



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

**Neighborhood Services &
Education Committee**

June 9, 2022

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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 May 29, 2022:

- 12,492 completed applications
- \$187.3M rent requested
- \$107.7M paid to 9,394 households so far
 - \$89M (83%) to Very and Extremely Low-Income households
- ~50% of applicants are Latino/a/x-headed households
- ~64% are Extremely Low-Income households (income $\leq 30\%$ AMI)



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 1st
- 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



Tenant Preferences to Help Mitigate Displacement

🏠 SB 649 (Cortese)

- Met with HCD and Department of Fair Housing & Employment
- Answering staff questions, meeting with stakeholders
- Bill to be heard in June in Assembly Housing committee

🏠 Department of Housing & Community Development

- Tenant Preference guidance memo not yet issued

🏠 Staffing

- Applying for FUSE Fellow



Community Opportunity to Purchase (COPA)

- Official hearings deferred due to staff capacity required for new Housing Element
 - Revised timeline – resume in early fall 2022
- Regular meetings with community partner, SOMOS Mayfair
- New two-year Breakthrough Grant Fellow starting in June
 - Focus: COPA, community land trusts support, Preservation work, potentially tenant preferences
 - Onboarding her with SOMOS Mayfair



Increasing Equitable Representation on Commission

- Lived Experience seat with homelessness, and stipend for that Commissioner and alternate seat approved
- Next steps
 - Staff working with Clerk to amend commission application
 - Outreach for recruitment
 - Mayor will appoint new commissioner and alternate
 - Program supports put in place – staff hiring necessary



Next Three Months

Topic	Activities
Equitable COVID-19 Response & Recovery	<ul style="list-style-type: none"> • Implement unlawful detainer clinic • Operate Eviction Help Centers • Implement eviction diversion and settlement program
Tenant Preferences	<ul style="list-style-type: none"> • SB 649 support • Seek FUSE Fellow to increase staff capacity • Reassess workplan & HCD support timing in fall
Community Opportunity to Purchase Program (COPA)	<ul style="list-style-type: none"> • Defer finalizing program recommendations and official hearings until after Housing Element draft is submitted
Live Experience Commissioner + Stipends	<ul style="list-style-type: none"> • Edit commission application with Clerk's Office • Conduct outreach on opportunity, begin recruitment • Replace City staffer & implement program supports





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