Plan Area, which has a 20% inclusionary redevelopment requirement, but which provided only 4% affordability in the first phase.

2. *When inclusionary alternative compliance options are selected, ensure that the affordable homes built are in the same or adjacent neighborhood as the market-rate housing or within one transit stop.*
3. *Take steps to envision single family zoning.* Regardless of the future of legislation at the State level, San José can act now to rectify the imbalance between single-family and multi-family uses by opening up more areas of the City to multi-family development and allowing for 2-4 units on land currently zoned single-family. Other types of development, including bungalow courts and mansion houses with multiple-units that blend into single family neighborhoods but provide diverse housing choices for residents, should be promoted. Small-scale development can help to diversify neighborhoods and provide opportunities for lower- and moderate-income households to rent or buy a home.

One concern that was raised by the development community is a shortage of construction labor, which if not resolved will certainly impact the City's economic recovery. We did not include specific recommendations in this report to respond to this concern, but we believe that it is important for the City to consider implementing actions to increase construction job opportunities for lower-income workers and people of color who lost employment due to the pandemic as well as consider policies that encourage partnerships with MBE/WBE-led businesses.

In summary, COVID-19 is already having, and will continue to have, significant impact on San José's housing market. The City must adopt both immediate and short-term measures to ensure that people are able to stay housed and longer-term recovery measures to ensure that the City responds to the housing needs that have made residents vulnerable to the virus. Additionally, ensuring that housing developments move forward will be key to San José's economic recovery.

We understand that we have provided a long list of actions and that current staff limitations may hamper implementation. We hope that the City will prioritize staffing for both immediate and recovery efforts, and we offer our policy help wherever it would be of value.

Please feel free to reach out with any questions or requests for clarification.

Sincerely,



Leslye Corsiglia
Executive Director

Attachment



Attachment-- Convening Attendees

Anil Babbar	Tri County Apartment Association
Tim Beaubien	Santa Clara County Association of Realtors
Ray Bramson	Destination: Home
Bob Brownstein	Working Partnerships USA
Alison Brunner	Law Foundation Silicon Valley
Louis Chicoine	Abode Services
Peter Cohen	Council of Community Housing Agencies
Michaela Connery	The Kelsey
Gina Dalma	Silicon Valley Community Foundation
Amie Fishman	Non Profit Housing Association of Northern California
Carol Galante	Terner Center for Housing Innovation
David Garcia	Terner Center for Housing Innovation
Poncho Guevara	Sacred Heart Community Service
Joshua Howard	California Apartment Association
Heather Hood	Enterprise Community Partners
Alicia John-Baptiste	SPUR
Katia Kamangar	Summerhill Homes
Sarah Karlinsky	SPUR
Greg Kepferle	Catholic Charities
Matt Larson	Sand Hill Properties
Jan Lindenthal	Eden Housing
Jeff Levin	East Bay Housing Organizations
Jennifer Loving	Destination: Home
Jennifer Martinez	PICO California
Linda Mandolini	Eden Housing
Derecka Mehrens	Working Partnerships USA
Ben Metcalf	Stronger Foundations LLC/Terner Center
Tomiquia Moss	All Home
Mary Murtagh	EAH
Chris Neale	CORE Builders
Jenny Niklaus	American Leadership Forum Silicon Valley
Andrea Osgood	Eden Housing
Father Jon Pedigo	Catholic Charities
Denise Pinkston	TMG Partners
Erik Schoennauer	The Schoennauer Company
Jim Silverwood	Affirmed Housing
Kathy Thibodeaux	KM Thibodeaux Consulting
Michael Van Every	Republic Urban
Dan Wu	Charities Housing
Kevin Zwick	Housing Trust Silicon Valley

