



*Housing*

# Housing Payment Equality Ordinance

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August 13, 2019  
Item 4.4

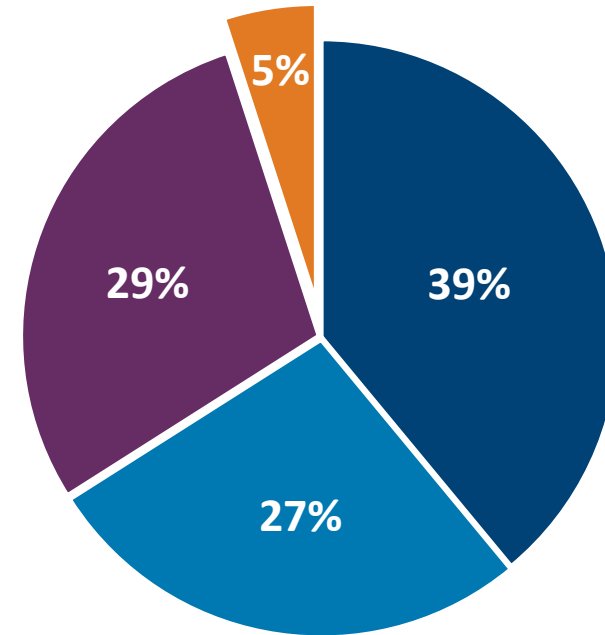
**Jacky Morales-Ferrand**  
Director

**Rachel VanderVeen**  
Deputy Director

**Christopher Alexander**  
Deputy City Attorney

# Need for Acceptance of Rental Subsidies

- 🏠 Nearly 1,000 rental subsidy holders seeking housing
- 🏠 Only 5% of landlords surveyed accepted Housing Choice Vouchers



- Did Not Accept Vouchers 39%
- Advertised "No Vouchers" 27%
- Not Reachable 29%
- Accepted Vouchers 5%



# Ordinance Components



**Coverage**



**Prohibited  
Activities**



**Enforcement**



# Recent Program Improvements

- Mailing to 17,500 property owners in Santa Clara County
- Appointment of an owner ombudsperson
- Educational workshops for property owners
- Expanded bonus payments for new owners \$500 to \$2,500
- Streamlined lease-up process



# Next Steps

Second reading → August 27, 2019

Hire Staff → Fall 2019

Effective Date → **September 26, 2019**

Coordination with  
Housing Authority → Fall 2019: Sponsor a Landlord  
Stakeholder Meeting on  
Process Improvements



# Recommendation

- A. Approve an ordinance amending Title 5 of the San Jose Municipal Code to add a new Chapter 5.10 related to a Housing Payment Equality Ordinance.
- B. Adopt the following Fiscal Year 2019-2020 Appropriation Ordinance Amendments in the Multi-Source Housing Fund:
  - 1. Increase the appropriation to the Housing Department for Personal Services by \$84,000; and
  - 2. Decrease the City Housing Authority Reserve by \$84,000.





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