



Housing

Fiscal Year 2022-2023 Annual Action Plan Spending Priorities

Housing and Community Development Commission

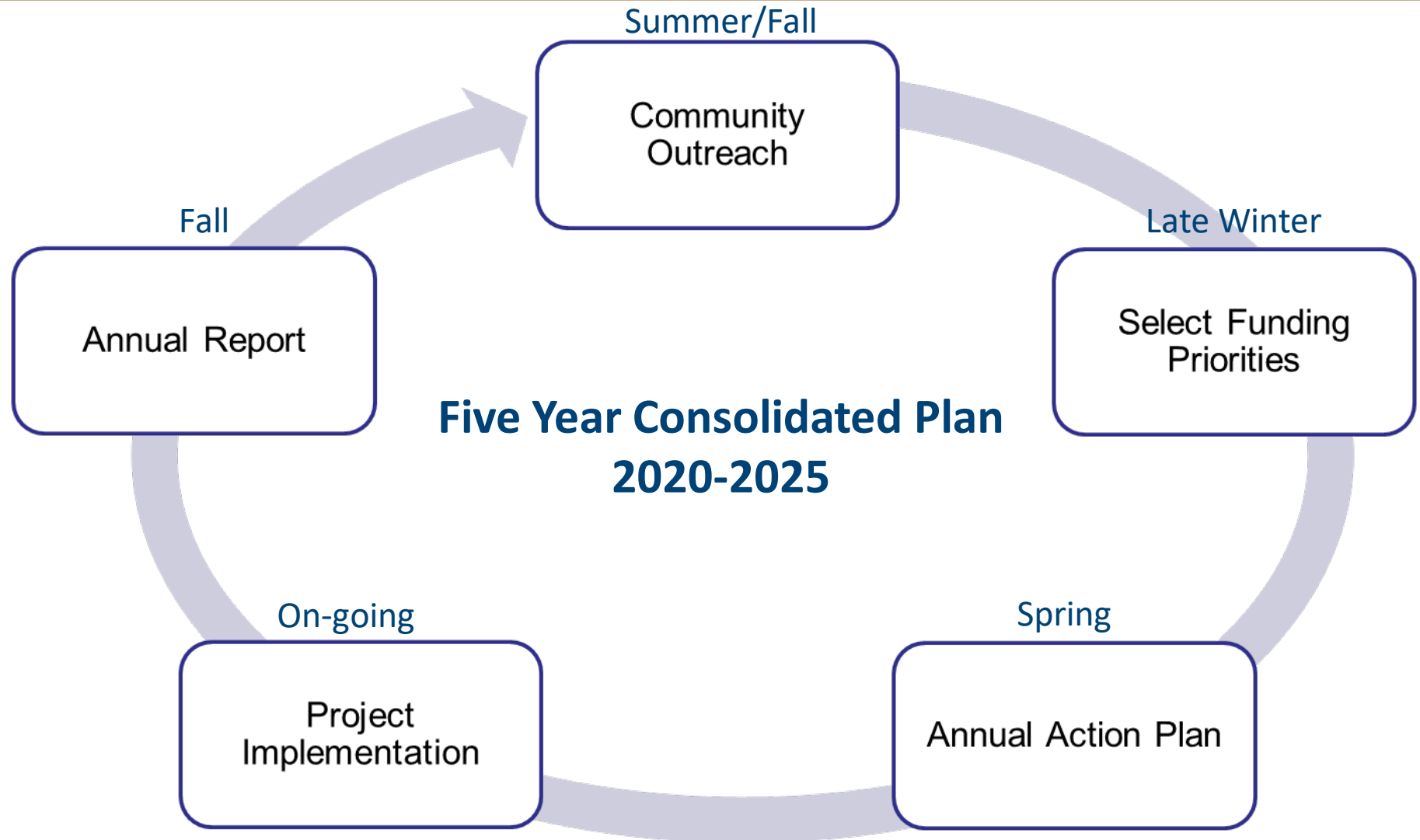
March 10, 2022
Agenda Item: VII-A

Ragan Henninger
Deputy Director

Kristen Clements
Division Manager

Stephanie Gutowski
Senior Development Officer

HUD Grantee Cycles



Four Federal Programs from HUD

Source	Use	Approx. Annual Award
CDBG	Housing and Community Development Programs, Services, & Capital Improvements	\$8,761,415
HOME	Housing Development, Rental Assistance, Fair Housing	\$3,221,675
ESG	Homeless Services and Shelter Operations	\$763,052
HOPWA	Housing Support for Persons with AIDS	\$1,553,405
TOTAL		\$14,428,658

Strategic Priorities in San José's *2020-25 Consolidated Plan*

- 🏠 Prevent and Address Homelessness
- 🏠 Create and Preserve Affordable Housing
- 🏠 Promote Fair Housing
- 🏠 Strengthen and Stabilize Communities

Proposed Spending Priorities: CDBG Public Services

Activities - Public Service	Budget
Senior Services	\$200,000
Neighborhood Engagement and Leadership Training	\$200,000
Services for Homeless and Unhoused Populations	\$399,097
Citywide Legal Services	\$475,115
Fair Housing Services	\$200,000*

**Note: Fair Housing would total \$633,000 from 3 sources*

Proposed Spending Priorities: CDBG Community Development Investments

Activities - CDI & Administration	Budget
Minor Home Repair	\$1,650,000
Job Training & Placement	\$500,000
Enhanced Code Enforcement	\$1,100,000
Place-based Street and Infrastructure Enhancements	\$2,784,920
Grants management & Assessment of Fair Housing planning	\$1,652,283

Proposed Spending Priorities: HOME

Activities	Budget
New Affordable Housing Development (including project delivery)	\$2,899,508
Tenant-Based Rental Assistance	\$0
Fair Housing Services	\$200,000
Program Administration	\$122,167

Proposed Spending Priorities: HOPWA

Activities	Budget
Rental Assistance and Supportive Housing	\$1,398,065
Grantee Administration	\$108,738
City Administration	\$46,602



Proposed Spending Priorities: ESG

Activity	Budget
Street Outreach	\$428,823
Homeless Prevention Program for Youth and Families	\$127,000
County Homeless Management Information System (HMIS)	\$150,000
City Administration	\$57,229





Housing

RECOMMENDATION

Hold a public hearing on funding priorities for the Fiscal Year 2022-2023 Annual Action Plan for the use of federal funds from the U.S.

Department of Housing and Urban Development, provide input to staff, and make possible recommendations to the City Council on funding priorities.



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Annual Homelessness Report for Fiscal Year 2020-2021

Housing and Community
Development Commission

March 10, 2022

Ragan Henninger
Deputy Director, Housing

Kelly Hemphill
Homelessness Response Manager

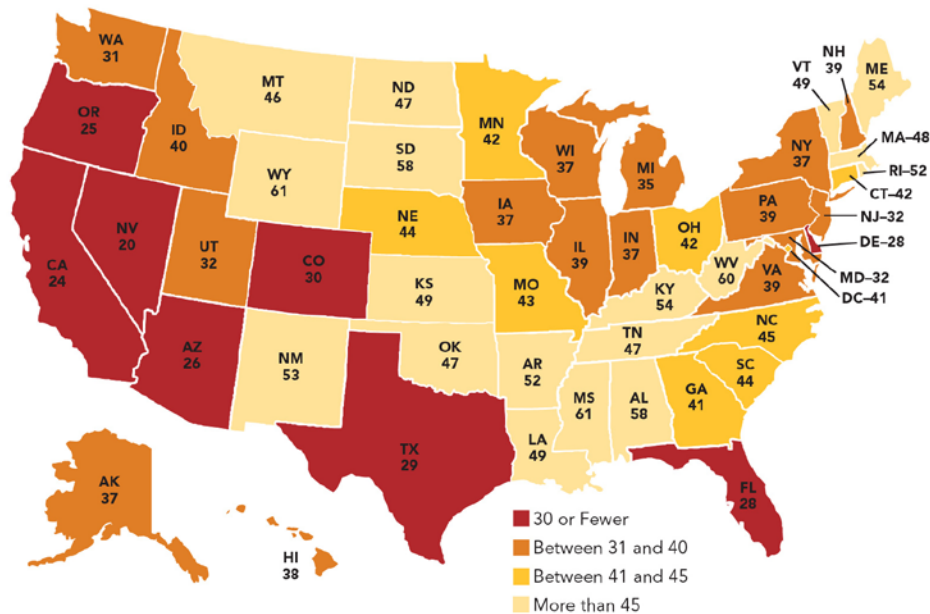
FY 2020-2021: Dual Crises



Severe Affordable Housing Shortage

Public Health: COVID-19 Pandemic

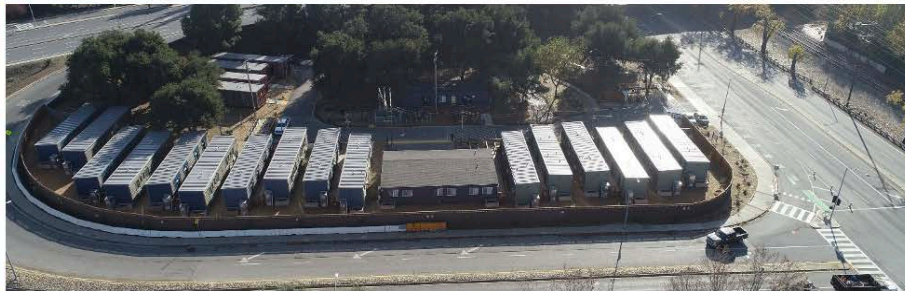
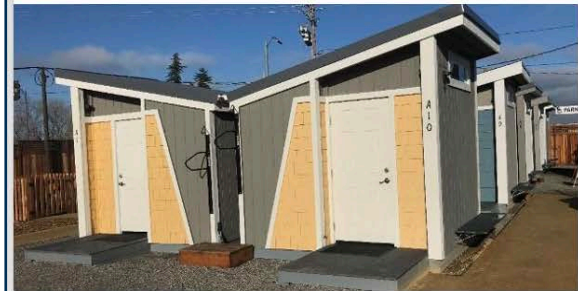
FIGURE 7: RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW INCOME RENTER HOUSEHOLDS BY STATE






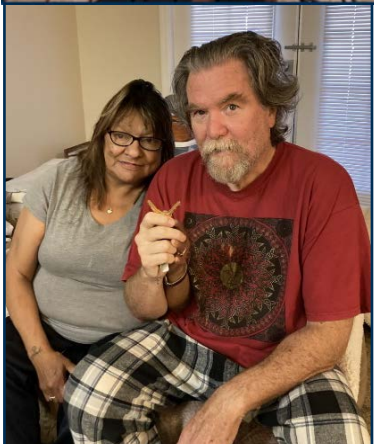
Note: Extremely low income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2019 ACS PUMS Data.



FY 2020-2021: Public Health Mission



-  Congregate & Non-Congregate Shelter
-  SOAR: Encampment Response
-  Homeless Prevention & Rent Relief



Homelessness Response

Accomplishments in Fiscal Year 2020–2021

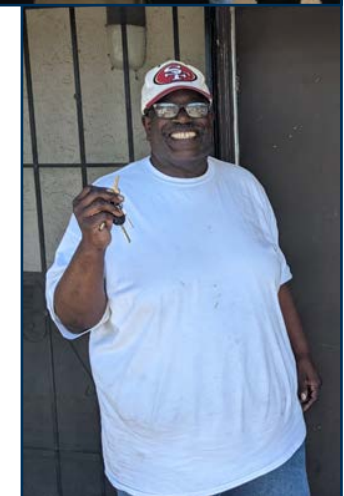
City-wide COVID-19 Response

1,755

Unduplicated individuals sheltered in four non-congregate shelters in San José

3

New emergency interim housing communities adding **346** new beds for homeless individuals, couples, and families with children



System-wide COVID-19 Response

8,535

Households sheltered between April 2020 and September 2021

22,024

Calls received to the new centralized County-wide shelter hotline

15,000

Households provided rental assistance totaling **\$36 million**

2,926

Individuals permanently housed between March 2020 and September 2021

City-Funded Programs

162

Individuals served through the safe parking program

14,978

Showers and **4,220** loads of laundry provided to **1,944** unduplicated individuals

5,847

Calls to the homeless concerns hotline


728

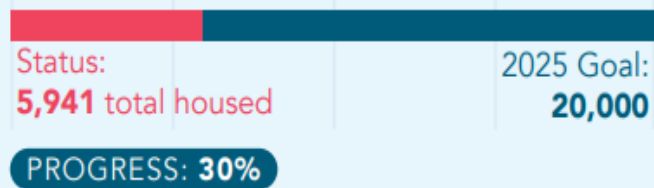
Individuals served through the motel voucher program, of which **350** were children



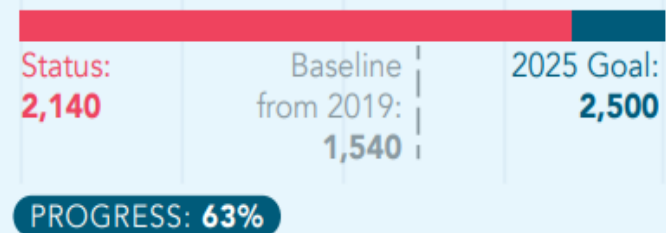
Progress on the 2020–2025 Community Plan To End Homelessness



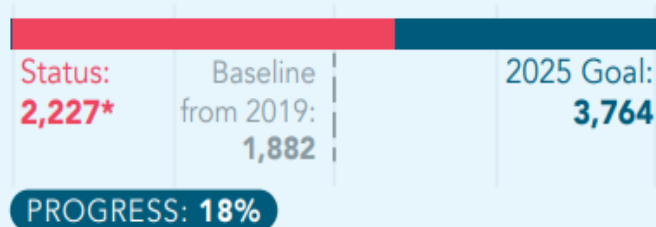
 House **20,000 people** through the supportive housing system




 Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**

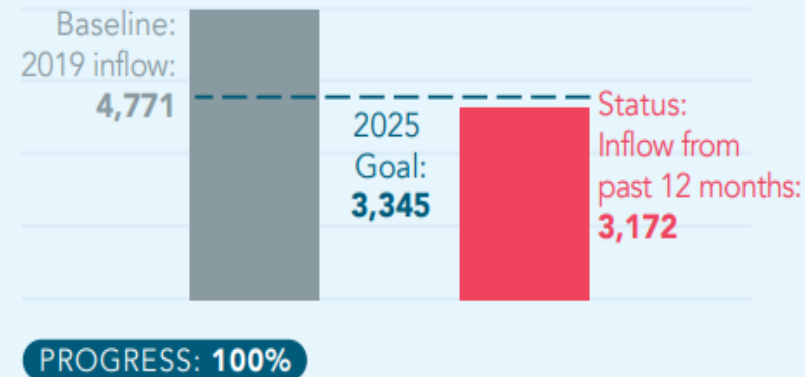


Double temporary housing and shelter capacity to reduce the number of people sleeping outside



* December 2021 capacity figure reflects minor temporary changes instituted due to COVID-19 (i.e., increased distancing in shelters; temporary motel rooms)

 Achieve a **30% reduction** in annual inflow of people becoming homeless



Lessons Learned & Continued Priorities FY 2022-2023



STRATEGY 1



Address the root causes of homelessness through system and policy change

STRATEGY 2



Expand homelessness prevention and housing programs to meet the need

STRATEGY 3



Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

Strategy 2: Expand Homelessness Prevention and Housing Programs



SANTA CLARA COUNTY
**HOMELESSNESS
PREVENTION SYSTEM**



Need help? Call (408) 926-8885 or email info@preventhomesness.org

- 🏠 Quick, innovative housing models
- 🏠 Increased homeless prevention



Strategy 3: Improve Quality of Life for Unsheltered



- 🏠 Coordinated encampment response
- 🏠 Enhanced basic needs services
- 🏠 Centralized shelter hotline
- 🏠 24/7 safe parking operations



HERE4YOU
Call Center
a hotline to centralize referrals to temporary housing programs
(408) 385-2400
Call Center hours: 9 a.m. - 7 p.m.



Coordinated Community Response



City Response – Thank You!



🏠 HOUSING DEPARTMENT

- Homelessness Response Team
- Rehab and Building Inspectors
- Grants Team

🏠 PARKS, RECREATION & NEIGHBORHOOD SERVICES

🏠 PUBLIC WORKS

🏠 DEPARTMENT OF TRANSPORTATION

🏠 HUMAN RESOURCES

🏠 CITY MANAGER'S OFFICE

Recommendation



Review the Annual Homelessness Report for Fiscal Year 2020-2021, including updates on the approved Citywide Roadmap items for Fiscal Year 2021-2022 related to emergency interim housing and sheltering and enhanced encampment services, and recommend that the City Council approve the report.



Annual Homelessness Report for Fiscal Year 2020-2021

Housing and Community
Development Commission

March 10, 2022

Ragan Henninger
Deputy Director, Housing

Kelly Hemphill
Homelessness Response Manager



Housing

Rent Stabilization Program Fees for Fiscal Year 2022- 2023

**Housing and Community
Development Commission**

Item VII-C

March 10, 2020

Rachel VanderVeen
Deputy Director

Noel Padilla
Acting Senior Analyst

Reinstatement of Program Fees

	Apartment Rent Ordinance (ARO) Fee	Tenant Protection Ordinance (TPO) Fee	Mobilehome Rent Ordinance (MHRO) Fee	Ellis Act Ordinance (Ellis) Fee
2019-2020	\$85.00	\$9.00	\$24.00	\$2,469
2020-2021	\$55.00	\$5.45	\$20.00	\$2,464
2021-2022	\$55.00	\$5.45	\$20.00	\$2,464
Proposed 2022-2023	\$85.00	\$15.00	\$34.00	\$2,833

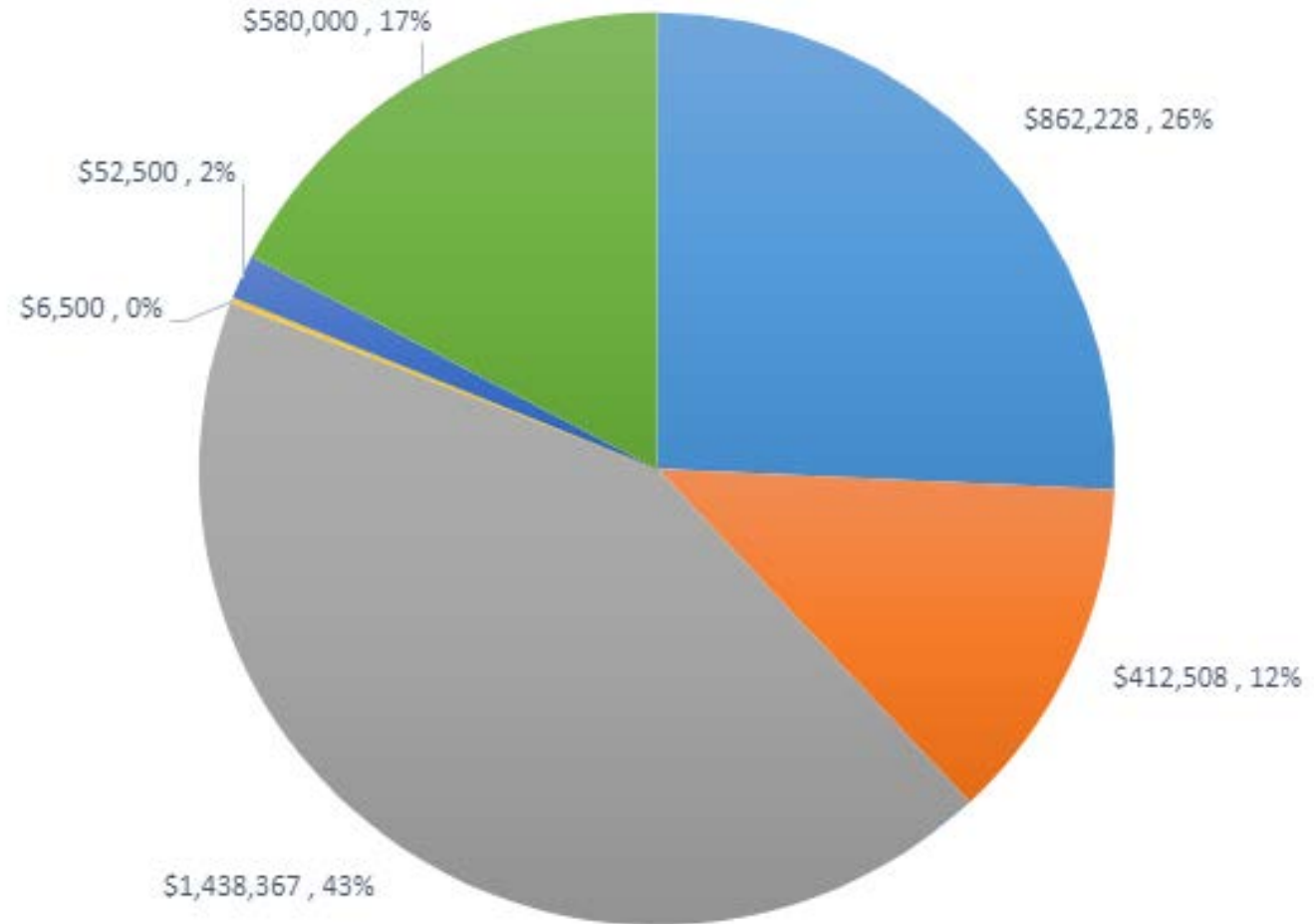


Personal Services and Non-Personal/Equipment Fee Distribution

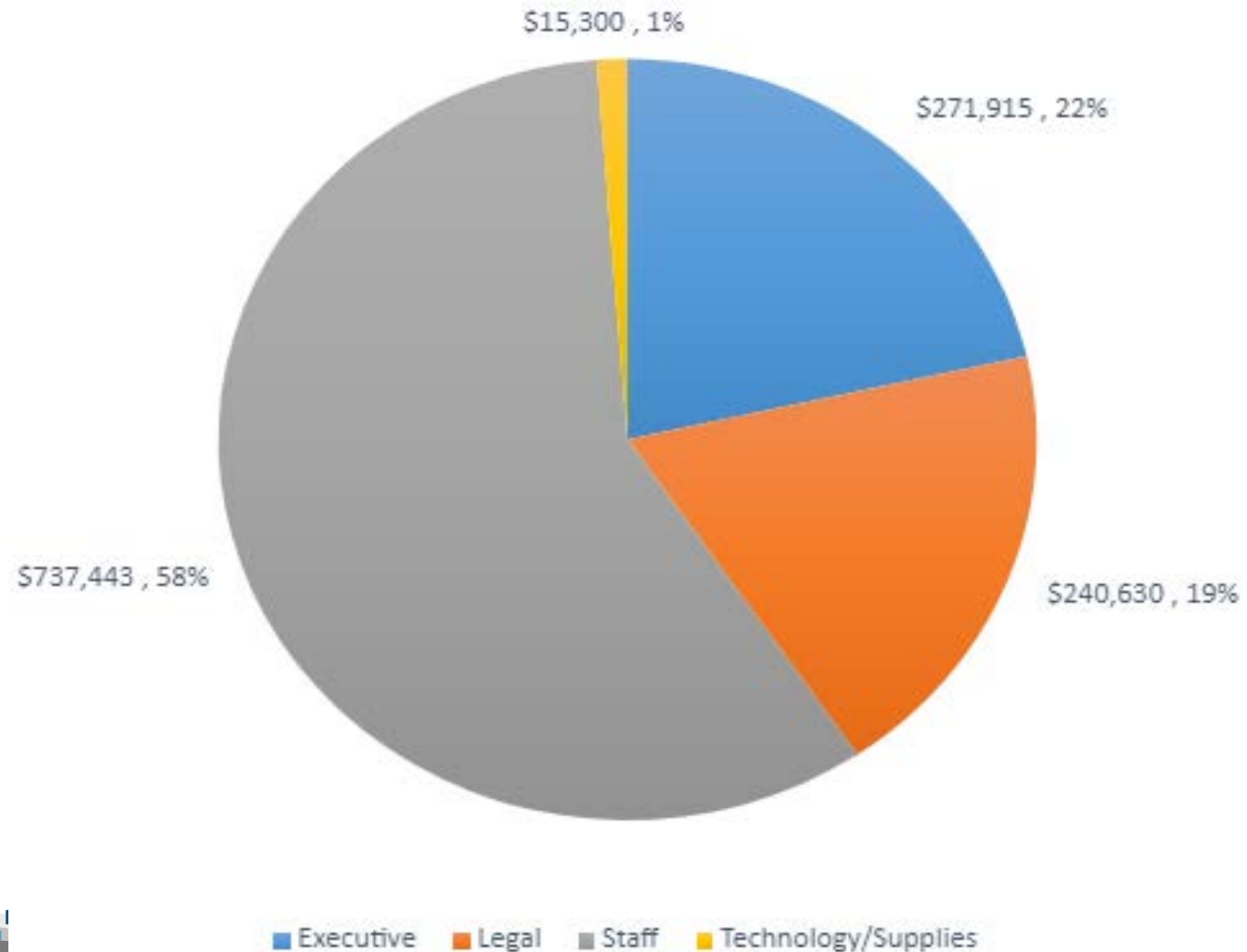
Use	ARO Fee	TPO Fee	MHRO Fee
Program Staff	\$ 1,438,367 (43%)	\$ 737,443 (58%)	\$ 220,448 (55%)
Management	\$ 862,228 (26%)	\$ 271,915 (21%)	\$ 124,954 (31%)
Legal Support	\$ 412,508 (12%)	\$ 240,630 (19%)	\$ 34,376 (9%)
Non-Personal/ Equipment	\$ 639,000 (19%)	\$ 15,300 (1%)	\$21,215 (5%)
Total	\$ 3,352,103	\$1,265,288	\$400,992



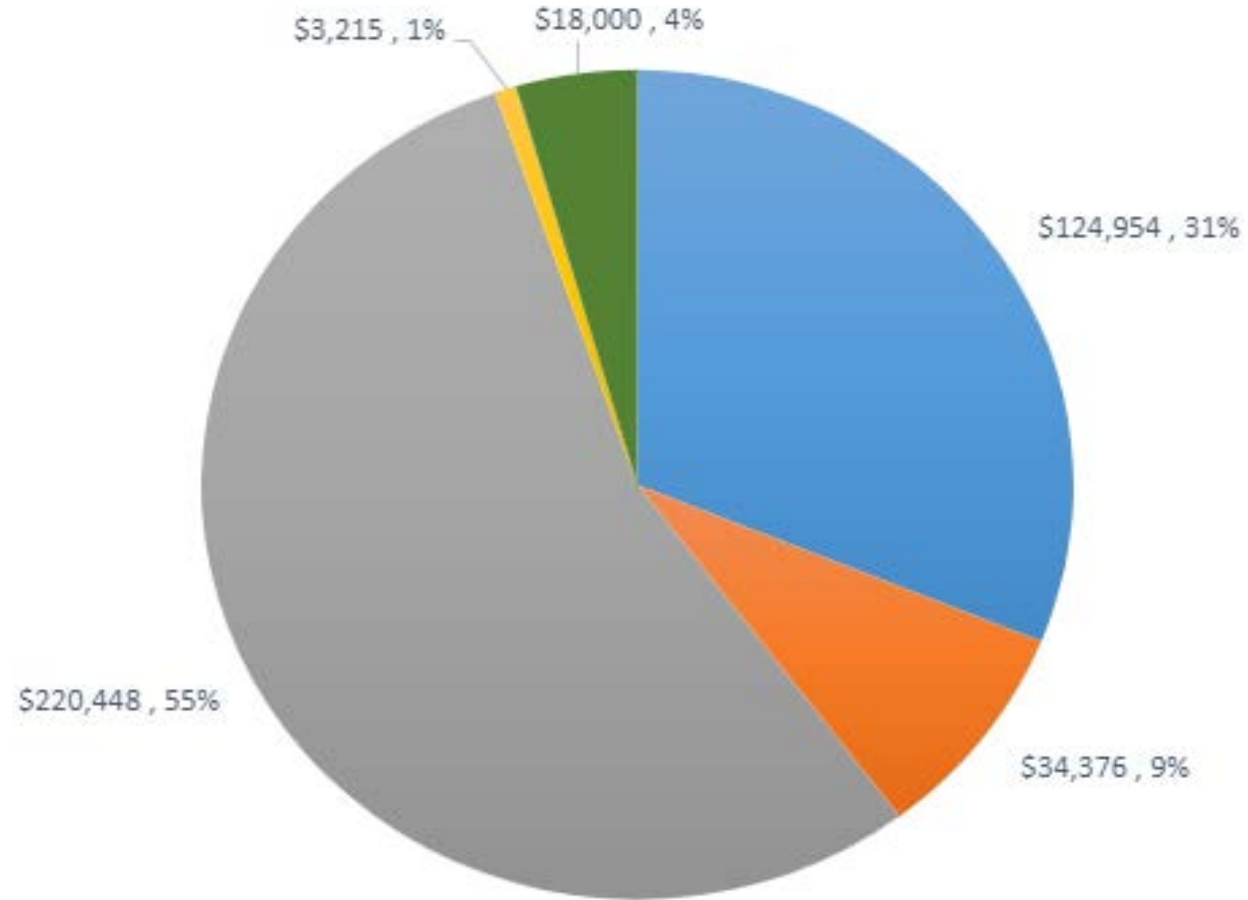
ARO Fees – Personal and Non-Personal/ Equipment Distribution



TPO Fees – Personal and Non-Personal/ Equipment Distribution



MHRO Fees – Personal and Non-Personal/ Equipment Distribution



Executive Legal Staff Technology/Supplies Contractual Services

Reinstatement of Rent Stabilization Program Fees

- Reduced City Attorney's Office staffing level to fund a litigation attorney position
- Strengthened program management - added Senior Development Officer, removed vacant Analyst position
- Reduced number of rent stabilized units (from over 40,000 to 38,880) after refinement of data collected from the Rent Registry
- Reduced number of Tenant Protection Ordinance Apartments (from 88,000 to 65,500)
- Increased consistency in City overhead rate



Recommendation

Review the proposed fee structure for Fiscal Year 2022-2023 for the Rent Stabilization Program, as stated below, and recommend that the City Council approve the following fees:

- i. Annual Apartment Rent Control Fee: increase from \$55.00 per unit to \$85.00 per unit;
- ii. Annual Apartment Non-Rent Control Fee: increase from \$5.45 per unit to \$15.00 per unit;
- iii. Annual Mobilehome Rent Control Fee: increase from \$20.00 per unit to \$34.00; and,
- iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: maintain \$2,464 per unit for up to 10 units and maintain \$907 per unit for over 10 units, to \$2,833 per unit for up to 10 units and \$951 per unit for over 10 units.





Housing

Rent Stabilization Program Fees for Fiscal Year 2022- 2023

**Housing and Community
Development Commission**

Item VII-C

March 10, 2022

Rachel VanderVeen
Deputy Director

Noel Padilla
Interim Senior Analyst



Housing

Rent Stabilization Program FY 2021-2022 Quarters 1 & 2 Report for Apartments

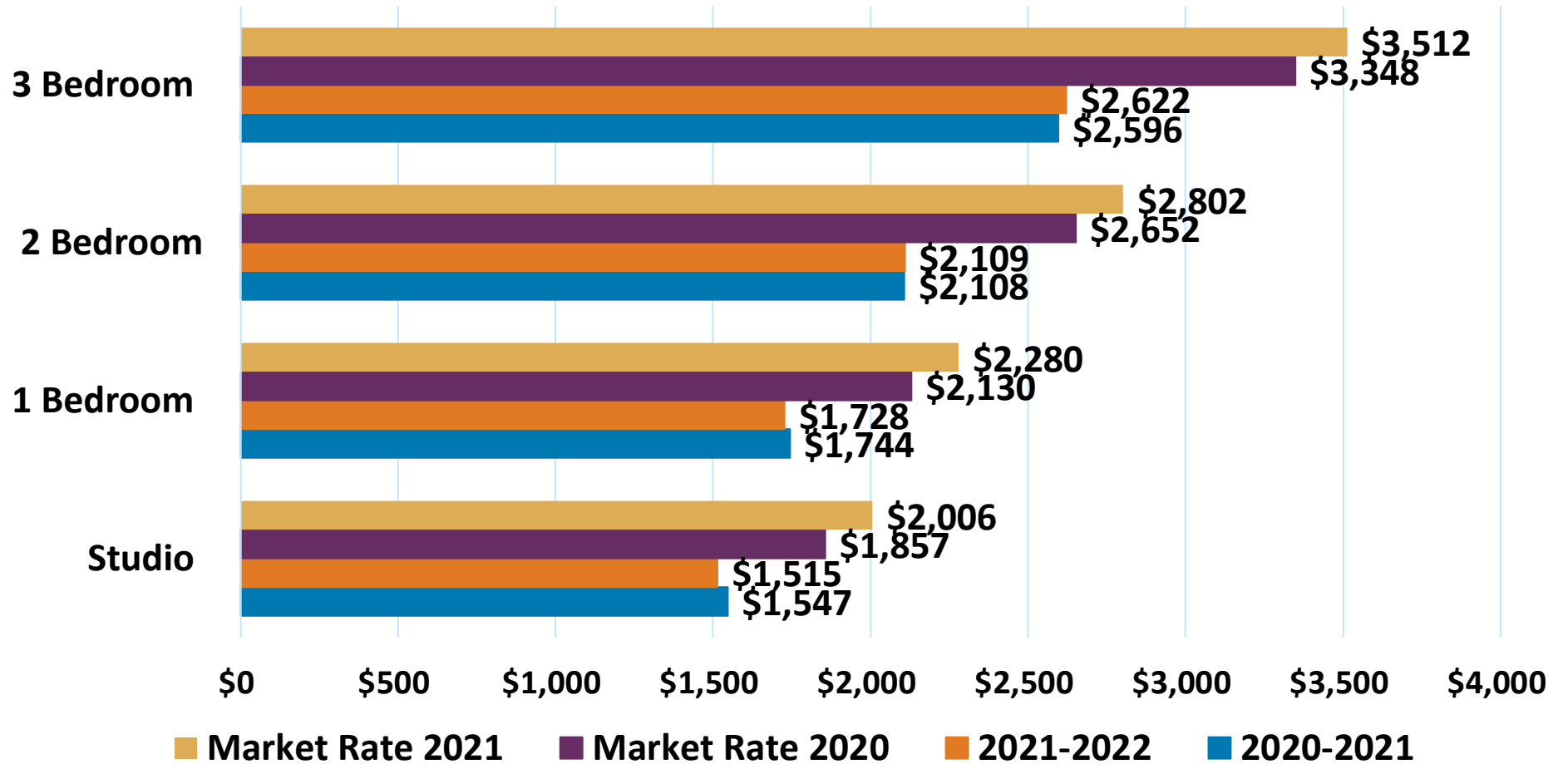
**Housing and Community
Development Commission**

March 10, 2022
Item VII-D

Ramo Pinjic
Senior Analyst

Viviane Nguyen
Senior Analyst

Rent Registry: Average Rents for Rent Stabilized Apartments

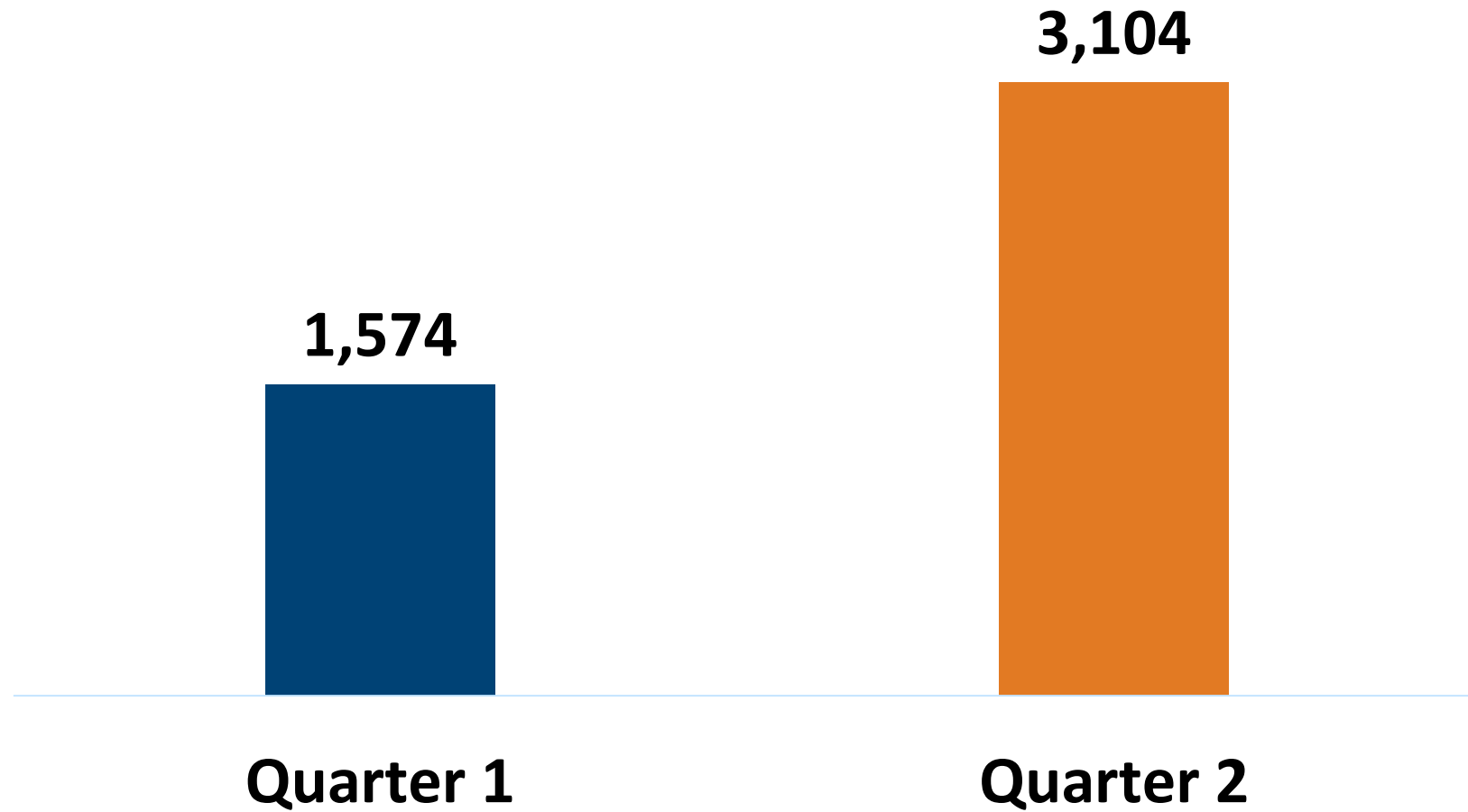


6,205 Notices of Termination

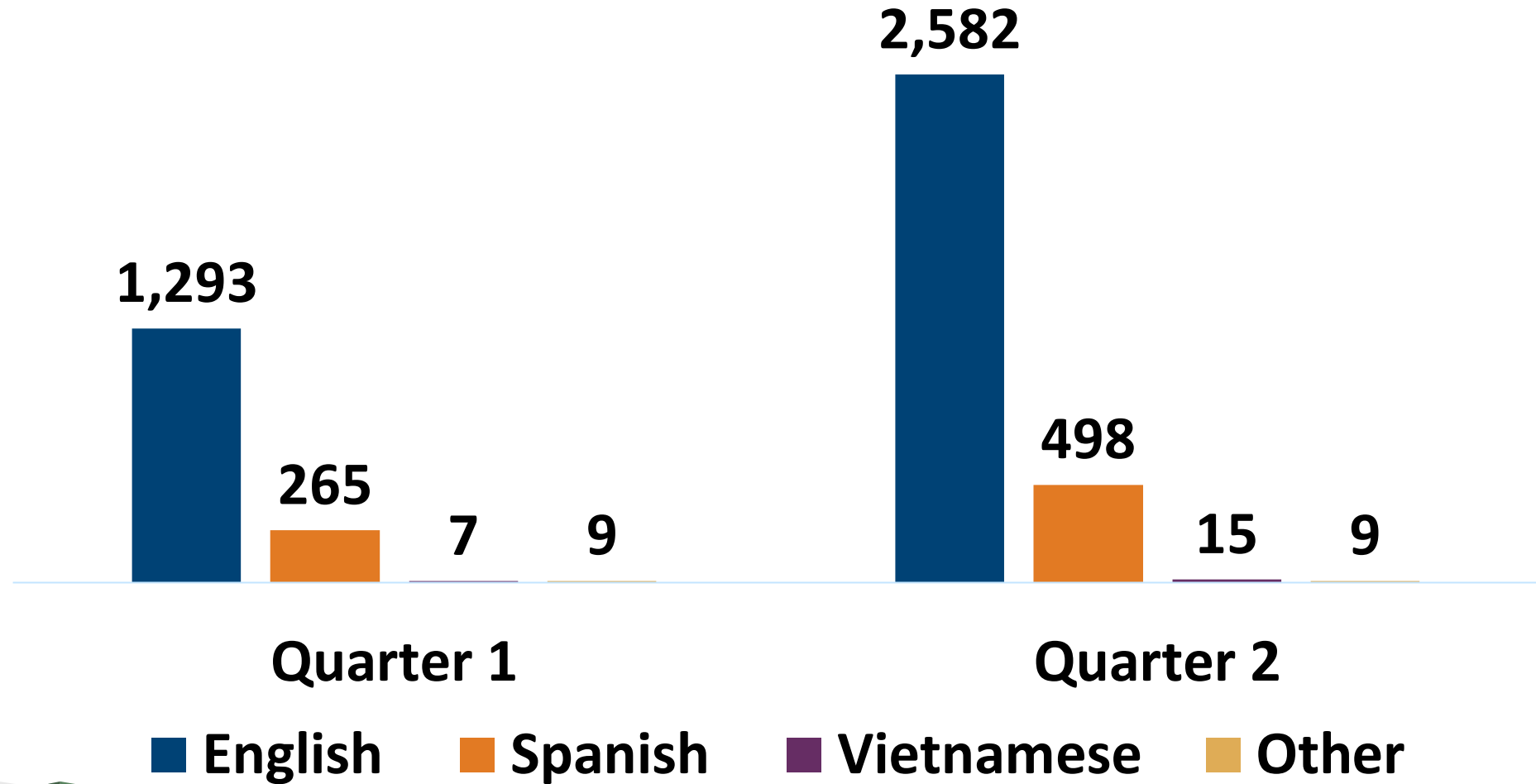
	Quarter 1	Quarter 2
Notices of Termination	2,732	3,473
Unlawful Detainers	92	167



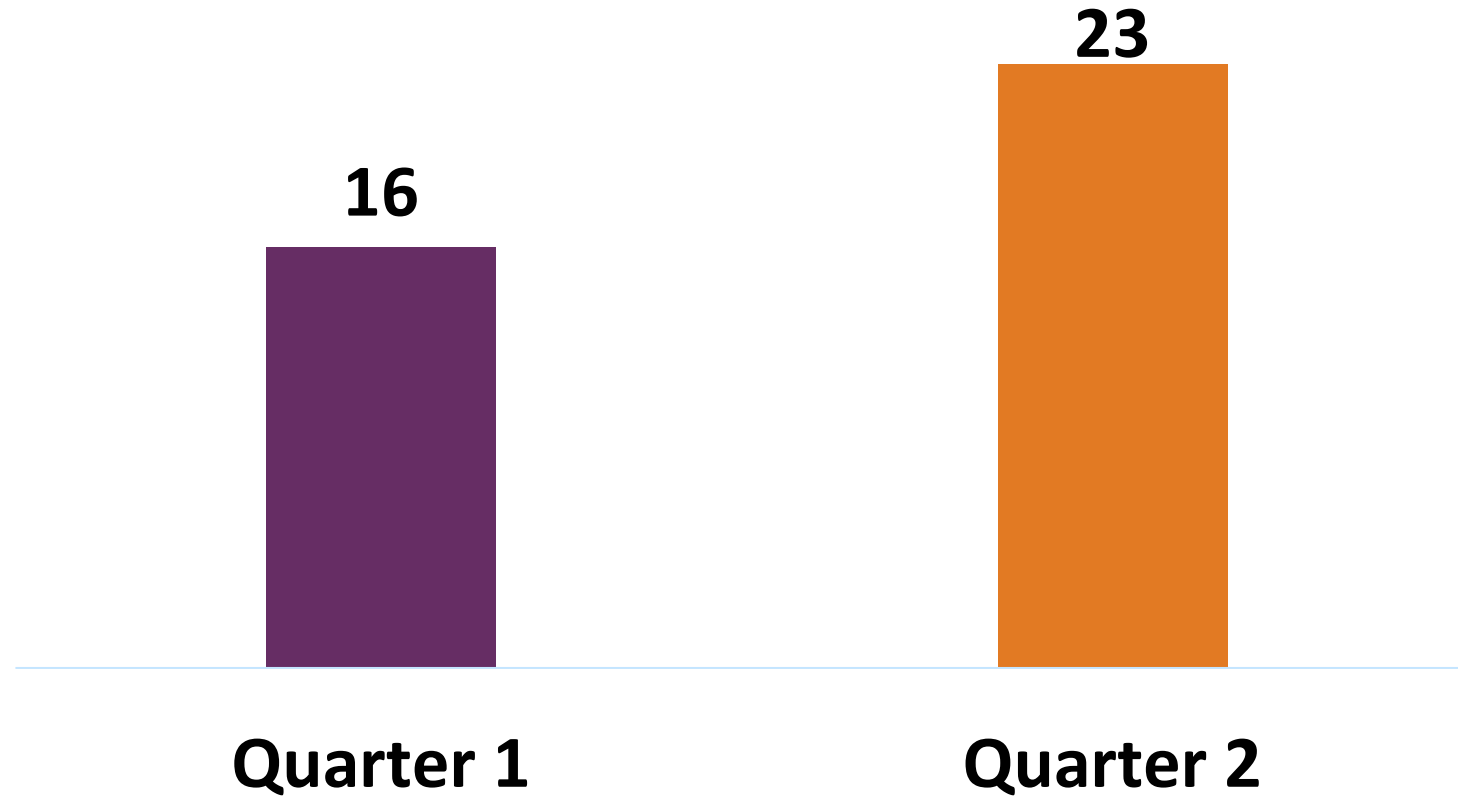
4,678 Public Inquiries via Phone and Email



Summary of Inquiries by Language



39 Petitions Filed



Summary of Petition Outcomes

	Pending Action	Voluntary Agreements	Hearing Officer Decisions	Administrative Decisions
Quarter 1	0	6	5	2
Quarter 2	0	9	5	3



Recommendation

Review the report on the Rent Stabilization Program for apartments in Quarters 1 and 2 of Fiscal Year 2021-2022 and provide possible recommendations to staff.





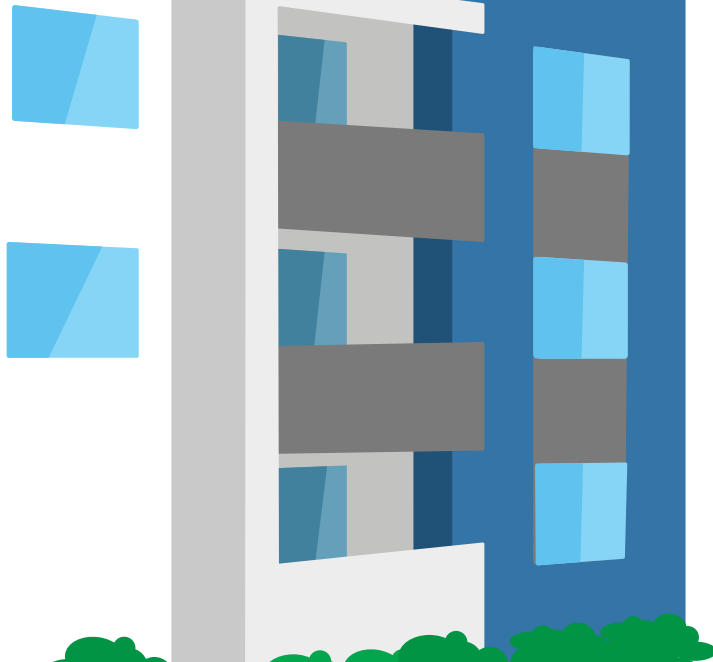
Housing

Rent Stabilization Program FY 2021-2022 Quarters 1 & 2 Report for Mobilehomes

**Housing and Community
Development Commission**

Ramo Pinjic
Senior Analyst

March 10, 2022
Item VII-E



Program Highlights

**Annual Percentage Rental
Rate increase of 3%**

Annual invoices

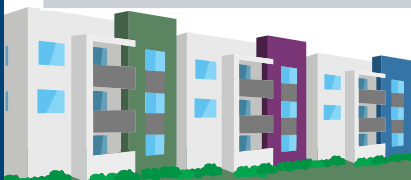
**Community engagement
via public outreach and
assistance**

**Continued
communication with
community through
e-mail and telephone
assistance**



Summary of Inquires

	Quarter 1	Quarter 2	Total
Miscellaneous	6	5	11
Rent Increase	1	5	6
Code Enforcement and Maintenance	7	0	7
Request for Information	6	8	14
Referrals	4	2	6
Eviction Information	1	5	6
Fees	1	2	3
Site Visits	0	0	0
TOTAL	26	27	53



Recommendation

Review the report on the Rent Stabilization Program for mobilehomes in Quarters 1 and 2 of Fiscal Year 2021-2022 and provide possible recommendations to staff.

