

Citywide Anti-Displacement Strategy Community Forum

www.sanjoseca.gov/displacement

BIG BIG Thank You



PURPOSE & OUTCOMES

To hear directly from YOU, the residents of San Jose, on the impact of housing displacement and what should be done about it. This will help shape the City of San Jose's Anti-Displacement Strategy.

- ◆ Learned how the City of San Jose is defining Anti-Displacement **and how the community feels it.**
- ◆ Discussed the initial strategies to address Anti-Displacement (the 3 P's)
- ◆ Shared how displacement has impacted the community
- ◆ Brainstormed a list of community solutions for city officials to review and consider



Tonight's Agenda

- 🏠 Welcome & Overview
- 🏠 City Presentation
- 🏠 Community Testimonial
- 🏠 Small Group Conversation
- 🏠 Large Group Conversation
- 🏠 Next Steps
- 🏠 Close



HUMAN THERMOMETER

- 🏠 Do you believe San Jose is a great place to live?
- 🏠 Do you believe everyone is welcome in San Jose?
- 🏠 Do you believe displacement is an urgent matter?



Human Thermometer (con't)

- 🏠 Have you or someone you know had to move in the last 6 months because they couldn't pay for housing?
- 🏠 Have you or someone you know ever had to decide between paying for housing and paying for basic needs?
- 🏠 Do you believe that solutions DO exist to help people stay in their homes?



GROUP AGREEMENTS

- 🏠 SPEAK ONE AT A TIME
- 🏠 LISTEN TO UNDERSTAND EACH OTHER
- 🏠 ASK QUESTIONS
- 🏠 EXPECT DISAGREEMENT
- 🏠 ALLOW PEOPLE TO FINISH THEIR COMMENTS
- 🏠 HONOR PEOPLES EXPERIENCES
- 🏠 P.U.S.H. Yourself (Participate Until Something Happens)



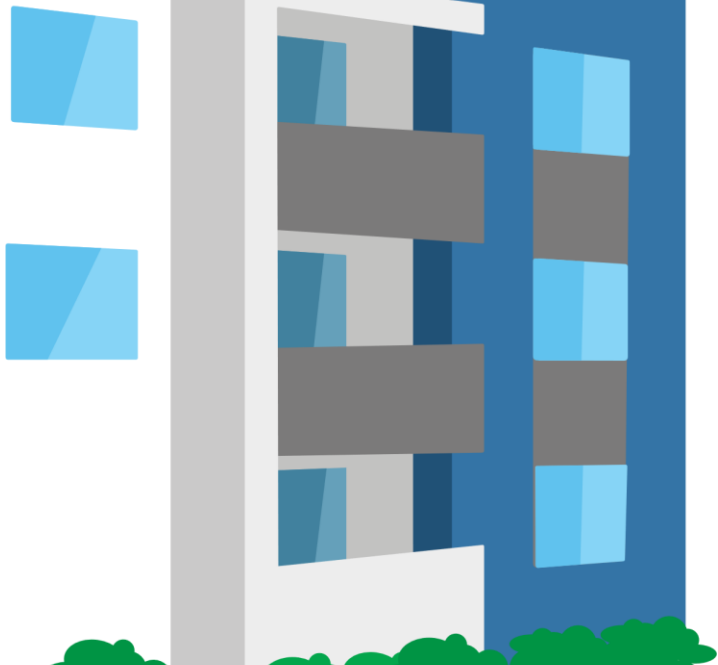


Housing

Displacement in San Jose

August 24, 2019

Jacklyn Joanino
Housing Policy Team



Overview

- What is displacement?
- What has the City done so far?
- Where is it happening?
- What have we heard from the community so far?
- Why is this happening?
- Upcoming dates



What is displacement?

Displacement is when a household is forced to move out of their home for reasons outside of their control.



Categories of Displacement

Forced

Responsive

Direct or physical

- Formal eviction
- Informal eviction (e.g., harassment)
- Landlord foreclosure
- Eminent domain or condemnation
- Natural disaster

- Uninhabitable housing quality
- Neighborhood violence / disinvestment
- Removing parking, utilities, etc.

Indirect or economic

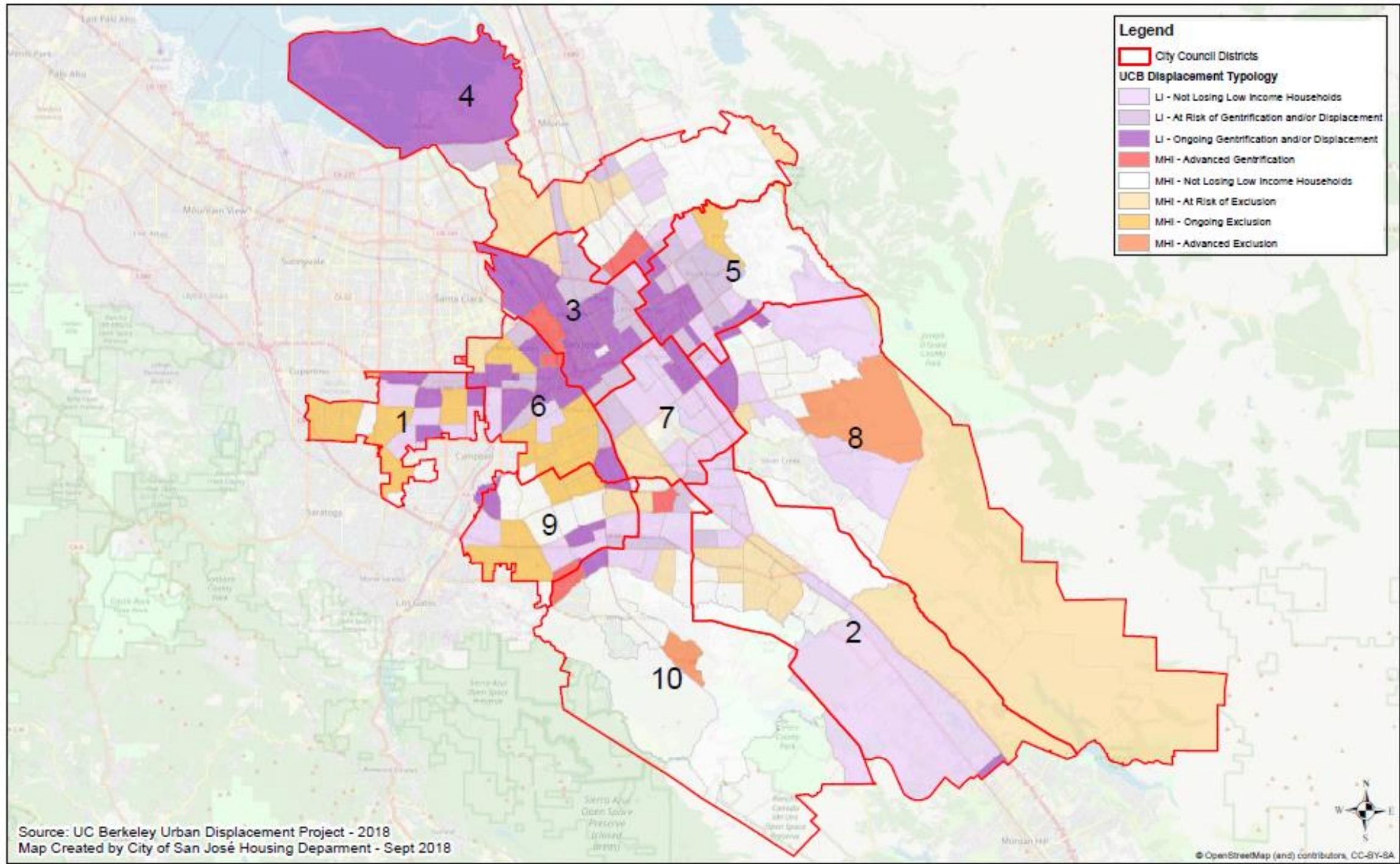
- Foreclosure
- Condo conversion

- Rent increases
- Increased taxes
- Loss of social networks or cultural significance

Exclusionary

- Section 8 discrimination
- Zoning policies (i.e., density restrictions)
- NIMBY resistance to development

- Unaffordable housing
- Cultural dissonance
- Lack of social networks



Source: UC Berkeley Urban Displacement Project - 2018
 Map Created by City of San José Housing Department - Sept 2018

Listening to the Community



~ 500

Community members engaged

2

Events

8

neighborhood leader interviews

D1, D3, D6, D7, D8

2

Commission updates

1

Community Forum

30

Organizations

4

Renters focus groups

49 participants

220

responses to renters survey



“Our church membership has declined. 70 families have left in the last 3 years. I know of a family that left to Lathrop. They moved to Lathrop, but still come to church and work at the Hilton in downtown San Jose.” - Deacon at Iglesia Ni Cristo on Story Road

*“Pretty much everyone I talked to said they have to move. They are actively looking in Hollister, Los Banos. 1 neighbor moved to Arizona. I noticed lots of houses have been sold and now are rented.”
- President of neighborhood association, 31-year resident of Welch Park*



What contributes to displacement?

- Failure to **Produce** new housing for residents at all income levels
- Failure to **Preserve** existing affordable housing
- Failure to **Protect** tenants from displacement in rapidly changing neighborhoods

