

San Jose Anti-Displacement Community Forum

Alma Community Center

August 24, 2019

Agenda:

- Welcome
- City Presentation
- Community Testimony
- Small Groups (Preservation & Production)
 - Spanish & English small groups
- Large Group (Protection)
- Next Steps / Evaluation
- Close

Human Thermometer Exercise:

Total Attendees: 20

- Q1: Do you believe San Jose is a great place to live? 18 hands raised
- Q2: Do you believe everyone is welcome in San Jose? 3 hands raised
- Q3: Do you believe displacement is an urgent matter? 22 hands raised
- Q4: Have you or someone you know had to move in the last 6 months because they couldn't pay for housing? 15 hands raised
- Q5: Have you or someone you know ever had to decide between paying for housing and paying for basic needs? 18 hands raised
- Q6: Do you believe that solutions DO exist to help people stay in their homes? 17 hands raised

Testimony

- "I work with homeless residents, seniors, kids. Most went to school here and feel left behind."
- I am displaced, I earn \$937 per month, I am trying to stay in school at City College, then transfer to Santa Cruz."

- “The place where I live is a duplex, they keep raising the rents, the reason is there is no rent control. I’ve been informed median rent increase is 10-15%. The contract is for \$1400 per month, he raised it \$400 then \$500. I’m looking for help so that can be stopped.”
- “I’m scared of another rent increase. My husband has three jobs so we can make rent. We pay \$2500. I get sad sometimes we cannot afford to buy what the kids need.”

SPANISH LANGUAGE - Small Group Notes:

PRESERVACIÓN

- En toda la Ciudad / *in the city*
 - Según el mapa, son áreas donde hay minorías, y bajos ingresos / *according to the map where there are minority groups and low income*
 - Área 6 y 3 donde hay control de renta / *Areas 6 & 3 there’s rent control*
 - Donde hay espacios públicos / *where there is public space*
 - Donde hay pequeños negocios, alum rock / *where there are small businesses*
 - Donde hay escuelas / *where there are schools*
- **Si fuera desplazado que seria el impacto a su familia - que minimizara el impacto**
- No estar preparado \$ económico para poder moverte (deposito & renta + 1 mes adelanto / *not being prepared to financially or economically - deposits and 1st/last months rent required*)
 - Que la renta fuera menos, tener servicios y recursos q ayudan / *that the rent was less and have resourcs to help and assist.*
 - Se enfrenta una a 1 gigante y solo se necesita unión / *we are facing a giant and we needed unity*
 - Para minimizar el impacto la ciudad debe pasar una polítiza para defender a los inquilinos y restringir el abuso de los propietarios / *to minimize the impact the city ought to pass a*

policies to defend renters that restrict the abuse of property owners

- Esto provoca / *this provokes?*
 - En la atención q tenemos a nuestros hijos / *the attention we give our children*
- Estoy en programa centinela / *I'm in the centinal program*

➤ **¿Sabe de los programas de vivienda accesibles en la ciudad**

- Debe haber cupo a capacidad de 50% o mas para poder dar ayuda a los residentes / *there should be space for 50% of residents*
- Programas que apoyan con la renta (hay mucha demanda) / *Programs that help with rent (there's alot of demand)*

PRODUCCIÓN

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

- Actualizar los estándares de ingresos para cuando se va aplicar a esas viviendas / *update the standards in order to apply for housing*
- Y que no sean tan estrictos en los niveles donde quedan los residentes (ex que x \$50 e \$100 dólares de y no les pueden dar 1 apartamento) (income restraints, some families may make a bit more than poverty limits but still cant afford to pay rent)
- Documentación alternativos validas aceptadas como requisitos para aplicar a los departamentos (por ejemplo cartas de verificación)
- Cuando se tienes mas de 2 o 3 trabajos las personas desgastan físicamente y eso afecta directamente en las enfermedades / *when people have 2-3 jobs, people get tired and that contributes to illness & disease.*
- Las listas de espera para aplicar a los departamentos accesibles son muy grandes y se tardan 2- 3 años / *the waiting lists to apply for affordable housing is long and it takes 2-3 years*
- Control de la renta a todo tipo de vivienda / *rent control for all types of housing*
- Que consideran los ingresos mínimos realistas “bajos ingresos” / *to consider the minimum wages be aligned with low income*

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

- West side donde hay escuelas buenas / *on the west side where there are good schools*
- Comunidades donde hay escuelas / *communities where there are schools*
- Donde hay comunidades que tienen riesgos y hay desplazamiento / *in communities where there is already displacement*
- Donde permanezca esa conexión con la comunidad (mi propia comunidad) / *where it allows me to have a connection to the community (my own community)*
- Cambiar el tipo de documentos validos y también sirven para comprobar lo que requieren / *change the type of valid documents to serve and satisfy their requirements*

PROTECCIÓN

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

- Financiera / *financial*
- Causa justa , control de renta / *just cause, rent control*
- Extender el control de renta en nuevas viviendas y edificios / *extend rent control on new housing and buildings*
- Debe haber 50% mas en el cupo de las viviendas / *there should be more the 50% of available space*
- Que aprueben documentación valida que ralmente tenemos (documentos opcionales) / *they should accept valid documentation the we have (optional documentation)*
- Apoyar a los residentes q han aplicado y que siga una extensión en el control de rentas para nuevas viviendas / *support residents that have applied and extend rent control for new housing*
- Extender mas recursos para la vivienda / *extend more resources for housing*
- La ciudad debe refinar los conceptos de “homeless” para que no quede en in solos grupo / *the city needs to redefine the definition on what is “homeless” so that they stay in one group*

- Hay diferentes tipos de gente sin viviendas / *there's alot of different type of people w/out housing*
- Usar espacios de google (propiedad vacía) como espacios para vivienda / *use google's empty property /space for housing*
- Línea (telefónica) de ayuda de emergencia / *set up an emergency telephone line*
- mas prevención de vivienda para que no haya dislocamiento / *more prevention for housing so there's no dislocation (displacement)*
- Honorarios pagados x el comercio para construir casa accesibles / *provide paid honorariums to construct affordable housing*
- Definir que bajos ingresos son en la ciudad \$175,000 no es igual a \$35000 / *define low income in the city, \$175,000 is not equal to \$35,000 (\$175 for a family of 4 is considered low income while people who are barely making \$35K are struggling)*
- Un equipo para dirigir a los residentes a la protección de vivienda / *a task forcé group (team) to lead and support residents to protect their housing*
- El fraude para las viviendas – es necesario investigar / *fraud in housing, it's necessary to investigate*

(Producción)

- No se puede perder mas tiempo la gente a perdido desde hace mucho tiempo atrás sus vivienda y se desplazado hasta hoy Y tienen que actuar YA! / *can't lose anymore time, people have been losing their housing for a long time and being displaced as of today and they need to act NOW!*

ENGLISH LANGUAGE SMALL GROUPS

PRESERVATION:

- **What areas in the city should be preserved? (As it relates to housing)**
- **If your home/complex were to be re-developed, What would reduce the impact for you/your family?**

➤ **Are you aware of the city's affordable housing program? What has been your experience? What info do you need?**

(Answers)

- Alum Rock
- Including culture as an “area” – Business too.
- Make sure community is central – Example of murals by people outside the community
- Areas that are about to be developed – Urban Villages
- Put affordable housing onsite for new development
 - Don't fee out
- Preserve areas that have been red-lined
- Rent to own policies
- First right of refusal
- Assistance for people who are displaced in the interim
- Service, very proactive, to help people understand what assistance & legal options are available

PRODUCTION:

- **What type of housing is affordable & realistic for you?**
- **What type of housing would you like to see?**
- **Where should it go?**
 - North/South/East/Wes SJ?
 - Near good schools?
 - Near stores / commerce?
 - Near public transit?
 - Near areas w/high displacement?

(Answers)

- Ground Floor
- Split room is okay
- Shelter requires a referral
- \$600/mo. (live w/parents)
- Cheap rent=surrounded by students & partying
- Smaller properties (not corporate) are easier to work with
- Student housing is more flexible
- \$700/mo. for a room but would prefer his own place or something w/a separate entrance
- Everyone should be able to have their own place
- As a retired individual on a fixed income, should not have to worry (about) housing

- Student housing area the schools
- “Shared” housing or incentives for folks who have extra space to rent it out
- Mixed income housing. – Especially downtown
- Too many luxury Apartment downtown – need affordable
- Near transit & jobs
- Spread affordable housing across cit to districts that aren’t covered
- Build taller @ MACSA & Reed Hillview airport
- Church properties
- Bring Churches, developers etc., into conversation

PROTECTION:

➤ **What type of protections would you like to see for yourself/other who are in danger of displacement?**

(Answers)

- Financial support for people displaced
- More/stronger rent control & single family homes and new building too & just cause
- 50% of new development=affordable
- Local preference
- Relax paperwork requirements for getting housing
- Proactive access to legal services
- Rent increase tagged to COLA
- More funding & services
- Transitional housing
- Focus on areas most threatened – Resource centers
- Use Google properties for service centers & at city hall one-stop shopping
- Hot line for services – Like rapid response
- Focus on prevention
- Require on-site production – Don’t allow ability for fee out
- Task force to address protection
- Commercial linkage fees
- Re-define low income to be lower
- Airbnb conversions – Prevent that
 - Policies that address treat real estate as an investment
- More urgency needed. We cannot wait!

- Fraud checking, especially through application process

➤ **Which of the 3's P's are top priority for you?**

- Preserve: 1 hand raised
- Produce: 13 hands raised
- Protect: 16 hands raised

MEETING EVALAUTION:

➤ **What worked well about this meeting?**

- Bringing people together
- Staying on topic
- Hearing the 3 proposals (strategies)
- Hearing each other's stories/experiences
- Having concrete ideas

➤ **What would you change?**

- Better outreach
- More parking
- Have more frequent meetings, longer meeting,
- Have a microphone hard to hear over fans
- Traer gente junto con nosotros