



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: September 27, 2019

Approved

D. DSL

Date

9/27/19

SUBJECT: MATERIALS ON RESIDENTIAL DISPLACEMENT FOR THE CITY COUNCIL STUDY SESSION ON DISPLACEMENT IN SAN JOSE

The purpose of this memorandum is to give an overview of the presentation and additional reference materials on residential displacement that are being provided for the City Council Study Session on Displacement in San José on October 1, 2019.

Note that small business displacement will also be covered in the Study Session, with that information contained in a separate memorandum.

Purpose and Agenda for the October 1 City Council Study Session

The City Council's Study Session on Displacement in San José will provide a venue for Councilmembers to learn more about the issue of displacement and about anti-displacement strategies that cities can employ.

Attached is the slide presentation on residential displacement to be presented at the Study Session. It includes slides authored by staff from the Housing Department, the Office of Economic Development, and the Urban Displacement Project at U.C. Berkeley. The presentation includes:

- The framework in which displacement in San José may be considered;
- The definitions of displacement and gentrification;
- The academic perspective on this issue;
- The residents who are most in need of assistance due to displacement pressures
- Lessons learned from research, community outreach, and other cities' work;
- Examples on the types of strategies used to help mitigate displacement;
- Housing provider perspectives; and
- Next steps in the development of a Citywide Anti-Displacement Strategy.

Staff also has assembled materials for the City Council's reference and use before, during, and after the Study Session. The attached information provides additional background and detail to enhance understanding of the issue, both in general and in Council Districts. A summary of the attached reference materials is provided below.

1. **Studies on Residential Displacement:** Listing of academic studies related to residential displacement, gentrification, and neighborhood change.
2. **Urban Displacement Project: Map and Methodology for Displacement Types:** The Urban Displacement Project (Project) is a research initiative of UC Berkeley, UC Los Angeles, and Portland State University. The Project uses community-centered and data-driven research to understanding gentrification, displacement, and to help identify policy interventions that support equitable development. This document explains how the Project assigned census tracts to one of eight possible gentrification and displacement typologies in their online interactive map. City staff have focused local analysis on the dark and light purple areas of this map labeled "Displacement of Low-Income Households/Ongoing Gentrification/Ongoing Gentrification" and "At-Risk of Gentrification."
3. **Urban Displacement Project: Executive Summary:** Summary of key Bay Area findings from the Urban Displacement Project in 2015.
4. **Affordability Chart – Income and Rent Limits:** This chart summarizes the incomes for households below 80% of Area Median Income and the rents that are defined as 'affordable' to these households. The San José ADPN team focused its work and analysis on households in this low-income range, as studies show that lower-wage households are more vulnerable to displacement and to its negative effects.
5. **Summary of Community Engagement:** This document provides a summary of outreach and engagement that has occurred or is planned on this topic. The Housing Department has worked with several community-based organizations to conduct deep community outreach to hear about issues from those most affected in the community.
6. **Diridon Station Area Advisory Group Community Engagement Report (2018) - Excerpt:** This report summarizes input received during the first year of community engagement on Diridon, including from the Diridon Station Area Advisory Group (SAAG). This report excerpt is provided as background on what SAAG identified as desired principles and strategies regarding housing and displacement for the Diridon area.
7. **City Council District Maps:** Housing Department staff created two maps per City Council district to show existing and possible future displacement at the neighborhood level, per the U.C. Berkeley methodology. The first map shows displacement areas and eviction notices. The second map shows displacement areas, near-term growth areas, recent building permit activity, and transit infrastructure. This information is provided so that Councilmembers have

more detail on how this displacement framework fits in the context of growth and transit in their districts.

8. **Anti-displacement Strategies Examples:** This attachment provides a list of strategies from PolicyLink to help prevent and mitigate negative effects from urban displacement. It also includes a draft summary chart with eight of the other cities in the Anti-Displacement Policy Network, as well as San José, and the anti-displacement strategies that are in place in those cities. The strategies may be run by cities or by other community organizations. Further analysis and broader stakeholder outreach are needed to determine which short- and long-term solutions would best serve San José's needs.

/s/

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Director of Housing

For questions, please contact Kristen Clements, Division Manager, Housing Department, at (408) 535-8236.

Attachments

