



*Housing*

# Citywide Residential Anti-Displacement Strategy *Quarterly Status Report*

Community & Economic  
Development Committee

Item (d) 3

November 22, 2021

**Jacky Morales-Ferrand**  
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# Citywide Residential Anti-Displacement Strategy

- City Council approved September 22, 2020
- 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 in Homelessness seat on Housing & Community Development Commission



# COVID-19 Response: State Emergency Rental Assistance

- For San José, as of November 15, 2021:
  - 10,641 completed applications
  - \$144M requested
  - \$39.2M paid to 3,702 households so far
  - 47% of applicants are Latino/a/x-headed households



# COVID-19 Response: Local Emergency Rental Assistance

- 🏠 Launched May 19<sup>th</sup>, closed September 7<sup>th</sup>
- 🏠 For Extremely Low Income (ELI) households
- 🏠 In San José as of November 8, 2021:
  - 3,438 applications submitted, \$36.4M requested
  - Average amount of assistance: \$10,046
  - Top 4 San José zip codes: 95112, 95122, 95116, 95111
  - Populations served:

Hispanic/Latino/a/x	49%	Multiple Races	9%
American Indian/Alaska Native	2%	Native Hawaiian or Other Pacific Islander	2%
Asian	18%	White	30%
Black or African American	8%	Prefer not to answer	28%



# COVID-19 Response: Outreach

## 🏠 Eviction Prevention Help Centers

- Franklin-McKinley School District and City Hall; 90 pop-ups
- Over 1,000 families helped: 64% in Spanish, 5% Vietnamese, 70+% extremely low-income

## 🏠 Other City outreach

- Coordinated with County re: Moratoria and rental assistance
- Coordinated with Court to post signage and provide on-site rent relief application assistance 2x/week
- To rent-stabilized tenants and property owners, including those who received notices of non-payment



# COVID-19 Response: Legal Assistance

- Legal services expanded; walk-in legal consultations at EHC
- Studying cost of potential Right to Counsel program in San José, per City Council direction
- Exploring law school clinic model; community outreach and education on tenant-landlord laws
- County-funded mediation services remain available to residents and property owners
- AB 1487 Legal Services Trust Fund bill vetoed by Governor



# Tenant Preferences to Help Mitigate Displacement

- 🏠 SB 649 (Cortese)
  - Preparation for new legislative session
- 🏠 State Department of Housing & Community Development (HCD)
  - HCD Tenant Preference guidance memo forthcoming
  - Analysis of preference options using HCD's AFH tools
- 🏠 Implementation planning
  - Protected category information on City's rent roll submissions starting fall 2021
  - Coordination with Doorway, regional rental portal



# Community Opportunity to Purchase (COPA)

- Completed community and stakeholder engagement to support design
  - Technical Advisory Committee (9 meetings)
  - Stakeholder Advisory Committee (7 meetings)
  - Ad hoc stakeholder meetings (38 so far)
- Compiling input from
  - ~50 organizations
  - 160+ individuals





# COPA Public Engagement for Design Stage

## Technical Advisory Committee

- AACSA
- BAHN
- CAA
- Enterprise Communities
- Friends of Hwei
- First Community Housing
- Housing Trust Silicon Valley
- Marcus & Millichap
- MidPen Housing
- Republic Urban
- San Francisco Foundation
- Schoennauer Co. LLC
- SOMOS Mayfair
- South Bay Community Land Trust
- Silicon Valley Community Foundation
- Silicon Valley Law Foundation
- Strategic Economics
- SVO
- SV@Home
- Santa Clara County Association of Realtors
- Working Partnerships USA

## Stakeholder Advisory Comm.

- TAC members, public
- ARUVA
- Affordable Housing Network
- CA Reinvestment Coalition
- Catholic Charities
- Charities Housing
- Destination: Home
- Guadalupe River Park Conservancy
- GSMOL
- Health Trust
- League of Women Voters
- LUNA
- Matt Huerta Consulting
- NAACP
- PACT
- Property managers & owners
- Santa Clara County
- Si Se Puede Collective
- Silicon Valley DeBug
- Veggielution
- VTA
- Zell Associates



# COPA Next Steps

Actions	Timing
More individual and group stakeholder meetings	Now to Jan 2022
Prepare draft program description for public review	Nov 2021
Public review period & refinements	Nov 2021 to Jan 2022
Draft program to Housing & Community Development Commission	Feb 2022
Draft program to Community & Economic Development Committee	Feb 2022
Draft program to City Council	Mar 2022



# Increasing Equitable Representation on Commissions

- New HCDC seat for lived experience in homelessness
  - Developing on-boarding, ongoing support and trainings
  - Interviewing relevant stakeholders (advocates, lived experience advisory boards) and HCDC Commissioners for input
  - Researching other municipality best practices
- Finalizing alternative Commissioner appointment process and compensation model for Commissioners



# Next Three Months

Topic	Activities
<b>Equitable COVID-19 Response &amp; Recovery</b>	<ul style="list-style-type: none"> <li>• Connect residents and property owners to State Emergency Rental Assistance</li> <li>• Operate Eviction Help Centers</li> <li>• Work with CBOs to assist residents</li> </ul>
<b>Tenant Preferences</b>	<ul style="list-style-type: none"> <li>• Prepare for SB 649 reintroduction</li> <li>• Meet with HCD on SB 649 and guidance memo</li> <li>• Complete Tenant Preference analysis for HCD</li> </ul>
<b>Community Opportunity to Purchase Program (COPA)</b>	<ul style="list-style-type: none"> <li>• Continue meetings with stakeholders</li> <li>• Finalize draft programmatic recommendations</li> <li>• Review by Public, Commission, Committee &amp; Council</li> </ul>
<b>Equitable Commissions / Lived-Experience Commissioner</b>	<ul style="list-style-type: none"> <li>• Finalize draft alternative Commissioner appointment process and compensation</li> <li>• Finalize recruitment and training plans for lived experience with homelessness seat</li> <li>• Seek Council approval &amp; draft Muni Code amendment</li> </ul>





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