



## SV@HOME CALL FOR ACTION ON COVID-19

SV@Home's mission is to drive the creation of affordable housing for a more vibrant and equitable Silicon Valley. Since opening our doors in 2015, we have worked to increase housing opportunities throughout the County through policy, advocacy, research, learning, and engagement.

Silicon Valley's affordable housing crisis is acute. The COVID-19 pandemic has added another layer of challenge to this already enormous crisis.

SV@Home is uniquely positioned to advocate for housing solutions. We know that immediate steps are critically important, but also know that the impact of the pandemic will be felt for a long time requiring both mid-term and long-term responses.

Ultimately, we know that while we need to have a laser focus on the current crisis, we must continue to keep up the fight for investment in new affordable housing development, preservation of existing affordable housing, and protection of our residents from displacement. This will require that—in addition to immediate actions-- we double down on our work to increase funding for housing and reduce obstacles to building that have added to the cost and time to bring new homes on line.

Here is SV@Home's call to action for COVID-19.

### Local

For renters—

- Enact a moratorium on Rent Increases and Evictions
- Implement the ideas put forth by the California Apartment Association, including freezing rents, waiving late fees, and offering flexible payment plan
- Significantly increase funding for rental assistance

For owners--

- Enact a moratorium on foreclosures
- Increase funding for mortgage assistance

For housing development—

- Continue to take actions that move housing development forward, including permitting, plan review, and building and fire inspections.
- Review and remove City-required deadlines for development that might slow due to the pandemic.
- Approve new incentives for affordable housing development, including faster processing and reduction or elimination of fees.

### State

- Support AB 828 (Ting) and SB 939 (Wiener) to provide a temporary statewide ban on commercial and residential evictions and foreclosures during the declared state of emergency.
- Work with the 3Ps Coalition, the Non-Profit Housing Association, and other State partners to advocate for adoption of a housing relief package that provides immediate assistance to affordable housing providers, tenants, and homeowners who are harmed by the impact of COVID-19.

- As proposed by the California Housing Partnership Corporation, take actions to protect CDLAC and CTAC-funded developments, including enacting bond allocation extensions, extending placed in service deadlines, and granting extensions and waivers of performance deposit forfeitures for both competitive and non- competitive projects.
- As proposed by Mayor Sam Liccardo, waive environmental regulations and State building codes for emergency construction of buildings with separate units or rooms for each resident to ensure physical separation in compliance with County Public Health mandates.
- Direct agencies such as CalTrans, utility districts, and counties to immediately identify and make available public land for temporary or permanent emergency housing construction.

#### **Federal**

- Support the National Low-Income Housing Coalition and other partners in calling for the adoption of a housing relief package that provides immediate assistance to affordable housing providers, tenants, and homeowners facing housing insecurity due to COVID-19.
- Support the California Housing Partnership Corporation and other partners in calling for the federal government to address the shortage of tax-exempt bonds for new home development by creating an exemption for all affordable housing from the private activity bond cap; or 2) reducing the tax-exempt bond 50% test to 25%.
- Extend LIHTC deadlines and take action to update the Low Income Housing Tax Credit Program as part of a broader stimulus package per the [ACTION Coalition letter](#).