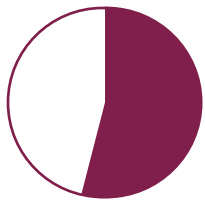


OUR DISPLACEMENT PROBLEM IN SAN JOSE

This is a short summary of a report written collaboratively by a local team of nonprofit and City staff who participated in the PolicyLink Anti-Displacement Policy Network (ADPN).

WHAT IS DISPLACEMENT?

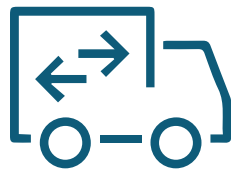
Displacement is when a household must move out of their home for reasons outside of their control.



In a survey by the team, **54% of respondents stated they fear they will be displaced in the future**, and 72% responded that they know someone personally who has left San José but wanted to stay.

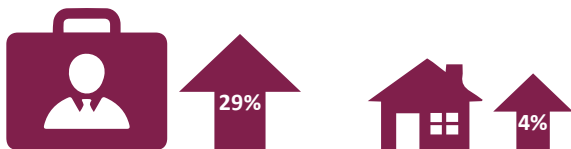
WHO IS LEAVING THE BAY AREA?

From 2010-2016, 1.5 million residents moved out of the Bay Area. This number is roughly equal to nearly 1 in 5 residents living in the Bay Area today.



For every 1 high-income resident that moved out of the Bay Area, 6 low-income residents moved out. Latino and Black residents make up a disproportionately large share of those who have moved out.

LACK OF HOUSING TO MEET DEMAND



From 2010–2016, employment in Silicon Valley grew by 29%, but housing units only increased by 4%.

Even though San José continues to build new housing, in the last 5 years, **317 units of rent-stabilized and restricted affordable housing were demolished** or are no longer affordable. There are many units at-risk of being lost in the future.

9,716 EVICTION NOTICES

served to San José residents in ARO apartments 2018–2019



93.46% were nonpayment of rent

1,019 court evictions of absent and unrepresented renters

HOW DOES DISPLACEMENT AFFECT OUR COMMUNITY?



Education

Children in displaced households have more absences, a lower likelihood of finishing school, and a greater risk of educational delays or behavior problems



Job & Commute

People who have been evicted are more likely to experience job loss. Moving further away can also impact commute time and cost



Mental Health

Mothers who experienced an eviction were more likely to report depression, even two years after the eviction



Neighborhoods with Fewer Opportunities

Following an eviction, people are more likely to move into communities with higher rates of poverty and crime

WHAT SAN JOSE RESIDENTS ARE VULNERABLE TO DISPLACEMENT?



Families

Women Head of Household
38,600

Large Families (5+)
55,153

Households with Children
126,222



Disabled Individuals

86,129



Limited English Speaking

40,617 individuals



Mixed Status/Undocumented

Approx. 120,000 residents



Criminal Records in SCC

28,000 misdemeanors
5,900 felonies

ADPN Team Strategy to End Displacement

SHORT-TERM IMPACT 1–2 Years



PRODUCTION OF NEW AFFORDABLE HOUSING

Pursue **new sources of funding** for affordable housing and anti-displacement.



PROTECTION OF TENANTS

Expand existing tenant protections such as an annual rent increase cap, just cause eviction, and right to return to duplexes, single family homes, and restricted affordable housing.

Right to legal counsel to represent tenants facing evictions.

Expand **tenant education** and **neighborhood development** programs.

Establish a **housing resource center** and an **anti-displacement hotline** for residents.

Study specific barriers for residents who have a very hard time finding housing because of available housing types or the application process.

Develop a **neighborhood-based tenant preference** to provide priority to low-income residents to live in new affordable housing built in their neighborhood.



PRESERVATION OF EXISTING HOUSING

Create and implement a **preservation strategy** to monitor and prevent net loss of affordable multi-family housing in the city.

Create and implement a **preservation ordinance** which would give current tenants of restricted affordable housing the opportunity to purchase the property first before the open market.

Maintain the Ellis Act Ordinance to preserve the current ARO housing stock.

LONG-TERM IMPACT 2+ Years



PROTECTION OF TENANTS

Provide landlords with **low-cost loans, grants and fine reductions** to increase health and safety of housing units.

Create and implement a fair process for tenants and **non-profits to purchase at-risk properties** from chronic repeat violators.



PRESERVATION OF EXISTING HOUSING

Create and implement a **preservation investment fund** so that funding is available for preservation without diverting funds from new affordable housing construction.

Fund a study to assess the feasibility of **Community Land Trusts and Co-Ops**.



PRODUCTION OF NEW AFFORDABLE HOUSING

Pursue **new sources of funding** for affordable housing and anti-displacement.

Conduct a public land survey with the State to **leverage public land for affordable housing**.