



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: March 15, 2024

Approved

Date

3/22/24

SUPPLEMENTAL

**SUBJECT: ANTI-DISPLACEMENT TENANT PREFERENCE AND
NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE
HOUSING DRAFT PROGRAMS STATUS REPORT**

REASON FOR SUPPLEMENTAL

To clarify the Subject language in the February 20, 2024, memorandum to the Community and Economic Development Committee, as well as the recommendation language that appears on the March 26, 2024, City Council meeting agenda. Additionally, this Supplemental provides the final recommendation language after the acceptance of the draft programs status report by the Community and Economic Development Committee at its February 26, 2024 meeting.

RECOMMENDATION

- (a) Accept the Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Programs Status Report.
- (b) Adopt a resolution establishing an Anti-Displacement Tenant Preference Program in City restricted affordable housing properties for lower-income applicants of affordable housing at risk of displacement living in high-displacement census tracts and in their neighborhood City Council Districts.

BACKGROUND

At the February 26, 2024, Community and Economic Development Committee meeting, staff provided a draft status report on the proposed Anti-Displacement Tenant Preference Program. In

the analysis conducted for developing the program, staff clarified that instead of designing one program for anti-displacement tenant preference and another program for neighborhood tenant preference, the determination was made to develop one program that includes two types of eligibility: 1) residents living in high-displacement areas, and 2) residents living in the same neighborhood. This determination and associated language for the Anti-Displacement Tenant Preference Program is included in the draft resolution posted for the March 26, 2024, City Council meeting.

The Anti-Displacement Tenant Preference Program would prioritize vulnerable applicants for City-supported affordable housing and mitigate the likelihood of low-income renters' displacement from San José. The Community and Economic Development Committee unanimously voted to accept the status report and cross-reference the report to the March 26, 2024 City Council meeting.

ANALYSIS

On March 26, 2024, the City Council will consider the cross-reference of the status report accepted by the Community and Economic Development Committee on February 26, 2024. Additionally, the City Council will consider taking action to adopt a resolution establishing an Anti-Displacement Tenant Preference Program.

/s/

ROSALYNN HUGHEY
Deputy City Manager and
Acting Housing Director

For questions, please contact Kristen Clements, Division Manager, Housing Department, at kristen.clements@sanjoseca.gov or (408) 535-8236.