



Housing

Citywide Residential Anti-Displacement Strategy

Quarterly Status Report

**Community & Economic
Development Committee**

June 27, 2022
Item d(4)

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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 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 $\leq 50\%$ 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 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	<ul style="list-style-type: none"> • SB 649 (Cortese) support • Waiting for HCD guidance • Apply for a FUSE fellow to support
Community Opportunity to Purchase Program (COPA)	<ul style="list-style-type: none"> • Defer due to Housing Element • Resume in early fall • Two-year fellow started in June
Live Experience Commissioner + Stipends	<ul style="list-style-type: none"> • Amend application with Clerk's Office • Conduct outreach on opportunity, begin recruitment • Replace City staffer & implement program supports





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