

Attachment B – Summary of Public Outreach and Community Engagement

In addition to opportunities to comment at the Housing and Community Development Commission and the Community and Economic Development Committee public meetings, extensive public input was incorporated into the design of the proposed Tenant Preferences Program. Staff engaged with community organizations, affordable housing developers and property managers, and the community at large. A summary of the individual and group outreach and comments is provided below.

1. Community organizations – staff met one-on-one or in small group settings with the following community organizations to design and obtain input on the framework of the Tenant Preferences Program:
 - a. SOMOS Mayfair
 - b. Silicon Valley @ Home
 - c. Sacred Heart Community Service
 - d. Affordable Housing Network
 - e. SPUR
 - f. Working Partnerships USA
 - g. Public Interest Law Project
 - h. Amigos de Guadalupe Center for Justice and Nonprofits
 - i. Silicon Valley Council of Nonprofits
2. Affordable Housing Developers and Property Managers:
 - a. Abode
 - b. Charities Housing
 - c. Eden Housing
 - d. USA Properties Fund
 - e. The Core Companies
 - f. SAHA
 - g. Resources for Community Development
 - h. EAH Housing
 - i. The John Stewart Company
 - j. Danco Group
3. Community at large:
 - a. Housing Department Public Meeting on August 24, 2023
 - b. Housing Department Public Meeting on August 31, 2023
 - c. Amigos de Guadalupe Community Meeting on October 26, 2023

Affordable Housing Advocate Feedback	Staff Response
Develop a Displaced Tenant Preference with the community	Staff plans to begin work on a Displaced Persons Tenant Preference following passage and implementation of the Tenant Preferences Program.
Increase overall percentage of units eligible for the Tenant Preferences Program to 40% and increase the set aside percentage for residents who live in the same neighborhood	While the disparate impact analysis shows no adverse impact with setting aside 40% of units otherwise available to the general public, this percentage can only be applied to residents who live in high-displacement tracts. When the set-aside preference is set higher than 15% for residents who live in the same neighborhood, adverse impact on protected classes is shown and risks violating fair housing laws.
Identify steady funding sources to support the education and engagement of the Tenant Preferences Program.	As noted in the Housing Element 2023-2031, funding has been identified for the community-based program, <i>Promotores</i> , to assist in outreach and education. The Housing Department will be educating and tracking the Bay Area Regional Housing bond slated for the ballot in fall 2024 which includes a set-aside of 20% for housing preservation and protection and could be used as a potential funding source for this work.
Require property managers to accept alternative identification documents as part of the application process.	This will be reflected in the Tenant Preferences Program administrative guidelines.
Allow sites that already include language in their development documents to apply the preferences.	The Tenant Preferences Program will be applied to all City supported developments including existing City-funded deals and will be worked into future subject properties on a deal-by-deal basis.
Affordable Housing Developers and Property Managers Feedback	Staff Response
Allow units to be filled within 15 days if no qualified applicant is on the waiting list or can be identified.	Staff agrees that after 15 days a unit can be filled with an applicant on the general waiting list.
The Tenant Preferences Program should allow flexibility on the required unit-mix for initial lease-up.	Flexibility given if ‘next unit rule’ creates imbalance during annual compliance review.
Include a program review in coordination within 18-24 months of the first implementation, and on an ongoing basis.	Staff will hold a program evaluation within 18-24 months of implementation.