

TENANT PREFERENCES PROPOSAL

BACKGROUND

GOALS






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| <p>1 Prevent displacement of lower-income renters</p> | <p>2 Allow lower-income residents to stay in their communities</p> |
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PROPOSAL

- Citywide Anti-Displacement (A-D) Preference: prioritizes a portion of affordable units in a development for lower-income applicants who are at high risk of being displaced.
- Neighborhood Preference: prioritizes a portion of affordable units otherwise available to general public or seniors in a development for lower-income applicants living in the same Council District as the development.

*Lower-income defined as households earning 80% or below of the Area Median Income

PROPOSED POLICY FRAMEWORK

 Eligibility	<p>Lower-Income San José Residents</p> <ul style="list-style-type: none"> • A-D Preference: Households living in areas with high-risk or active displacement (see map on back of page) • Neighborhood: Households living in the same council district as a development 	
 Applicability	<p>Which Developments?</p> <ul style="list-style-type: none"> • New or loan-modified City-funded affordable developments • New State-funded affordable developments pending approval 	<p>Where?</p> <ul style="list-style-type: none"> • Restricted affordable housing property developments in San José in the pipeline or in construction at the time of adoption
 Implementation	<p>Housing Department will:</p> <ul style="list-style-type: none"> • Include A-D and Neighborhood Preferences applications into City’s online affordable housing portal (Doorway) • Place preference language into loan documents • Create implementation manual for property managers 	
 Engagement & Education	<p>Affordable Housing Property Managers will:</p> <ul style="list-style-type: none"> • Receive list of applicants qualified for: (1) A-D Preference, (2) Neighborhood Preference, (3) General public • Select applicants • Review income, geographic and other qualifications 	
 Engagement & Education	<ul style="list-style-type: none"> • Information about the preferences program will be available on City’s website and community partner websites • Informational sessions will be held with managers pre- and post-adoption • Community presentations will be conducted at or near new development sites 	

TIMELINE & NEXT STEPS

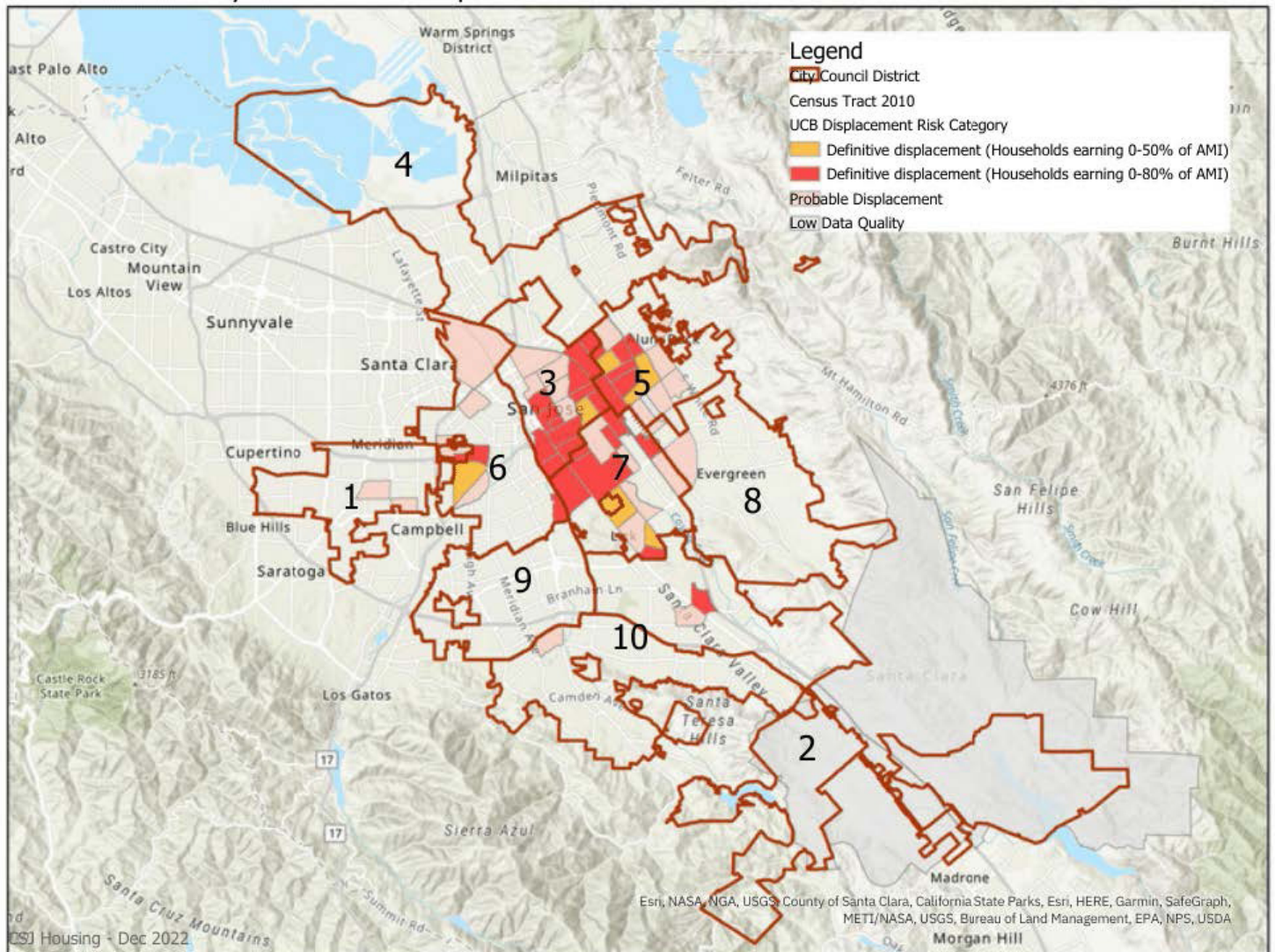
- Proposed implementation 90-120 days after adoption by San José City Council
- Summer/fall 2023: Public and stakeholder presentations
- End of 2023: Integrate preferences into online portal
- Fall & winter 2023: Present to Housing & Community Development Commission, Community & Economic Development Committee, and City Council



For more information, contact Josh Ishimatsu at joshua.ishimatsu@sanjoseca.gov.

San José Census Tracts at Risk of Displacement - UC Berkeley Model June 2022

UC Berkeley CA Estimated Displacement Risk Model - June 2022 - San José Census Tracts



https://urban-displacement.github.io/edr-ca/maps/CA_estimated_displacement_risk_map_v20.html

Visit bit.ly/tenantpreferences to learn more about Tenant Preferences.