



# Memorandum

**TO:** HOUSING AND COMMUNITY  
DEVELOPMENT COMMISSION

**FROM:** Jacky Morales-Ferrand

**SUBJECT:** SEE BELOW

**DATE:** November 10, 2021

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Approved

Date

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**SUBJECT: RENT STABILIZATION PROGRAM ANNUAL REPORT 2020-2021**

## **RECOMMENDATION**

Review the Rent Stabilization Program Annual Report for 2020-2021 and provide possible recommendations to staff.

## **BACKGROUND**

The Rent Stabilization Program Annual Report 2020-2021 provides the Housing and Community Development Commission and San José residents with a comprehensive report on the Rent Stabilization Program's (Program) activities each year. The 2020-2021 Executive Summary and Annual Report follow as **Attachment A** and **Attachment B** to this memorandum. The Program's highlight accomplishments included:

- overseeing implementation of the seven rental housing Ordinances,
- continuing the COVID-19 recovery response for impacted tenants and property owners,
- processing 63 petitions filed by tenants,
- preparing for the third annual launch of the San José Rent Registry registration, and
- providing 7,008 educational outreach information for property owners, tenants, mobilehome owners, and mobilehome residents.

In the past year, Program staff was tasked to help mitigate the risk of homelessness and evictions for residents financially impacted by the pandemic through both policy development and on-the-ground response. Program staff developed and implemented two new ordinances adopted by City Council – the Eviction Moratorium and Moratorium on Rent Increases. Both ordinances protected residents unable to make rent payments due to COVID-19 impacts. The Eviction Moratorium protected all impacted residents in the City from evictions due to financial impacts from the pandemic, while the Moratorium on Rent Increases prohibited rent increases in rent stabilized apartments and mobilehomes to help avoid tenants falling farther behind in rent payments. In addition, Program staff also helped to coordinate and staff the launch of the State and County's rental assistance programs. The team also supported the Housing Department's priority to launch Eviction Help Centers to serve the public in person, answering questions about available resources and helping renters to complete applications for emergency rental assistance.

**COORDINATION**

The memorandum was coordinated with the City Attorney's Office.

/s/

JACKY MORALES-FERRAND

Director, Housing Department

The primary authors of this memorandum and report are Marisa Vela – Analyst, and Chelsea Palacio – Public Information Representative. For more information, please contact Viviane Nguyen – Senior Analyst, at (408) 975-4462.

**ATTACHMENTS:**

- **Attachment A** – Rent Stabilization Program Annual Report Executive Summary 2020-2021
- **Attachment B** – Rent Stabilization Program Annual Report 2020-2021