

City of San Diego
San Diego Housing Commission (SDHC)

Eviction Prevention Program

Housing Authority, Item #2
City Council, Item #201
December 6, 2021



SAN DIEGO
HOUSING
COMMISSION



City of San Diego Eviction Prevention Program Introduction

- September 30, 2021: Expiration of the statewide temporary ban on evictions implemented in response to the COVID-19 pandemic.
- Assembly Bill (AB) 832 included eviction prevention provisions currently in place to help renters.
 - List of protections available at www.sdhc.org/evictionban
- The proposed Eviction Prevention Program would:
 - Be a centralized resource for low-income renters facing eviction; and
 - Help address a potential increase in evictions and/or confusion about eviction protections.

City of San Diego Eviction Prevention Program Education & Awareness

- 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
- Services:
 - Regular and ongoing public workshops
 - Targeted training as necessary
 - Published materials/guides
 - A program hotline
 - A program web page
- Public Awareness:
 - Multilingual media campaign
 - Community events to increase public awareness of tenants’ rights, eviction protections and the services available through the program

City of San Diego Eviction Prevention Program Legal Assistance

- Emergency Legal Assistance
 - Full legal representation available
 - Eligible tenants with low income
 - Residing in the City of San Diego
 - Have been issued an Unlawful Detainer notice and experienced a reduction of income or other financial hardship due to the COVID-19 pandemic
 - Legal representation throughout the pre-eviction and eviction process, in settlement negotiations and through trial, if necessary
 - 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 Service Provider

- September 20, 2021: SDHC issued a Request for Qualifications (RFQ).
 - Posted and made available for download on the PlanetBids website through both SDHC's and the City of San Diego's portals.
- October 4, 2021: RFQ closing date
 - Submission received from one respondent
 - Legal Aid Society of San Diego
 - Legal Aid Society of San Diego was determined to be qualified and was selected.

City of San Diego Eviction Prevention Program Operator Experience – Legal Aid Society

- Largest poverty law firm serving San Diego County
- Multifaceted approach to eviction prevention services
- Implemented several other eviction prevention programs for tenants with low income
- Member of the San Diego Eviction Defense Collaborative
- Subcontract with the University of San Diego Law School Legal Clinics

City of San Diego Eviction Prevention Program Operating Budget

- October 5, 2021: The City Council and Housing Authority authorized the reallocation of \$5 million to fund the Eviction Prevention Program.
 - Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds awarded to the City of San Diego
- Initial Operating Term: December 1, 2021 –June 30, 2022
 - Operating expenses: \$1,842,105
- Annual Operating Term: July 1, 2022 –June 30, 2023:
 - Operating expenses: \$3,157,895

FISCAL YEAR	EXPENSES	ADMINISTRATION	TOTAL
2022	\$1,694,737.00	\$147,368.00	\$1,842,105.00
2023	\$2,905,263.00	\$252,632.00	\$3,157,895.00
TOTAL			\$5,000,000.00

City of San Diego Eviction Prevention Program SDHC Staff Recommendations

That the Housing Authority of the City of San Diego take the following actions:

- 1) Authorize SDHC to execute a Memorandum of Understanding (MOU) between SDHC and the City of San Diego for SDHC to oversee and administer the City of San Diego Eviction Protection Program (Program) with Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds allocated to the City of San Diego to address the COVID-19 pandemic;
- 2) Approve an operating agreement with Legal Aid Society of San Diego (LASSD) for an initial seven-month term in an amount not to exceed \$1,842,105 for the period of December 1, 2021, through June 30, 2022, with a one-year option for renewal in an amount not to exceed \$3,157,895 for the period of July 1, 2022, through June 30, 2023, for a total contract amount not to exceed \$5,000,000 for 19 months for the operation of the Program;

City of San Diego Eviction Prevention Program SDHC Staff Recommendations (Continued)

- 3) Authorize SDHC's President & CEO, or designee, to modify the Eviction Prevention Program, if necessary, without further action by SDHC's Board of Commissioners (Board) or the Housing Authority, but only if and to the extent that such changes comply with the terms of the executed MOU and are necessary to fulfill CDBG-CV funding requirements. SDHC staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the Eviction Prevention Program and other required documents, including amendments to any documents;
- 4) Authorize SDHC's President & CEO, or designee, to substitute approved funding sources with any available funds as deemed appropriate, contingent upon budget availability, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement this approval and delegation of authority by SDHC upon advice of the General Counsel; and
- 5) Authorize SDHC's President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals.

City of San Diego Eviction Prevention Program City Staff-Requested Actions

- Authorize the Chief Financial Officer to transfer \$5,000,000 in CDBG-CV within fund 600000, Grant 1000651-2021 from Unobligated account to the City's Eviction Prevention Program (EPP) to be administered by the Housing Commission; and
- Approve a Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission (Housing Commission) for their administration and oversight of the City of San Diego's Eviction Prevention Program (EPP).



Questions & Comments