



Housing

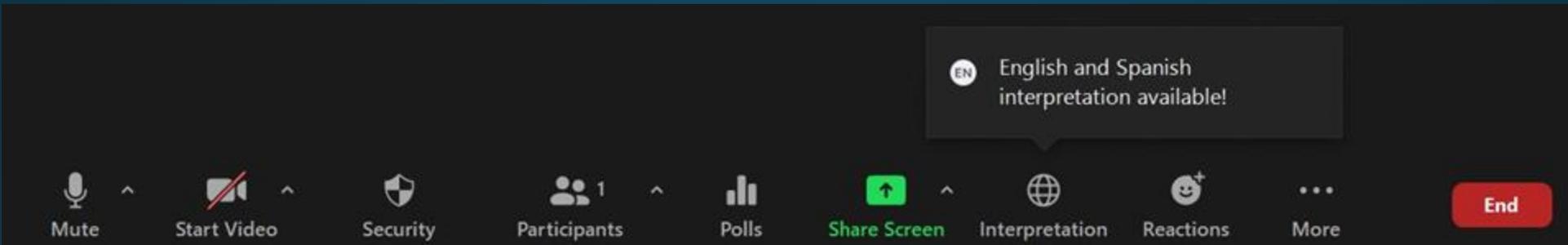
Welcome

**Anti-Displacement Stakeholder Advisory
Committee (SAC) Meeting #1**

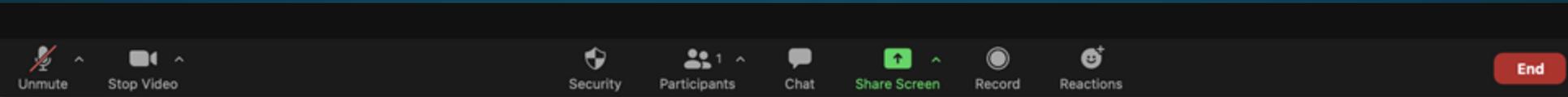
April 29, 2021

Zoom Logistics

Interpretation available in **Spanish** and **Vietnamese**



Zoom Logistics



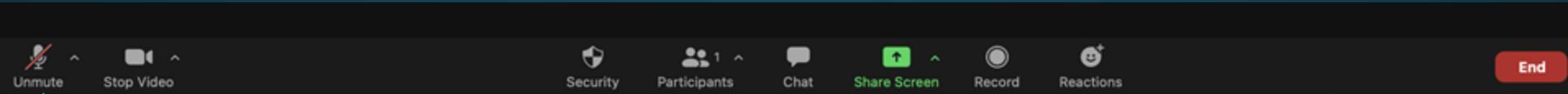
MUTE/VIDEO

Please keep yourself muted unless speaking.

We'd love to see your face so keep video on if possible.

Click ^ arrow to unmute or adjust settings.

Zoom Logistics



MUTE/VIDEO

Please keep yourself muted unless speaking.

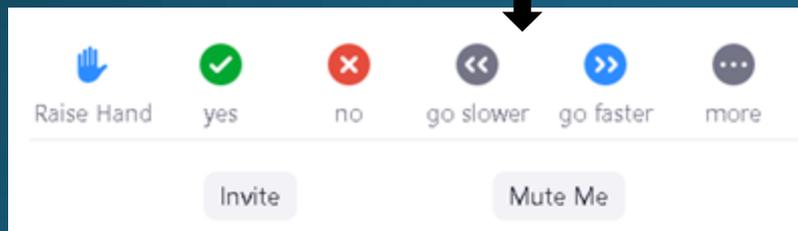
We'd love to see your face so keep video on if possible.

Click ^ arrow to unmute or adjust settings.

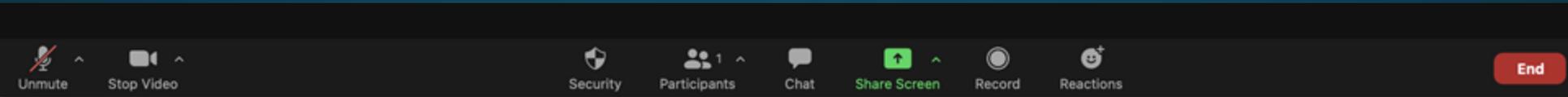
PARTICIPANTS

Click to see who else is in the meeting.

In some versions you can also give non-verbal feedback.



Zoom Logistics



MUTE/VIDEO
Please keep yourself muted unless speaking.

We'd love to see your face so keep video on if possible.

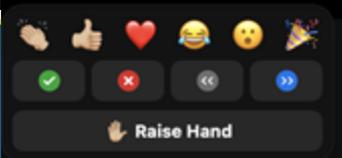
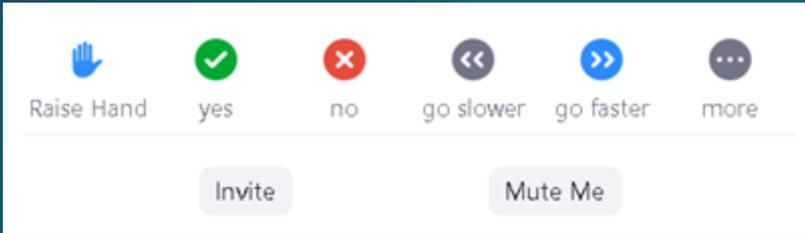
Click ^ arrow to unmute or adjust settings.

PARTICIPANTS
Click to see who else is in the meeting.

In some versions you can also give non-verbal feedback.

CHAT
Put in your questions during the Q&A and during the discussion with your community.

REACTIONS
Provide quick "thumbs up" and in some version you can also give non-verbal feedback.



Agenda

1. Welcome + Agenda Overview
2. Introductions
3. Impetus & Goals of Working Group
4. Meeting Processes
5. Presentation: COPA Overview
6. Discussion & Brainstorm
7. Wrap up & Next Steps

Introductions

Please put in Chat:

- Name,
- Organization (if you're a part of one),
- Neighborhood you live in,
- Your hopes for this group

Impetus and Goals

- San José's history of racism and inequity in housing
- Anti-Displacement Strategy
- Council direction to create working group
- Develop policies and recommendations of the Anti-Displacement Strategy from a variety of voices and perspectives
- Transparent and informed negotiations to find solutions that work.

Poll: Your Connection to San Jose

Meeting Processes

- Ground Rules
 - Be curious
 - Keep an open mind
 - Speak from your perspective
 - Challenges accompanied by solutions
 - Make proposals
- Participation
 - Share the mic

Meeting Processes (con't)

- Documentation
- Discussions
- Technical Advisory Committee & Stakeholder Advisory Committee relationship and meetings

Tentative Schedule

April

- April 22nd: TAC #1
- **(Today)** April 29th @ 6 pm: SAC #1

May

- Week of May 10th: TAC #2
- May 20 @ 6 pm: SAC #2
- May 26 @ 12:30 – 2 pm: TAC #3

June

- Thursday June 10th @1-2:30: TAC #4
- June 17th @ 6 pm: SAC # 3

July/August

- July 15th @1:30 – 3pm: TAC #5
- July 29th @1-2:30: TAC #6
- August 19th, @ 6 pm: SAC #4

September

- September 9th @1-2:30 pm: TAC #7
- September 23rd @ 6 pm: SAC #5

Poll: Who's in the Room?



Housing

An Opportunity to Remain

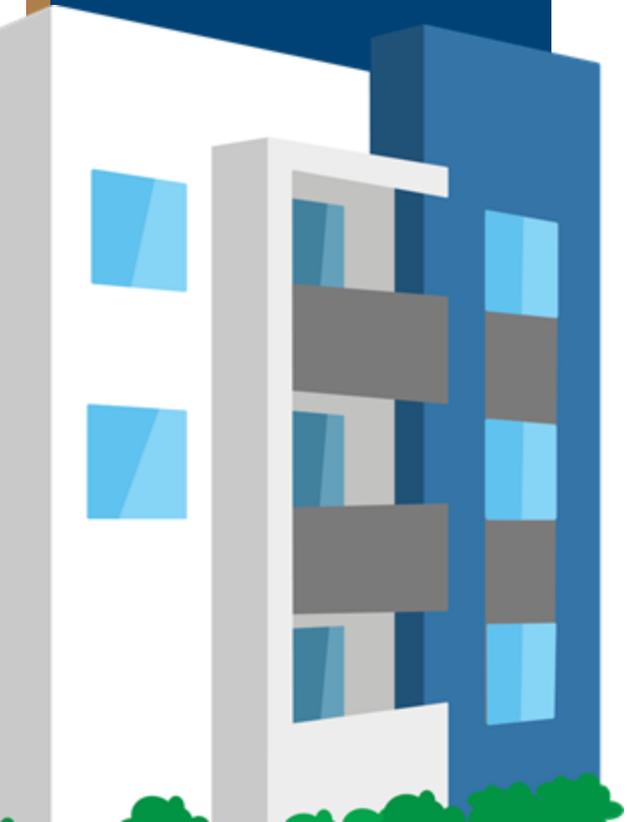
Introduction to Opportunity to Purchase Policies

Anti-Displacement
Stakeholder Advisory Committee

4/29/2021

Asn Ndiaye

*Partnership for the Bay's
Future Fellow, Housing
Department*



Overview

- Background on Opportunity to Purchase programs
- Survey of programs in other jurisdictions
- Summary of current San José conditions
- Tradeoffs and considerations
- Questions and discussion



Context of Work on Community Opportunity to Purchase (COPA)

PolicyLink



- PolicyLink Anti-Displacement Policy Network (2018-19)
- Community Strategy to End Displacement (Jan 2020)
- Citywide Anti-Displacement Strategy (Sep 2021)
- Partnership for the Bay's Future Challenge Grant (2020-22)



What is COPA?

- Allows qualified nonprofits, including community organizations, to make an offer to buy a property when it goes up for sale
- Needs to be paired with funding programs
- Increases opportunities for nonprofit partners to build up organizations that can do this work
 - Workforce Development
 - Economic Development



Benefits of COPA



- Prevents displacement due to eviction and price increases.
- Stabilizes housing and maintains community ties
- Builds wealth and economic empowerment
- Turns COVID-19 and current market instability into opportunity



COPA: Questions to answer

- Who will participate in the program?
- What type of properties should be covered?
- What funding is available and needed for the program?
- What is a realistic timeline to balance the needs of community organizations, tenants, and sellers?
- How will the COPA help build wealth and create pathways to asset building and ownership?



Spotlight: Community Opportunity to Purchase in San Francisco

- Adopted in 2019
- Currently has 8 qualified nonprofit buyers
- Coupled with funding from City Small Site Acquisition Fund and San Francisco Housing Accelerator Fund
- 30-80% AMI income limits
- Focused on smaller properties



Spotlight: Tenant Opportunity to Purchase (TOPA) in District of Columbia

- Established in 1980
- Spends up to \$25M per year
- Focused on 5+ unit buildings
- Longer timelines for tenant outreach
- Focused on low to moderate households and strong focus on ownership



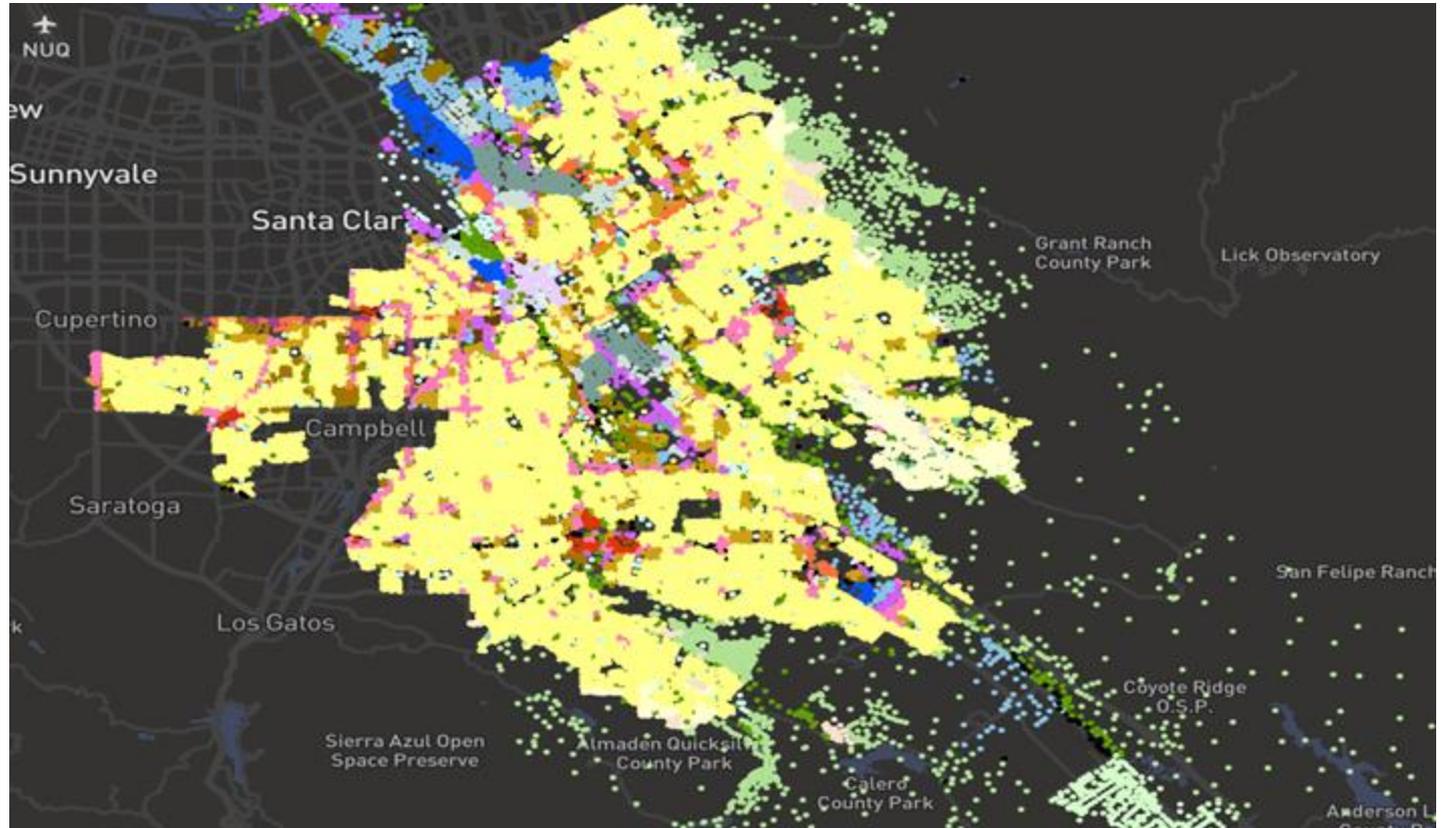
Spotlight: Tenant Opportunity to Purchase (TOPA) in Berkeley

- Currently under consideration (expected 2021)
- Applies to all properties with some exceptions
- Tenants can assign rights to qualified nonprofits
- Likely to be paired with funding from local affordable housing programs

Cal

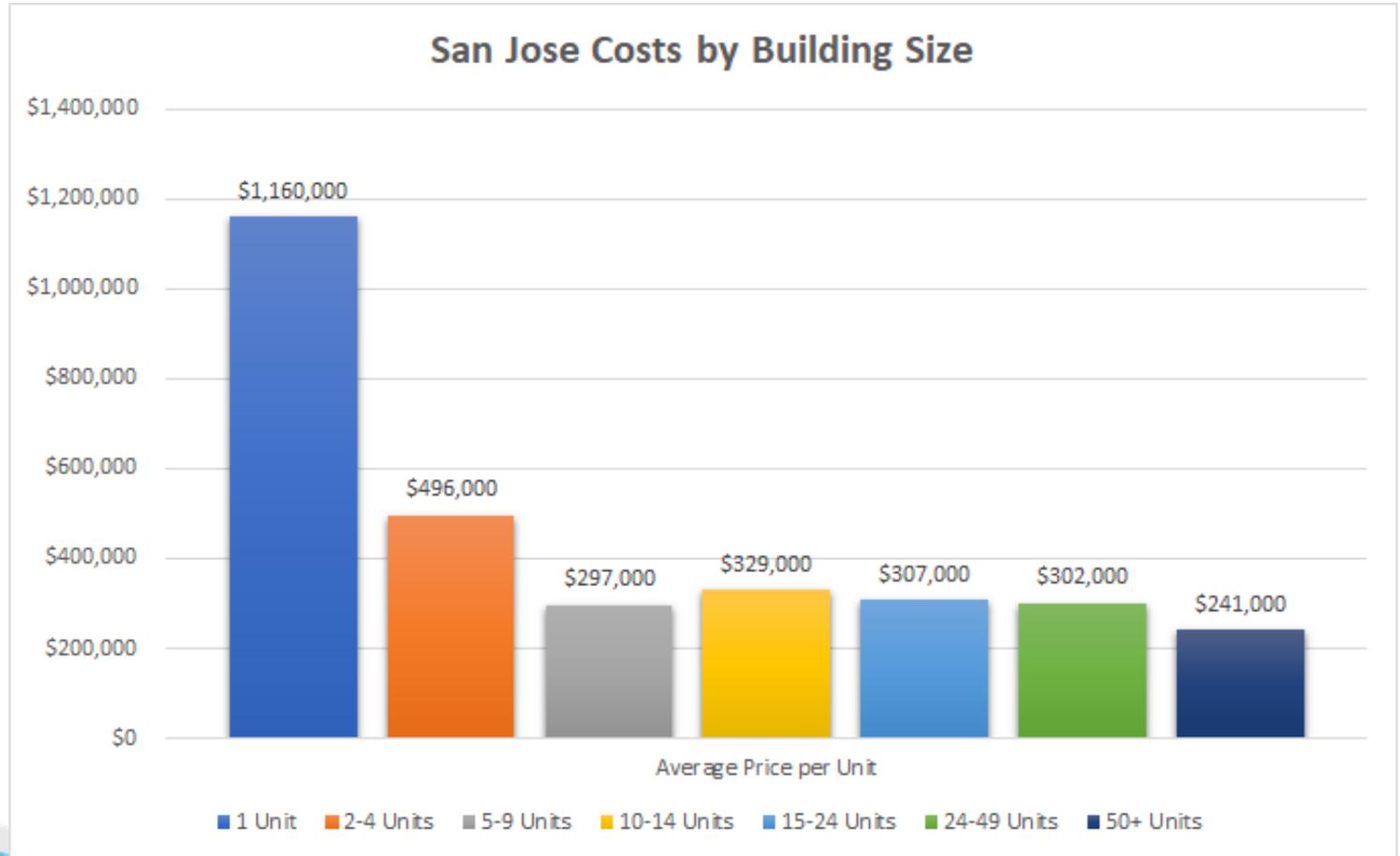


San José Context



Costs and Subsidy

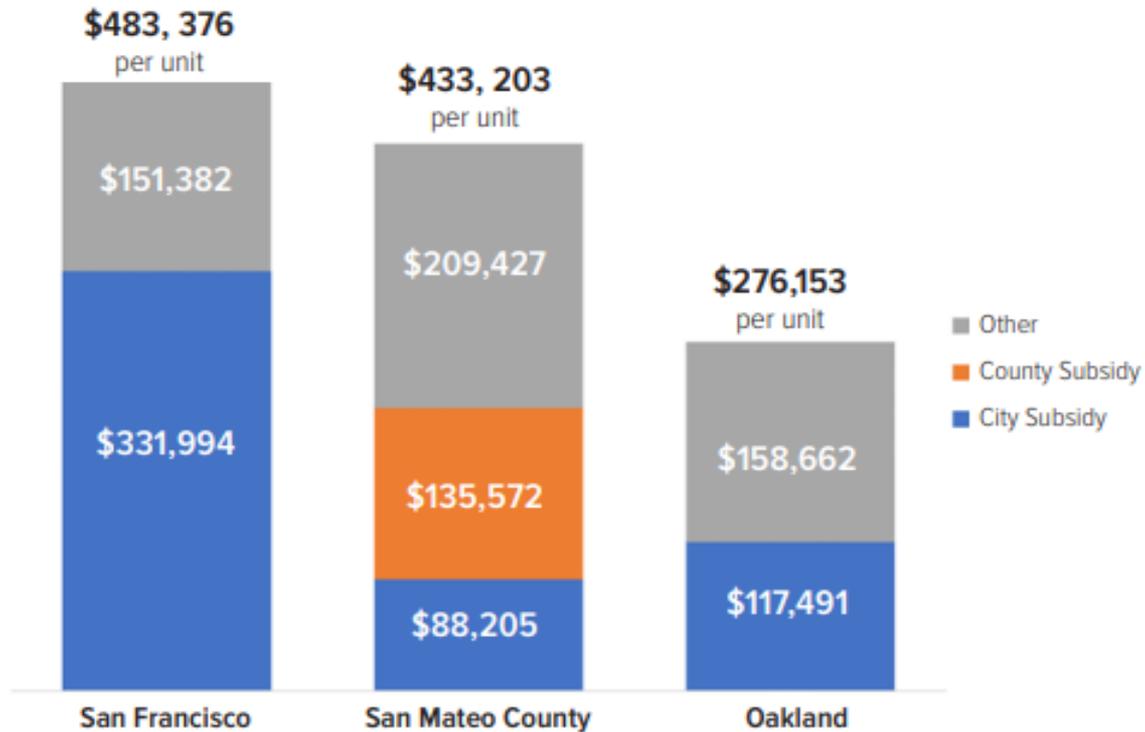
Costs



Costs and Subsidy

Subsidy

Average Per-Unit Subsidy Amounts by Locality for Occupied Acquisition-Rehab Projects



Tradeoffs and Things to Consider

- Current sales timelines
- COVID-19 context
- Cost effectiveness
- Incentives
- Neighborhood needs
- Prioritization
 - § Homes
 - § People
 - § Geography
- Equity
 - § Racial
 - § Economic
 - § Status



COPA: Questions to answer

- Who will participate in the program?
- What type of properties should be covered?
- What funding is available and needed for the program?
- What is a realistic timeline to balance the needs of community organizations, tenants, and sellers?
- How will the COPA help build wealth and create pathways to asset building and ownership?



Looking Forward

| Phases | Activities | Timeline |
|-------------------------------------|---|----------------|
| Working Group Meetings | <ul style="list-style-type: none"> • 7 Technical Advisory Committee meetings • 5 Stakeholder Advisory Committee meetings | Apr - Sep 2021 |
| Draft Framework | <ul style="list-style-type: none"> • Framework incorporating input and feedback from Stakeholders | Jul - Sep 2021 |
| Approvals | <ul style="list-style-type: none"> • Present to Housing Commission and City Council committee • City Council session and adoption | Oct - Dec 2021 |
| Implementation and Education | <ul style="list-style-type: none"> • Education and outreach to community • Organizational preparation and needs | Jan - Mar 2022 |



COPA Discussion

Breakout Rooms

- Discussion and brainstorm

Reconvene to main session & report out at
7:25 pm

Wrap Up & Next Steps

Stakeholder Advisory Group

- SAC Meeting #2: Thursday May 20th, 6 – 7:30 pm via Zoom

- Feedback on today:

<https://forms.gle/wAeZgJWKaSHqm5GT8>

Thank you!