



SAN DIEGO
HOUSING
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San Diego Housing Commission (SDHC) City of San Diego Eviction Prevention Program Presentation to the SDHC Board of Commissioners June 10, 2022

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City of San Diego Eviction Prevention Program

Introduction

- The program helps renters with low income in the City of San Diego facing eviction for non-payment of rent due to the financial effects of the COVID-19 pandemic.
- SDHC contracts with Legal Aid Society of San Diego to operate the program.
 - November 12, 2021: SDHC Board Approval
 - December 6, 2021: City Council and Housing Authority Approval
- The program was developed to address the need for eviction prevention assistance after the expiration of the statewide eviction moratorium on September 30, 2021.
 - Centralized resource for renters with low income who face eviction
 - Help to address a potential increase in evictions and/or confusion about eviction protections
- Eviction protection extensions - State Assembly Bill 2179 and City Ordinance 21447



City of San Diego Eviction Prevention Program

Contract Information

- Contract
 - Total Value: \$5,000,000
 - Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds allocated to the City of San Diego
 - Initial Term: December 13, 2021 – June 30, 2022
 - Renewal Option Term: July 1, 2022 – June 30, 2023
- Subcontractors to Legal Aid Society of San Diego
 - ACCE Institute
 - City Heights Community Development Corporation (CHCDC)
 - Casa Familiar
 - Chicano Federation
 - San Diego Refugee Communities Coalition (SDRCC)
 - SVPR Communications, LLC
 - University of California San Diego (UCSD)



City of San Diego Eviction Prevention Program

Current Eviction Protections – State Assembly Bill 2179

- Extends State eviction protections through June 30, 2022
 - Tenant cannot be evicted for nonpayment of rent if court determines they applied for rental assistance by March 31, 2022 and the application is still pending
- Specific conditions must be met to evict tenant
 - Landlord properly applied for rental assistance to cover portion of rental debt
 - Application was denied because of lack of eligibility, funding or failure by tenant to timely complete portion of application that is sole responsibility of tenant
 - Landlord files a statement under penalty of perjury that the determination on an application for rental assistance is not pending
 - Tenants may still be evicted for "just cause" throughout this time period (i.e. lease violations, criminal activity or owner withdrawing property from rental market)



City of San Diego Eviction Prevention Program

Current Eviction Protections – City Ordinance #O-21447

- Final Passage April 22, 2022
- Effective May 22, 2022, through September 30, 2022, or 60 days after the end of local state of emergency, as declared by the Mayor, whichever occurs first
- Temporary Moratorium on No Fault Evictions in the City
- Prohibits evictions not based on alleged fault by tenant
- Exceptions
 - Owner/direct relative move-in (requires 90-day notice)
 - Repair/construction to comply with government/court order concerning safety or habitability of unit
 - Landlord intends to withdraw all rental units in all buildings from rental market (requires six-month notice)



City of San Diego Eviction Prevention Program

Legal Services

Emergency Legal Assistance

- Full legal representation for eligible tenants
 - Pre-eviction and eviction process
 - Settlement Negotiations
 - Trial, if necessary
- Eligible tenants
 - Reside in the City of San Diego
 - Have household income at or below 80 percent of San Diego's Area Median Income
 - Have an obligation to pay rent
 - At least one household member has reduced income or financial hardship due to the COVID-19 pandemic



City of San Diego Eviction Prevention Program Legal Services (Continued)

Limited Legal Services

- Clinics, hotlines or appointments (either virtual or in person)
- Help with:
 - Completion of COVID-19 related declarations
 - Submission of formal responses to eviction notices
 - Formal responses to Unlawful Detainers
 - Requests for reasonable accommodations



City of San Diego Eviction Prevention Program

Education and Awareness Services

Education:

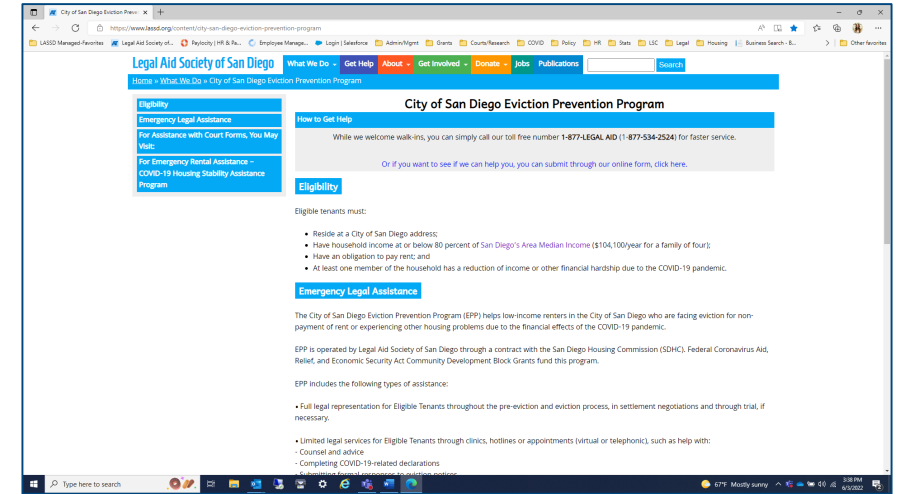
- Training and technical assistance related to tenants' rights and eviction protections for:
 - Tenants with low income
 - Community-Based Organizations serving tenants with low income
 - Landlords renting to tenants with low income

Public Awareness:

- Multilingual media campaign
- Community events to increase public awareness of tenants' rights, eviction protections and the services available through the program

Services:

- Regular and ongoing public workshops
- Targeted training as necessary
- Published materials/guides
- A program hotline
- A program web page



City of San Diego Eviction Prevention Program Outcomes

	December 2021	January 2022	February 2022	March 2022	April 2022	TOTAL
Total Unduplicated, Eligible Low-Income Tenants Assisted	0	17	33	76	81	207
Total Referrals to Other Community Resources	1	156	687	834	2,502	4,180
Total Public Workshops	0	2	4	6	7	19
Total Targeted Trainings	0	2	3	2	2	9
Total Hotline Calls Received and Responded to	7	58	69	127	168	429



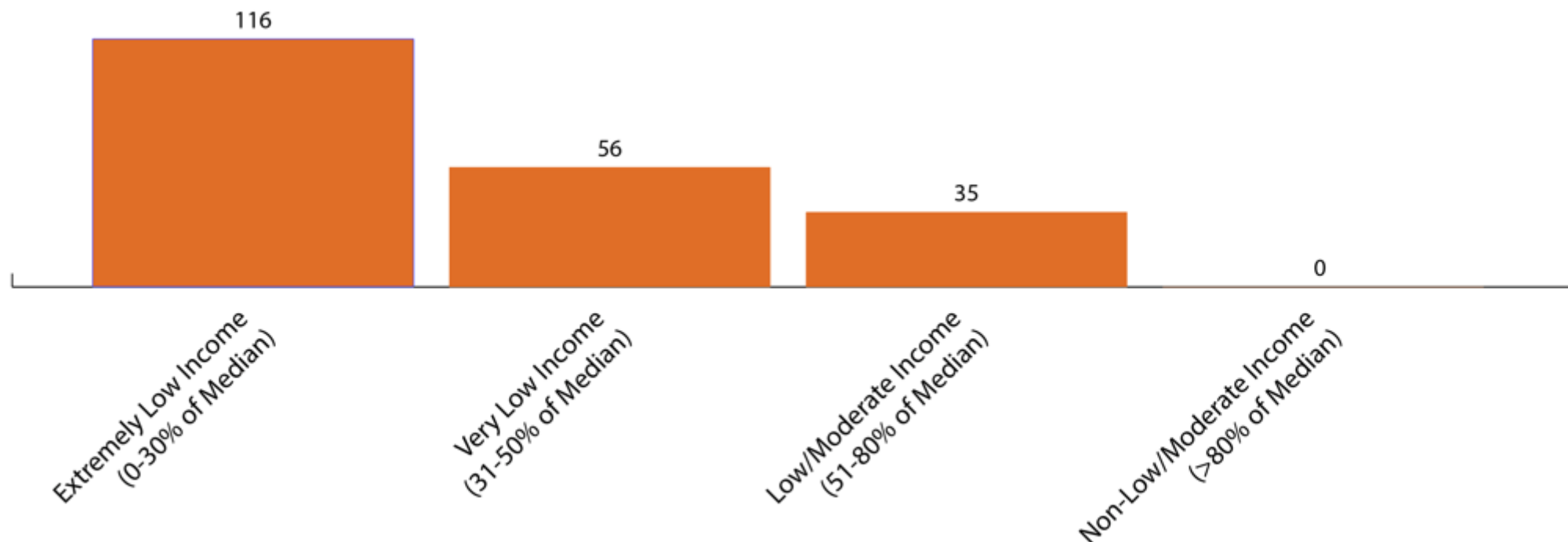
City of San Diego Eviction Prevention Program Outcomes (Continued)

	December 2021	January 2022	February 2022	March 2022	April 2022	TOTAL
Total Public Awareness Events	0	2	4	13	18	37
Total Eligible Low-Income Tenants Receiving Full Legal Assistance	0	0	4	5	11	20
Total Eligible Low-Income Tenants Received Limited Legal Assistance	0	15	26	72	70	183
Total Additional Services Provided to Eligible Low-Income Tenants	0	89	96	78	73	336

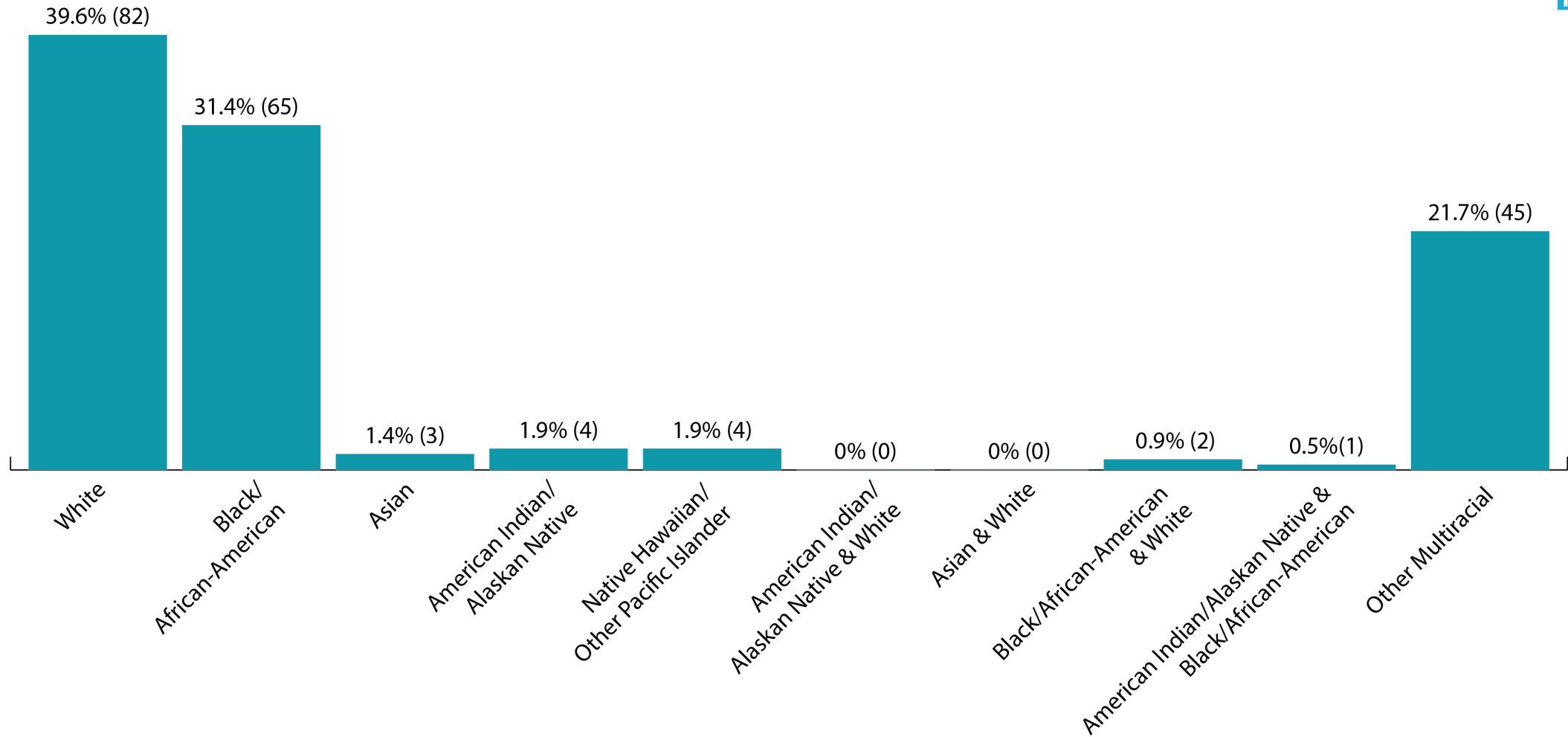


City of San Diego Eviction Prevention Program Outcomes (Continued)

- 207 Total households
 - 112 with women heads of household



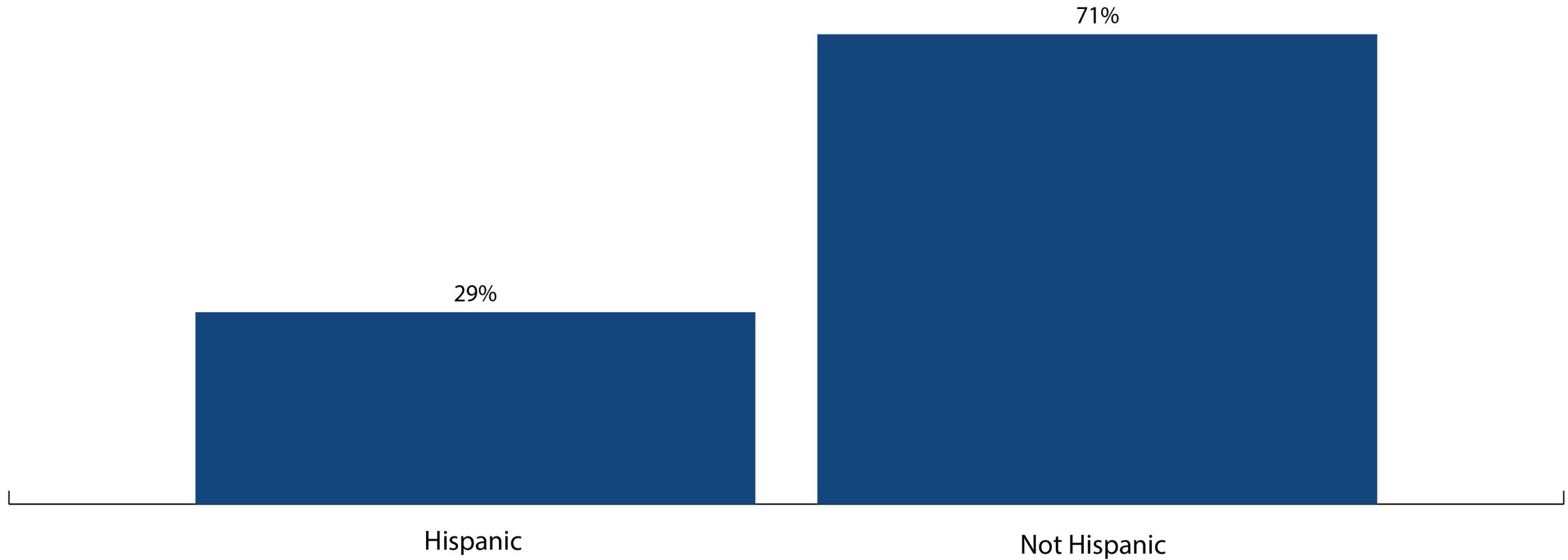
City of San Diego Eviction Prevention Program Outcomes (Continued)



**One person declined to provide their race or ethnicity.*



City of San Diego Eviction Prevention Program Outcomes (Continued)



**One person declined to provide their race or ethnicity.*



City of San Diego Eviction Prevention Program Outcomes (Continued)

Additional Assistance:

- **336 tenants received other services**
 - 304 received clinic assistance with Unlawful Detainer forms
 - 10 received clinic assistance with Civil Harassment Restraining Order forms
 - 22 received Case Management Services

Services provided in English and the following languages to date:

- Legal services: Spanish and Somali.
- Outreach and education services: Spanish, Arabic, American Sign Language, Amharic, Burmese, Creole, Haitian, Hmong, Karen, Luganda, Nuer, Somali, Swahili, and Vietnamese.
- Social media posts have been translated into: Arabic, Amharic, Burmese, Haitian Creole, Karen, Nuer, Luganda, Vietnamese, Somali, and Swahili.
- Interpreters for live workshops: Amharic, Arabic, Vietnamese, Hmong, Somali, and American Sign Language.
- Video workshops: Burmese and Karen.
- Pre-recorded educational presentation produced in Spanish.



City of San Diego Eviction Prevention Program Additional Outreach

Additional Outreach Efforts through April:

- Phone Bank - 6,432 calls
- Door-to door canvassing - 191
- Contacts through texts, emails, flyers and/or member meetings - 5,046
- Educational workshop registrations - 474
- Social Media posts - 37



City of San Diego Eviction Prevention Program Option Year

- Exercise the option year to continue the program July 1, 2022 – June 30, 2023.
- Additions SDHC and Legal Aid Society have agreed to:
 - Additional direct outreach to COVID-19 Housing Stability Assistance Program applicants
 - Include eligible financial assistance (i.e., application fees, security deposits, settlement agreements on a case-by-case basis, moving expenses, transportation to appointments)
 - Expand educational outreach workshops (Individuals and Landlords)
 - Include expert witness fees



Questions & Comments

