



Housing

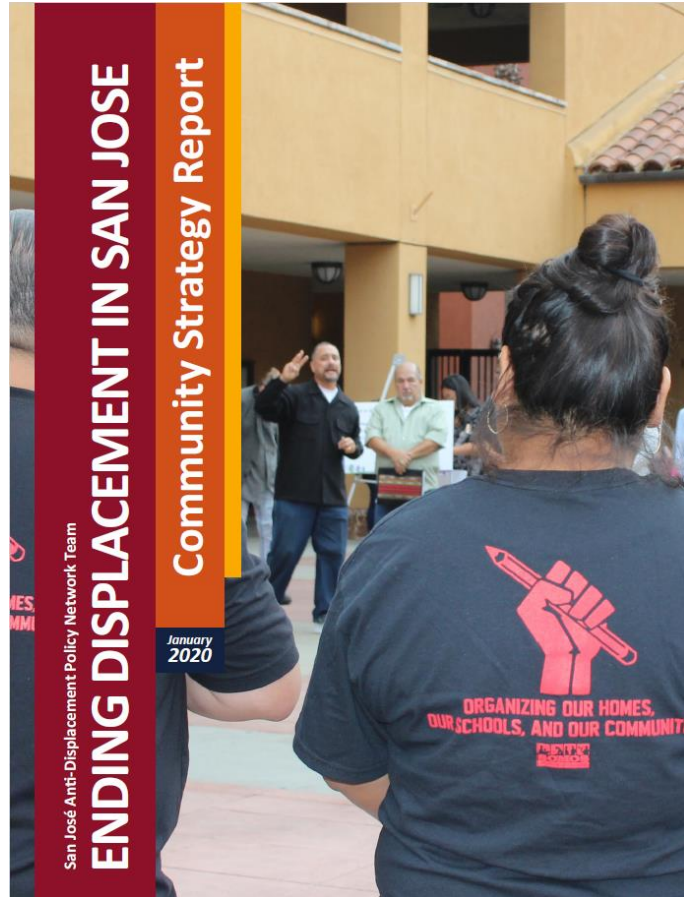
Displacement in San José

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Community Strategy to End Displacement



DESTINATION: HOME



www.sanjoseca.gov/displacement



Today's agenda

1. Introduction and background
2. Displacement in San José: Local data, analysis and outreach
3. Value of Production, Preservation, and Protection
4. Problems we'd like to solve and potential tools to mitigate residential displacement
5. Breakout groups
6. Report outs
7. Gallery walk



Displacement is in the news

San Jose: 42 percent spike in homeless population

San Jose tops list for least affordable housing in U.S.

1 month after historic San Jose floods, 1,500 residents still displaced

South Bay housing crisis: 92-year-old “model tenant” facing eviction

'Largest-ever' Silicon Valley eviction to displace hundreds of tenants

Demolition of 216-unit complex is the latest example of rising income inequality in a region home to many of the world's wealthiest technology companies

San Jose passes sweeping new renters protection laws

SJ Officials Investigate Mobile Home Evictions Over Minor Infractions

Pulte to redevelop Winchester Ranch mobile home park as concern grows about loss of affordable housing

San Jose Strengthens Protections for Mobile Home Park Residents



Desired outcome



As San José grows and secures planned investments, we should maximize the positive opportunities and minimize the negative impacts for our vulnerable residents, so they can succeed in our changing City.



Definitions

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

Gentrification is when a historically disinvested neighborhood changes through real estate investment & new higher-income residents move in, changing the demographic make-up and character of the overall neighborhood. Gentrification is often associated with displacement.



Nearly half of San José is low-income

Households below 80% AMI

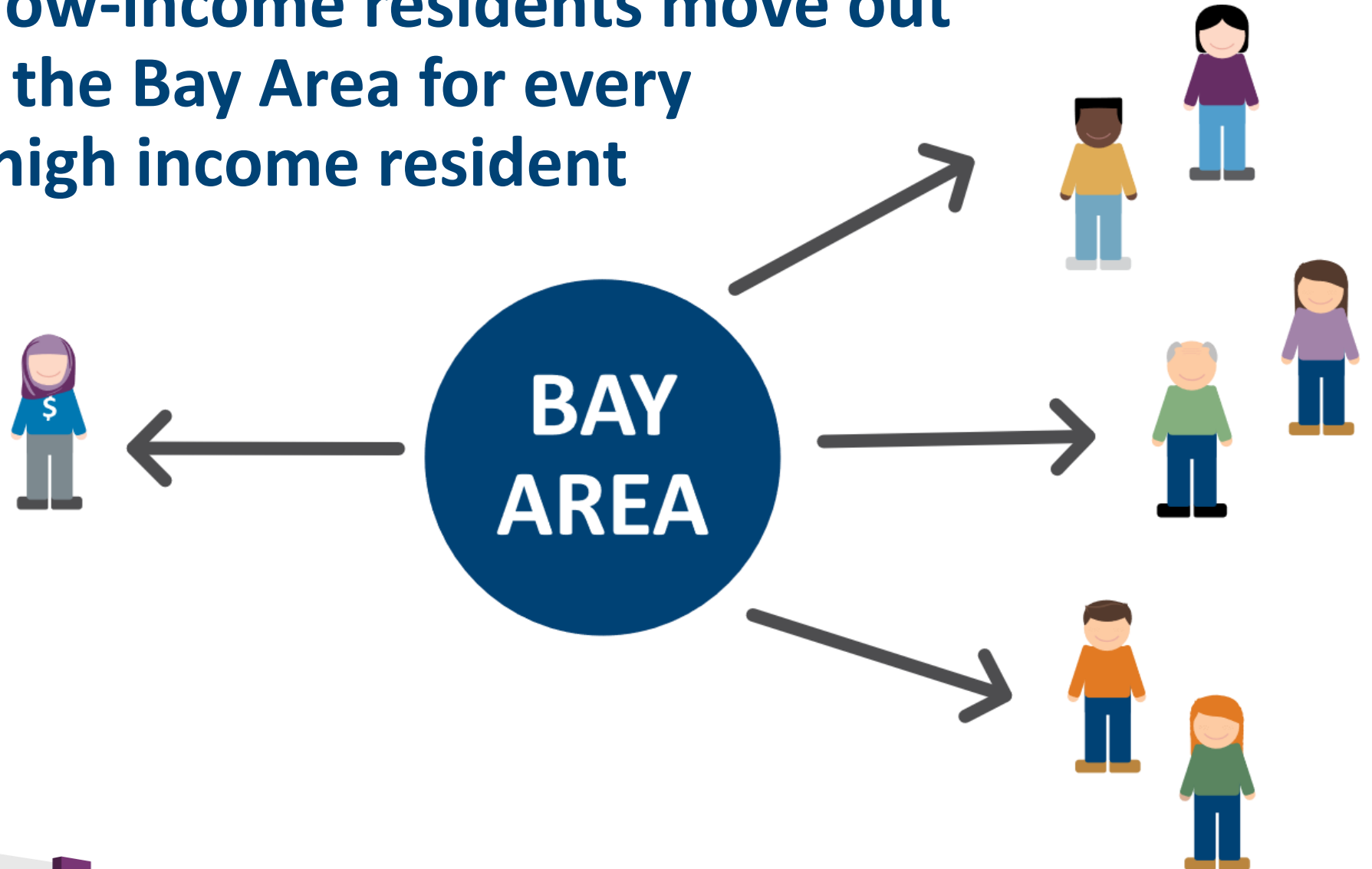
40%

Homes (affordable/rent-stabilized)

23%



6 low-income residents move out of the Bay Area for every 1 high income resident



Displacement has negative impacts



Education



Commute



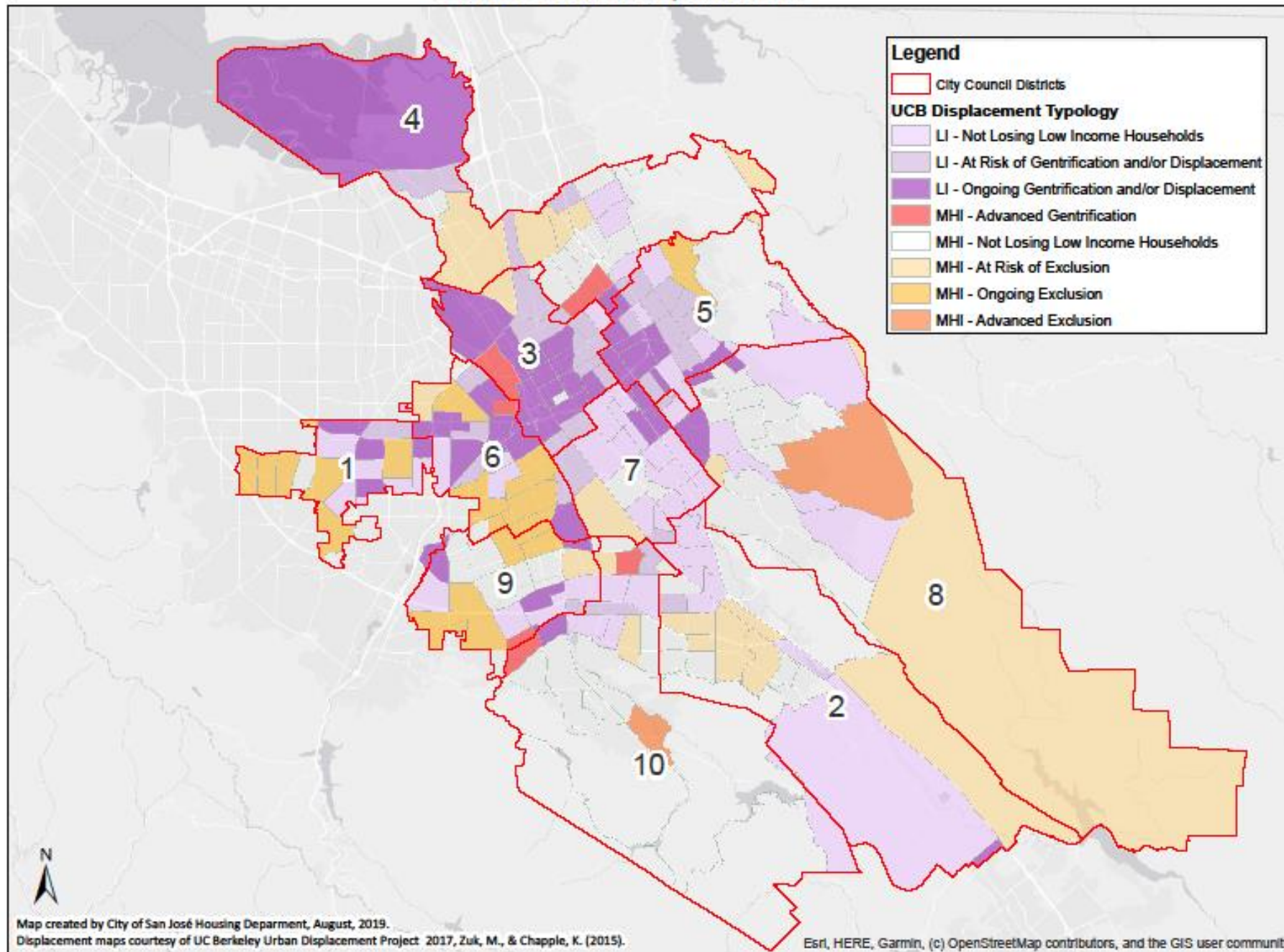
Mental Health



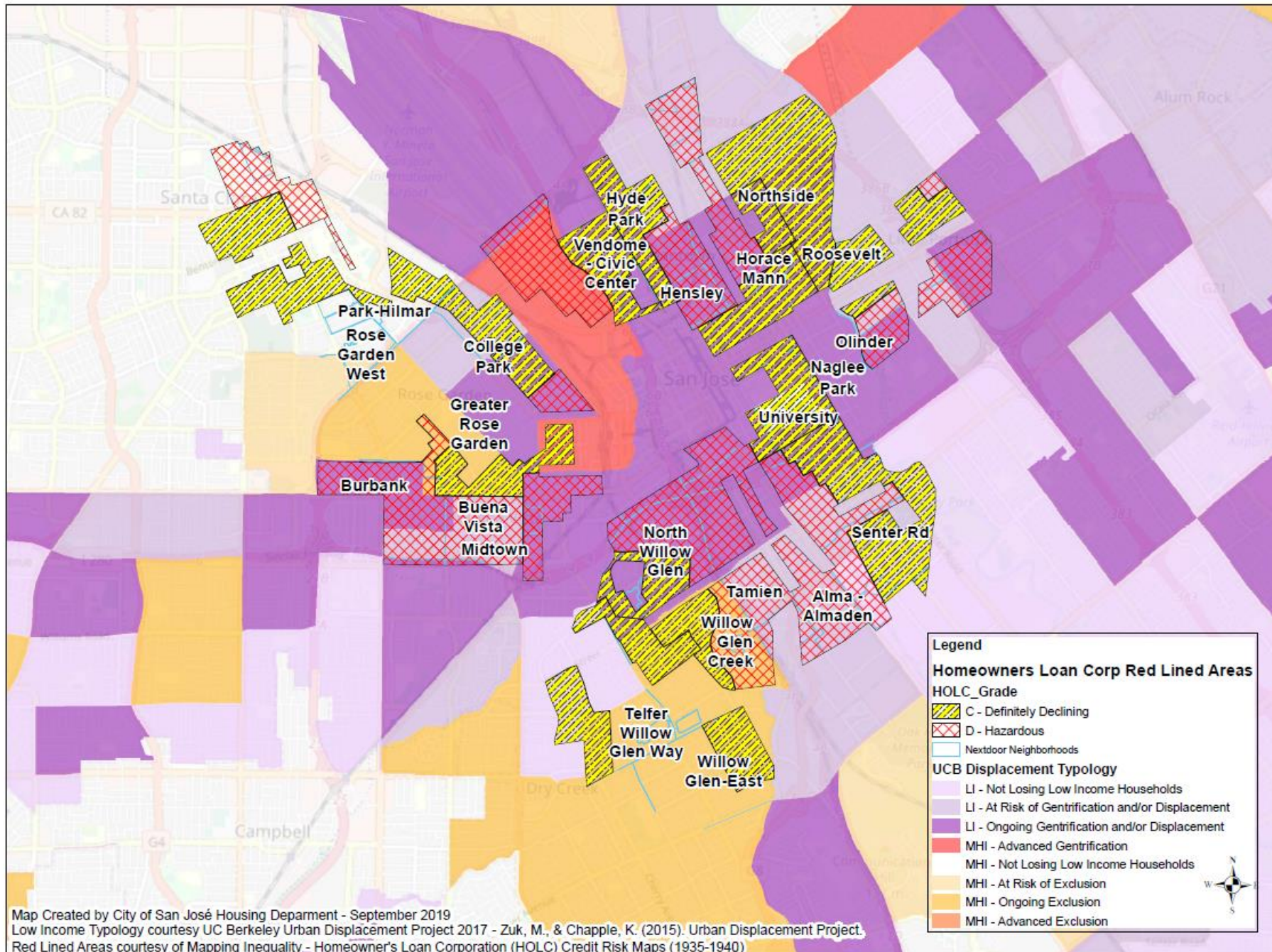
Access to opportunity



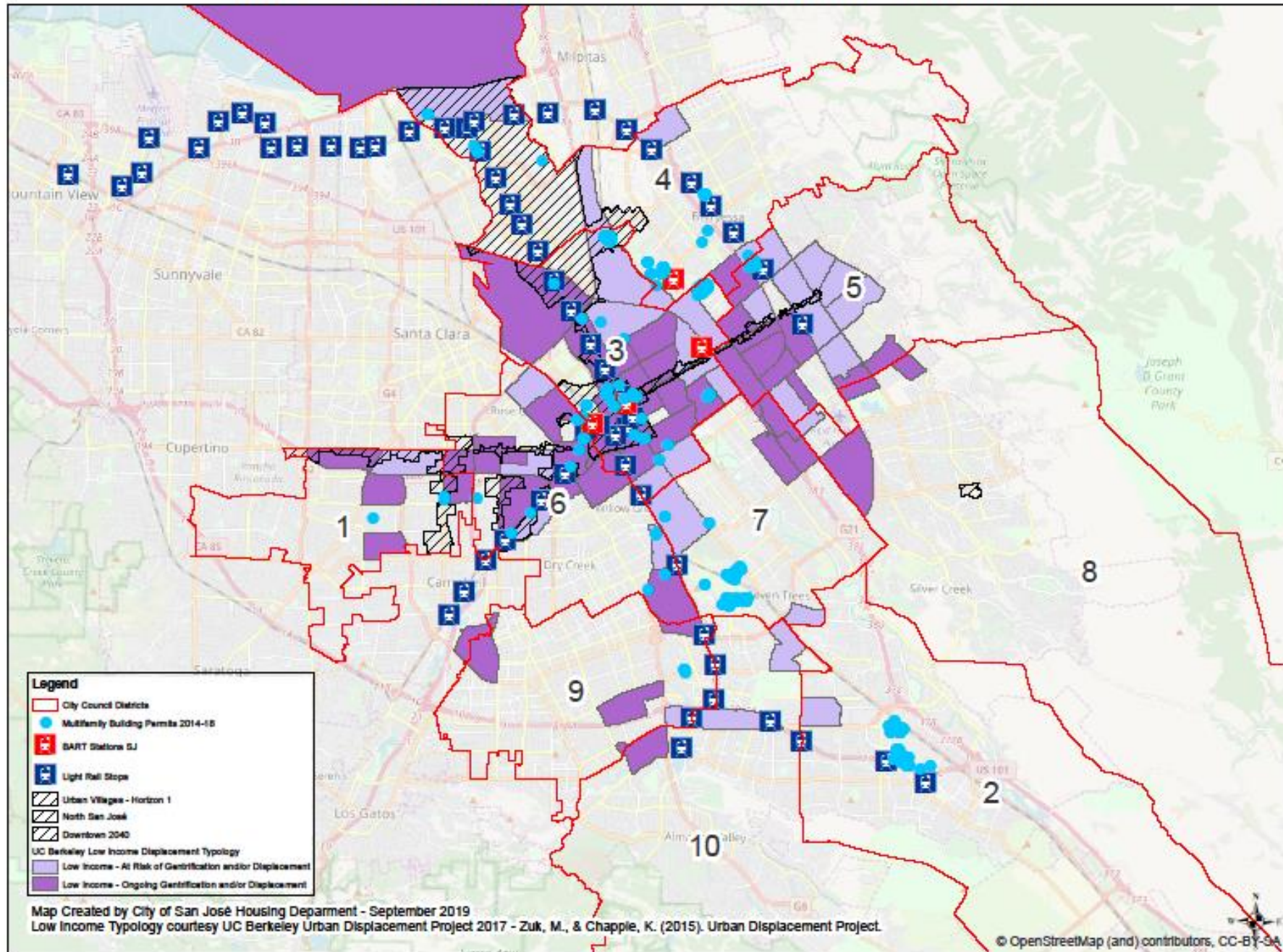
San José Urban Displacement



Historic Redlining and Recent Urban Displacement in San José



San José Urban Displacement, Growth Areas, Building Permits, and Rail Transit



Staff takeaways

Academic research and community engagement



3 P's: Production, Preservation, Protection

1. **Production** of new affordable homes,
2. **Preservation** of existing affordable homes, and
3. **Protection** of residents in rapidly-changing neighborhoods.



What policies/tools do we have in place?

🏠 Production:

- Inclusionary Housing Ordinance – 15% set-aside
- 10,000 affordable homes by 2022 (Housing Crisis Workplan)

🏠 Preservation:

- Long-term ground leases for affordable developments

🏠 Protection:

- Apartment Rent Ordinance
- Tenant Protection Ordinance (Just Cause)
- Ellis Act Ordinance
- Housing Equality Payment Ordinance
- Legal education and defense



Challenges & potential solutions



Production ideas

Challenge	Potential Solutions
Lack of funding to subsidize new affordable housing	18. Pursue new public & private funding sources 20. Consider short-term rentals tax as a source
Need for sites to build new affordable housing	19. Conduct public land survey & partner with State and local agencies 22. YIGBY – build on church land
Build more affordable housing both in areas of opportunity & areas with displacement pressure	21. Improve Urban Village planning for affordable housing and anti-displacement



Preservation ideas

Challenge	Potential Solutions
<p>Preservation needs to be a City priority</p>	<p>13. Create a multi-pronged strategy 14. Adopt a Preservation Ordinance</p>
<p>Very little funding for preservation of existing affordable & NOAH exists</p>	<p>15. Create a Preservation Investment fund to provide rehab & permanent subsidies</p>
<p>Some growth areas overlap with NOAH</p>	<p>13e. COPA - Enable affordable developers & tenants to get advanced notices of property sales</p>
<p>Affordable housing restrictions are not permanent & do not help build residents' assets</p>	<p>16. Explore feasibility for co-ops & community land trust models, & create plan to build capacity</p>



Protection ideas

Challenge	Potential Solutions
Existing tenant protections do not apply to all residents	1. Explore local enforcement of new State law; study rent increases in affordable apts.
Protect vulnerable tenants and families	2. Study if a right to counsel program could help reduce evictions in SCC & determine cost; find new funds for legal services work
Develop strategies for high-barrier populations	5. Create workplan and working group to develop population-specific strategies to remove housing barriers
Apartment owners with long-time tenants can't afford repairs	7. Seek funding for low-cost loans/ grants; explore receivership for extreme cases; facilitate purchases by nonprofits



Which of these ideas do you want to talk about today?



Breakout groups

Production, Preservation, Protection



Questions to consider for draft solutions

1. Does this solution seem like it would be effective to prevent, stop, mitigate, or lessen displacement in your experience? How do we know this?
2. Would you recommend the City explore or pursue this solution? Why or why not?
3. If this strategy did move forward, what would be important to consider?



Report outs



City process: Next steps

- 🏠 Anti-Displacement Community Forum ➡ Jan 24
Hosts: SV@Home, Destination:Home, the Housing Trust Silicon Valley
**Focus is on preservation*
- 🏠 Anti-Displacement Community Forum ➡ Jan 28
Hosts: Law Foundation and Golden State Mobilehome Owners League
**Focus is on protection*
- 🏠 Anti-Displacement Community Forum: Summary ➡ Feb 5
Hosts: SOMOS Mayfair
- 🏠 Housing and Community Development Commission ➡ Spring
- 🏠 City Council – Citywide Anti-Displacement Strategy & direction to staff



Stay connected

Citywide Residential Anti-Displacement Strategy Website

sanjoseca.gov/displacement



Gallery walk

**You are welcome to provide additional comments
on solutions not discussed in your group.**

You can also send us written comments.

Thank you for your feedback!

