

Housing



Citywide Residential Anti-Displacement Strategy Quarterly Status Report

Community & Economic Development Committee

June 27, 2022 Item d(4) Jacky Morales-Ferrand
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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)
 - 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 12, 2022:
 - 11,444 completed applications
 - \$182.7M rent requested
 - \$109.7M paid to 9,750 households so far
 - \$92.3M (84%) to Very and Extremely Low-Income households*
 - 50% of applicants are Latino/a/x-headed households
 - 64% are Extremely Low-Income households*

*Very Low-Income households earn ≤ 50% of Area Median Income Extremely Low-Income households earn ≤ 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
- ◆ 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





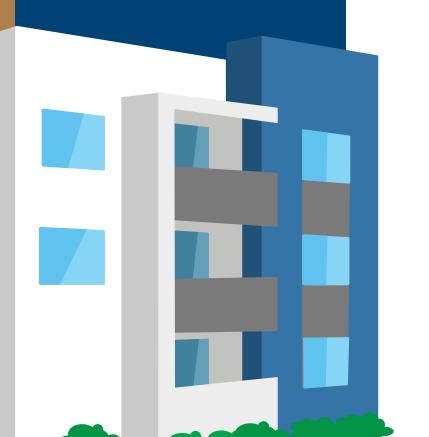
Anti-Displacement Activities

Topic	Activities
Tenant Preferences	 SB 649 (Cortese) support Waiting for HCD guidance Apply for a FUSE fellow to support
Community Opportunity to Purchase Program (COPA)	 Defer due to Housing Element Resume in early fall Two-year fellow started in June
Live Experience Commissioner + Stipends	 Amend application with Clerk's Office Conduct outreach on opportunity, begin recruitment Replace City staffer & implement program supports





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