San José Citywide Residential Anti-Displacement Strategy

SPUR

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Community

- Nearly 1,000 engaged people
- 78 community organizations represented

PolicyLink ADPN

- Austin
- Boston
- Buffalo
- Denver
- Minneapolis/St. Paul
- Nashville
- Philadelphia
- Portland
- Santa Fe
- Seattle

City of San José

- Housing
- Planning, Building, & Code Enforcement
- Office of Economic Development

Partner Organizations

Working Partnerships USA
Law Foundation of Silicon Valley
SV Bike Coalition
SOMOS Mayfair
Eastside PEACE AD Workgroup
Sacred Heart
School of Arts and Culture
SIREN
ICAN
PACT
Affordable Housing Network
SV@Home
Destination: Home
The Housing Trust of Silicon Valley
The Golden State Mobilehome Owners League
Silicon Valley Organization
Santa Clara County Association of Realtors
California Apartment Association
3 P’s: Protection, Preservation, Production

1. Protection of residents in rapidly-changing neighborhoods.
2. Preservation of existing affordable homes
3. Production of new affordable homes
Strategies in Progress

**Protection** of residents in rapidly-changing neighborhoods:

- Strengthened the Apartment Rent Ordinance
- Established the Tenant Protection Ordinance
- Established the Ellis Act Ordinance
- Established the Housing Equality Payment Ordinance
Strategies in Progress

Protection of residents in rapidly-changing neighborhoods:

- Funded legal education and eviction defense
- Funded a staff person to resolve issues at troubled buildings
- Established COVID-19 eviction moratorium
- Funded rental assistance to prevent tenant evictions and help building owners
Protection - NEW

Support Equitable COVID-19 Recovery and Impact Mitigation Measures for Renters and Homeowners

Establish a Neighborhood Tenant Preference for Affordable Housing
Protection - TBD

Create a Role for Local Government in State Tenant Protections
Strategies in Progress

**Preservation of existing affordable housing:**

- Adopted affordable housing underwriting standards for long-term ground leases with land owned by the City or County
- Funded limited proactive Enhanced Code Enforcement in Project Hope neighborhoods
Preservation - NEW

Explore a Community Opportunity to Purchase Program (COPA)
Preservation - TBD

Increase Housing Quality and Prevent Code Enforcement-related Displacement

Create a Preservation Report and Policy
Strategies in Progress

Production of new affordable housing:
- Adopted an Inclusionary Housing Ordinance
- Established a production goal of 10,000 new affordable homes goal in five years
- Passed Measure E and a Commercial Link Fee, a new funding source for the development and preservation of affordable housing
Production - TBD

Develop YIGBY Land Use – Yes in God’s Backyard

Optimize Urban Villages for Affordable Housing Development and Anti-Displacement
Equity and Governance

Increase Equitable Representation of Historically Underrepresented Communities on City Commissions
Establish a New Source of Funding for Affordable Housing and Anti-Displacement
Next Steps: Draft Indicators

- # of ELI, VLI, LI long-time SJ residents in affordable homes
- Net new affordable housing
- # of rental housing units with affordability preserved
- Housing cost burden and severe housing cost burden
- # of evictions
Next Steps

- Convene an Anti-Displacement Working Group to develop each recommendation
  
  - Broad membership of stakeholders and subject matter experts
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