



Housing

Citywide Residential Anti-Displacement Strategy

Status Report

**Community and Economic
Development Committee**

September 26, 2022
Item (d) 1

Ragan Henninger
Deputy Director

Emily Hislop
Division Manager

Kristen Clements
Division Manager

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 September 17, 2022:

- \$128.1M paid on behalf of 10,702 households
- \$107.8M (84%) to 9,152 Very and Extremely Low-Income households*
- 49.3% of applicants are Latino/a/x-headed households
- 62.6% are Extremely Low-Income households*

**Very Low-Income (VLI) households earn 31-50% of Area Median Income
Extremely Low-Income households earn \leq 30% of Area Median Income*



Legal Challenge to CA COVID-19 Rental Assistance Program

- Lawsuit against state Department of Housing and Community Development (HCD) brought in June 2022
- Legal Aid and Tenant Advocacy Orgs allege HCD ran program in an “opaque and discriminatory manner”
- Also alleged many denials were unjust, tenants provided with inadequate information and no meaningful way to appeal
- Preliminary Injunction issued against HCD mid-July barring the program from issuing final denial decisions



Eviction Diversion and Settlement Program

- Temporary, targeted program to intervene in evictions of tenants based on non-payment of rent
- Currently administered by City and Sacred Heart Community Services
- Other partners are Destination: Home and Project Sentinel Court Mediation Program
- Voluntary program for tenants at imminent risk of eviction and who meet other criteria
- Federal monies used to fund program must be obligated by September 30, 2022



Unlawful Detainer Court Clinic

- Launched weekly holistic unlawful detainer clinic at the Superior Court Courthouse on June 1st
- Clinic Partners: Court, County, Self-Help Center, Sacred Heart, Destination: Home and the Project Sentinel Court Mediation Program
- Open to tenants and landlords in UD (eviction) actions
- Assistance with court filings or legal referrals, access to mediation services and other resources to help resolve the Court action, avoid judgment and work towards stable housing
- Goal to have Clinic be a permanent part of the UD process



Eviction Diversion Efforts

🏠 4th Quarter FY 2021-22 results of staff work at Eviction Prevention Help Centers and at Court:

- 625 households assisted in-person completing or appealing rent relief applications; 2,241 assisted by phone
- 239 households received legal services (10 in-person, 229 by phone)
- 18 outreach events and community engagements
- at least 60 households assisted at Court

🏠 Eviction Diversion and Settlement Program

- 68 cases since May launch
- \$295K paid out or promised to property owners so far, stabilizing 19 tenant households



Anti-Displacement Activities

Topic	Activities
Tenant Preferences	<ul style="list-style-type: none"> • SB 649 (Cortese) outcome • Hire FUSE fellow to do analysis and program draft • Proceed with analysis based on State's draft guidance
Community Opportunity to Purchase Program (COPA)	<ul style="list-style-type: none"> • Deferred due to Housing Element • Resume work in fall • Coordinate with community partner
Lived Experience Commissioner + Stipends	<ul style="list-style-type: none"> • New City staffer • Amend application with Clerk's Office • Conduct outreach on opportunity, help to recruit • Implement program supports





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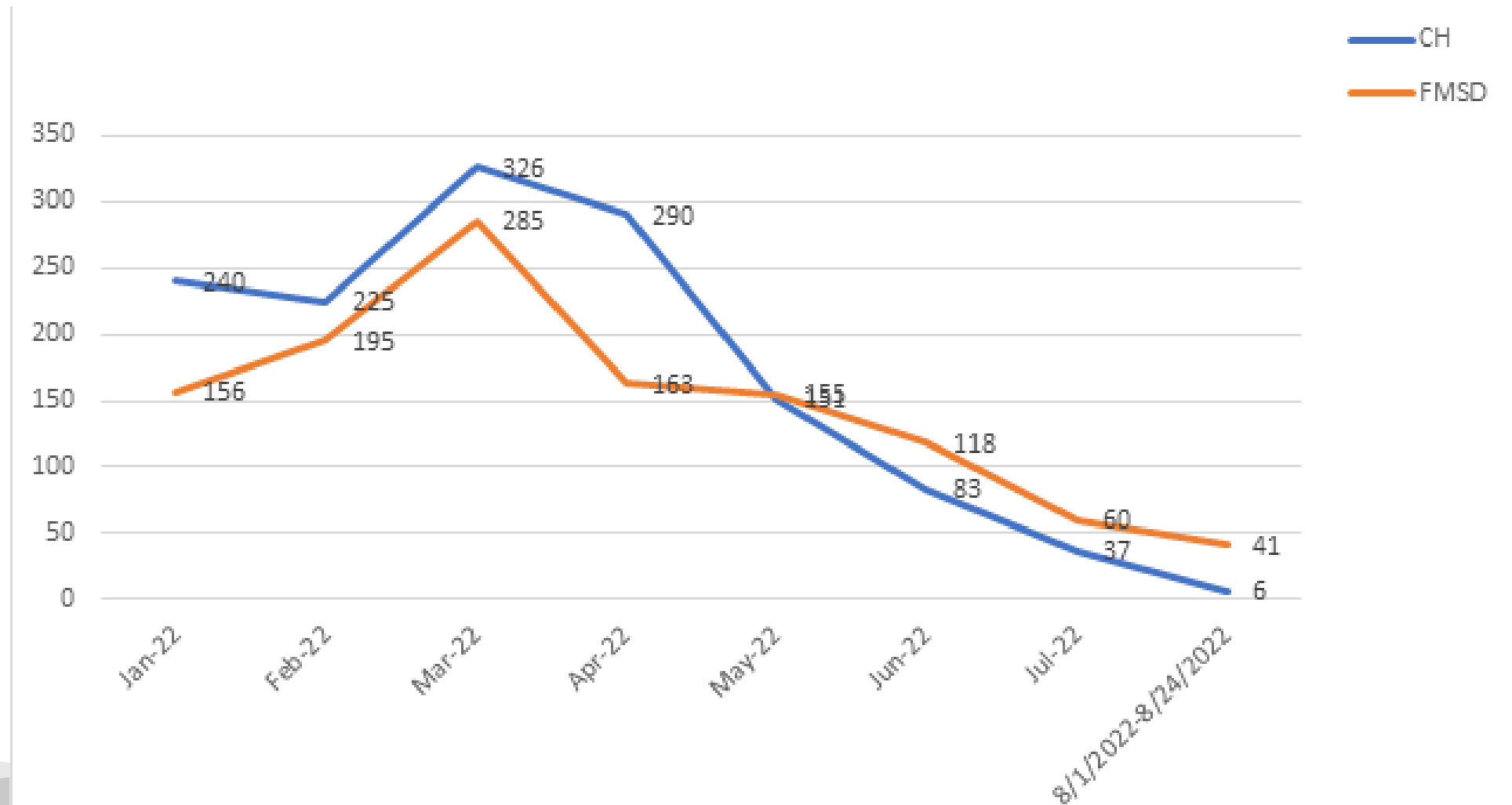
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EHC Monthly In-Person Visits



EHC In-Person Visits July 18, 2022 – Aug 24, 2022

