TENANT PREFERENCES PROGRAM

BACKGROUND

GOALS

1 Prevent displacement of lower-income renters

2 Allow lower-income residents to stay in their communities

The Tenant Preferences Program is designed to mitigate residential displacement would assist two categories of residents:

- Residents in High-Displacement Census Tracts: prioritizes a portion of affordable units in a development for lower-income applicants who are at high risk of being displaced.

- Residents in Same Neighborhood: 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

POLICY FRAMEWORK

Eligibility	**Lower-Income San José Residents** • Residents in High-Displacement Census Tracts: Households living in areas with high-risk or active displacement (see map on back of page) • Residents in Same Neighborhood: Households living in the same council district as a development
Applicability	**Which Developments?** • New or loan-modified City-funded affordable developments • New State-funded affordable developments pending approval **Where?** • Restricted affordable housing property developments in San José in the pipeline or in construction at the time of adoption **Portion Units Applied to Tenant Preferences** • 35% of general units applied to tenant preferences
Implementation	**Housing Department will:** • Include preferences applications into City's online affordable housing portal (Doorway) • Place preference language into loan documents • Create implementation manual for property managers **Affordable Housing Property Managers will:** • Receive list of applicants: (1) living in High-Displacement Census Tracts , (2) living in Same Neighborhood, (3) General public • Select applicants • Review income, geographic and other qualifications
Engagement & Education	• 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

- **Spring 2024:** Create administrative guidelines, loan documents language, tools and begin public education and outreach with partners
- **Summer 2024 and beyond:** Incorporate into new construction loan documents and existing deals on a case-by-case basis

For further information, contact the Policy and Planning Team at HSG-Policy@sanjoseca.gov or 408-534-2961.

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.

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Housing