

# San Jose Anti-Displacement Community Forum

Mexican Heritage Plaza

September 7, 2019

10AM-12PM

## Summary

On Saturday morning of September 7, 2019, San Jose residents convened on the Mexican Heritage plaza to share their experiences related to housing displacement and contribute their ideas on how to prevent/mitigate further displacement. Approximately 75-80 participants took part in the community conversation. Three focus groups (two in English, one in Spanish) took part in an hour and a half conversation answering questions related to three major themes:

**Production, Preservation and Protection.**

The following notes were captured by the facilitators in each group:

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### **English Language Group (Classroom 1)**

#### **PRESERVATION:**

- **What areas in the city should be preserved (remain the same) as it relates to housing?**

#### **Community Response:**

- Willow Street
  - (Where Google is moving in)
- D5 East Side San Jose
- Historical areas in urban village boundaries
- Santa Clara Street
- Ribbs Lane
- Calvary Cemetery
- Battery
- Foss Avenue & Alum Rock
- North End of DG into Buena Vista
  - Rosemary School
- East Side should be **Preserved**, but **not Forgotten**
- Murals
- East Side areas where there is farm-based zoning and foreign investment
  - Moratorium until there is community input
- Naglee Park & Roosevelt Park Neighborhoods
- Preserve character through (ADU's)

- **If your complex or home were to be redeveloped, what would lessen the impact for you? What would a fair process look like? Reduce Impact?**
- **Are you aware of the city's affordable housing resources? If so, what's been your experience?**

#### **Community Response:**

- Money
- Transparency from City

- Affordable units on-site at all incomes levels, including E.L.I.
- Higher in-lieu fee for projects subject to I.H.O
- Stabilize AMI/Don't index to AMI
- Better / More timely notification of new projects
- Local Preference Policy for new affordable units
- Affordable housing rents stabilized to CPI only
- Representation of all (esp. EASTSIDE) communities on planning commission

### **PRODUCTION:**

- **What type of housing is affordable & realistic for you?**

#### **Community Response:**

- Affordable housing with
  - Green Space
  - Storage
  - Communal Space
- Modular housing that are Fast /Flexible
- Mixed- Use developments with smaller commercial spaces that fit businesses here now
- More community input into what projects include
- Family Housing: 2-3 bedrooms unit that are actually affordable
  - (V.L.I & E.L.T Units)
- Senior Housing: Affordable for folks on fixed-incomes and with communal spaces
- Trees, particularly on the East Side (but, low maintenance)
- Art from local artists

- **What type of housing would you like to see?**

- **Where should it go?**

- North/South/East/West SJ?
- Near good schools?
- Near stores / commerce?
- Near public transit?
- Near areas w/high displacement?

#### **Community Response:**

- Buildings that use renewable and sustainable resources and natural light
- Near Public Transit/ Walkable areas (respect flow of community)
- Near good schools: for families that need them
- Building /Housing that:
  - serves community's transit needs
  - serves retail here now
- Density near transit. That encourages people to give up cars
- Clean-up of trash on East Side
- Parking

### **PROTECTION:**

- **Talk about your own situation and what brought you here. What are the housing problems you see?**
- **If you lost your housing, what would you do? Where would you move?**

➤ **Which of these issues do you think is the biggest problem for protecting tenants in San Jose? Large rent increases**

- Evictions to increase the rent
- Harassment of tenants to cause to move out of their unit.
- It's hard to find a home because it's difficult to qualify.
- It's hard to find a home because of the size or type of homes available (not stairs or big enough for a large family, etc.)
- Residents dealing with displacement don't have enough coordination and power to influence decision makers to prevent displacement.
- Not enough income
- Political will
- Other?

**Community Response:**

- Crime (gambling, public urination in low-income neighborhoods)
- Protection against eviction and Homelessness
  - Protection from rising rents
  - Resources and alternatives places to go for people being evicted
- Services and housing for homeless folks (that neighbors can refer to)
- Extra protection for undocumented folks
- Tenant Protections:
  - Extend to single -family homes and duplexes
  - Know-your rights training
  - Landlord education and accountability
  - More funding for legal assistance
- Protections for services (Non-profits, teachers, nurses) providers to tenants/ low -income communities
- Protection against sub-standard living conditions

**Parking Lot Comments from this group**

- Looking for a solution on Foss Ave regarding parking. When a building on Alum Rock and Foss Ave set up
- Residents of Foss Ave are seeking after help to obtain parking permits ahead of construction of the building at the corner with Alum Rock
- How can you reach community members who cannot attend these forums for their input? The people in attendance only represent a small sample of San Jose.
- I 100% feel that family housing is important but as a queer person in a “non-traditional” family I would like to access housing too
- Affordable Housing: 1<sup>st</sup> time homebuyer affordable homes, more modular housing for housing, it's time and cost effective
- High rents mean less disposable income spent in local business 0 that rent money is sent (often times) to corporations and investors out of the area. In economic terms it means loss of the “multiplier effect” in local economy.



## English Language Group (Classroom 2)

### **PRESERVATION:**

- **What areas in the city should be preserved (remain the same) as it relates to housing?**

#### **Community Response:**

- Strengthen Ellis Act
- Preserve and Extend affordability restrictions
- Repeal Costa – Hawkins
- Area -based preservation (is there enough space for current and future residents)
  - Land use
- Developers should include affordable housing in their projects, not be able to pay out
- Realistic Policy / CEQA
- No In-lieu fee for inclusionary
- Create a policy that increases Diverse Communities
- Elimination of Single Family Home Zoning

### **PRODUCTION:**

- **What's type of housing is affordable and realistic for you?**
- **What is the type of new housing you would like to see? Where should it go?**
  - Size
  - North, South, East, West, San Jose?
  - Near public transit,
  - Near good schools,
  - Near grocery stores / commerce
  - Near areas currently experiencing high displacement?

#### **Community Response:**

- Developers should include affordable housing in their projects, not be able to pay out
- Realistic Policy / CEQA
- No In-lieu fee for inclusionary
- Create a policy that increases Diverse Communities
- Elimination of Single Family Home Zoning

### **PROTECTION:**

- **Talk about your own situation and what brought you here. What are the housing problems you see?**
- **If you lost your housing, what would you do? Where would you move?**
- **Which of these issues do you think is the biggest problem for protecting tenants in San Jose? Large rent increases**
  - Evictions to increase the rent**
  - Harassment of tenants to cause to move out of their unit.**
  - It's hard to find a home because it's difficult to qualify.**
  - It's hard to find a home because of the size or type of homes available (not stairs or big enough for a large family, etc.)**
  - Residents dealing with displacement don't have enough coordination and power to influence decision makers to prevent displacement.**
  - Not enough income**
- Political will**

**Other?**

**Community Response:**

- Legal Protections and Assistance
- Police Involvement with Community and Security
- Intentional Policy around Services provide by City, County, State
- More Community Engagement
  - Tenant protection
  - Education
  - Tenant Unions
- Renters Rights Phone Apps
- Protection around Source of income Discrimination
- Code Enforcement, Enforce fines in a more timely manner
- Rent registry
- Improving tenant selection process

**Parking Lot Items from this group**

- Modesto
- Park Land (Public amenities one site rather than fees)
- Dahlia
- Room did not want to rank which items were most important
- No displacement policy in place before creating production
- An accurate accounting of how AMI is applied w/ housing
- Onsite Parking or Open Space Preserve – No Buy Outs!

## Classroom 2 (downstairs) Spanish Language Group

### Preservación



#### Respuesta comunitario:

- **Área de Mayfair donde hay mas Latinx**  
*Mayfair área where the Latinx community is*
- **Área cerca de donde va llegar Google**  
*Near the área where Google will be*
- **Porque van a tumbar y hacer mas casas?**  
*Why are they going to tear down and build more houses?*
- **Cualquier área donde hay gente, todos somos impactados**  
*Where there are people, everyone is impacted*
- **Áreas de negocios pequeños**  
*Areas with small business*
- **Programas Accesibles (3er edad para vivienda)**  
*Accessible programs (senior housing)*
- **Ignorancia de los programas**  
*Ignorance regarding programs*
- **Dialogo entre todos. Para que la ciudad escuche para que cambian su estrategias y den información del programa**  
*Dialogue with all so that the city can listen so they can change their strategies and give information about the program*

### ¿Si fuera desplazado que seria el impacto a su familia - que minimizara el impacto?

#### Respuesta comunitario:

- **El ingreso – es costo de vida, las escuelas para los niños**  
*Income, the cost of living, the schools for the children*
- **El numero de personas por vivienda**  
*The number of people per housing*
- **El trabajo y como crea una distancia a las familias**  
*Work and how it creates a distance within families*
- **Sicológicamente y físicamente los dos son gastos cada día**  
*Psychologically and financially, they are both are daily costs*
- **Yo trabajo arreglando resfriadores y los empleadores no tienen trabajadores pro el costo de vida. Google va traer muchos trabajadores pero no vivienda**  
*I work fixing fridgitation unites and the employers don't have employees due to the cost of living. Google will bring alot of workers but no housing.*
- **Impacto en la privacidad -socio-emocional en los hijos y comunidades – los hijos también empiezan a buscar maneras para aguantar (ways to cope)**  
*Impacts privacy , socio-economic in our children communities*
- **Apartamentos de bajos ingresos después de desarrollo**  
*Low income apartments after development*
- **Buscar un lugar fuera de el área – si no nos queda mas tuviéramos que conseguir otro trabajo, económico y emocional**  
*Looking for a place outside the área – if we don't have enough we'll have to find another job, economic and emotional*

- **Los aumentos de la renta - el dueño aumenta la renta pero no hace cambios**  
*The increases in rent – the owner raised the rent but doesn't make changes*

## ¿Sabe de los programas de vivienda accesibles en la ciudad

### Respuesta comunitario:

- **(Ninguna persona conoce de los programas de preservación)**  
*(Nobody is aware of any preservation program)*
- **Aunque conocemos - la pregunta es? Cuales son los requisitos – que tan realista son para nosotros**  
*Even though we are aware – the question is...what are the requirements? How realistic is it for us?*
- **Existe un programa políticamente pero no somos la audiencia nosotros**  
*There are programs that exist, but politically were not the audience it's aimed for*
- **Porque la gente asiática esta tan informada? Como podemos informarnos nosotros?**  
*Why does the Asian community seem to be more informed? How can we be more informed ourselves?*

## PRODUCCIÓN

- **¿Que clase de vivienda será accesible y realista para usted?**

### Respuesta comunitario:

- **“Tenemos 4 niños, queremos ver que un día puedan comprar casa que los desarrollos (development) sean requeridos de construir para bajos ingresos**  
*We have 4 kids, we want to see a day where they can buy their own homes – we want to see development be required to build low income homes.*
- **Realísticamente hacer un control de renta general, que se aplique a casas y vivienda – atado con el costo de vida**  
*Realistically place a control on rents in general, it should be applied to houses and tied to the cost of living*
- **Como podemos asegurar que la producción tenga trabajadores locales como en Oakland**  
*How can we ensure production has local workers like they do in Oakland*
- **Como podemos aplicar para bajos ingresos si nos piden seguro social**  
*How can we apply for low income (housing) if they ask for social security?*
- **Apartamentos que dicen bajos ingresos (pero) en realidad no son, o nos suben la renta. Porque la ciudad siguen vendiendo propiedades? – porque dan**  
*Apartments state they are low income but (in reality) they aren't and they raise the rent. Why does the city continue to sell properties?*
- **Porque la ciudad no evite el “inclusionary act” y forzan los inversionistas a construir**  
*Why does the city avoid the “inclusionary act” and force developers to build on site?*

- **¿Que tipo de vivienda nuevo le gustaría ver? ¿Donde deben ser construidos?**

### Respuesta comunitario:

- **Cerca de las escuelas y mínimo de cuartos o mas**  
*Near schools and minimum of four rooms or more*
- **Cerca de Alum Rock o Story/King y que hubiera de todos niveles de costo/ingreso**

*Near Alum Rock or Story/King and that there be all levels of costs/income*

- **Casa para familias con patios, “playgrounds” en San Jose, control de renta sobre nuevas unidades**

*Family housing with patios and playgrounds in San Jose, rent control for new units.*

- **Mas co-ops como en Santa Cruz**

*More co-ops like in Santa Cruz*

- **Que venga de acuerdo con nuestro sueldo porque hasta que gana mucho no puede**

*That it coincides with our income because even those who earn alot, can't do it.*

- **Mas apartamentos de bajos ingresos por que gente que tiene muchos años en San Jose y no puede pagar**

*More low income apartments because people have lived in San JOse for a long time, can't pay anymore.*

- **Un estudio que se enfoque en el presupuesto de lo que gana la gente (por ejemplo \$15 la hora se convierte en \$10 por hora después de los taxes)**

*There needs to be a study that focuses on people's budget, what people actually make – for example \$15/hr turns into \$10/hr after taxes*

- **Inversionistas construyen # casas que porcentaje sea bajos ingresos?**

*Developers build housing, what percentage is for low income?*

- **Control de renta en general**

*Rent control in general*

- **Reestructura de los estándares de los ingresos**

*Restructure de standards for income*

- **Sino tenemos SSN que documentos lo reemplazaría?**

*If we don't have a SSN what documents could replace them?*

- **Que no haya beneficio para los inversionistas sino que le ayudemos a la mayoría (los que somos de bajos ingresos)**

*There should be no benefits for the developers instead help for the majority (those of us who are low income)*

- **Control de renta para todo tipo de vivienda**

*Rent control for all types of housing*

- **Cambiar el sistema de bajos ingresos y sea mas real**

*Change the system (requirements) and make it realistic*

## **PROTECCIÓN**

- **¿Que clases de protección le gustaría ver para usted y los demás en la viviendas?**

### **Respuesta comunitario:**

- **Vivo en dúplex - se me dañó la estufa y la dueña me dijo que yo la dañé por cocinar con mucha grasa y me cobro por una estufa de año 1991 – que protección tengo?**

*I live in a dúplex – the stove was broken and the owner told me I broke it because I cooked with too much grease. I was charged for a stove from 1991. What protections do I have?*

- **Contra costos de arreglos o des imperfectos nos suben la renta**

*Against repair costs and for imperfections they raise the rent?*

- **Contra desplazamiento cuando remodelan viviendas**

*Against displacement when they remodel housing/homes*

- **Contra muchos requisitos tantos datos y papeleros la cuidad y “developers” crear requisitos mas accesibles**



*Against all of requirements, data and paperwork – the city and developers need to create requirements that are more accessible.*

- **Tenemos miedo de ir a city hall pero debemos unirnos como los “developers y unions”**

*We are afraid of going to city hall but we need to unite just like the developers and unions do*

- **Para todo tipo de vivienda**

*For all kinds of housing*

- **Una póliza de preferencia local**

*A local preference policy*