



*Housing*

# Welcome

**Anti-Displacement  
Technical Advisory Committee  
(TAC) Meeting #3**

**May 27, 2021**

# Agenda Overview

- 🏠 Welcome
- 🏠 SAC #2 Recap
- 🏠 Where We Are Now
- 🏠 Program Design Principles and Goals
- 🏠 Presentation on Applicability: What Should be Included in Program
- 🏠 Mural Activities
- 🏠 Wrap Up/Next Steps



# Introductions

In chat

Name and  
Organization/Affiliation



# SAC #2 Recap

Report out by Melodi Masaniai



## SAC #2 Recap, cont.

### What are the most important goals of COPA?

1. Protect tenants from displacement, especially low income and long-time residents
2. Improve housing quality and stability for residents
3. Increase amount of affordable housing and give residents more disposable income to spend in our market
4. Increase number of qualified buyers for certain sizes of properties
5. Allow residents to build assets
6. Support tenant organizing and empowerment
7. Fund improvements to property condition
8. Provide an exit strategy for COVID-impacted property owners
9. Provide a fair purchase price for properties
10. Provide a way to get an offer on a property within a given period of time
11. Not unduly impact property owners



## Goals— SAC #2 Results

**72%** of respondents said protecting tenants from displacement, especially low income and long-time residents, was their top goal for COPA

**44%** of respondents said improving housing quality and stability for residents was their second most important COPA goal



# Guiding Principles— Program Design

- Balance the interest of all parties –tenants, property owners, brokers, housing advocates, and developers
- Develop a program that is realistic for the City to administer
- Maximize the program goals



# Where We Are Now

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## 🏠 Prior

- Overview, process, timeline

## 🏠 Today

- Applicability

## 🏠 Future meetings

- Offers, qualified non-profits, affordability, financing, ownership, management, tenant engagement and education/outreach







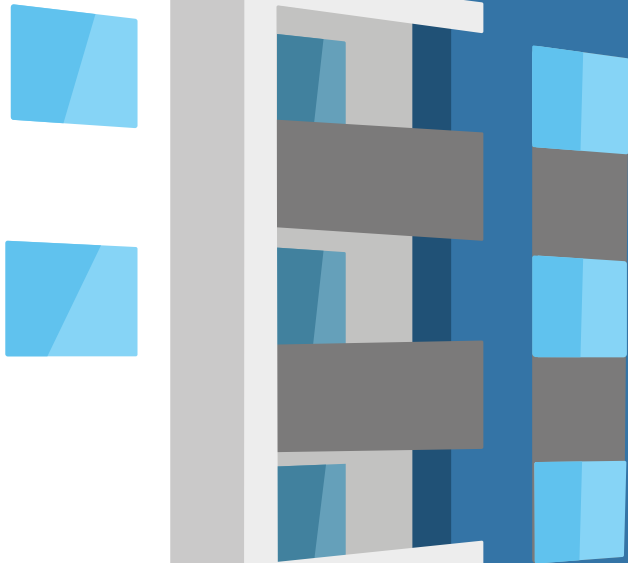
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# Understanding COPA Applicability

Background and Context for COPA Applicability

**Asn Ndiaye**

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



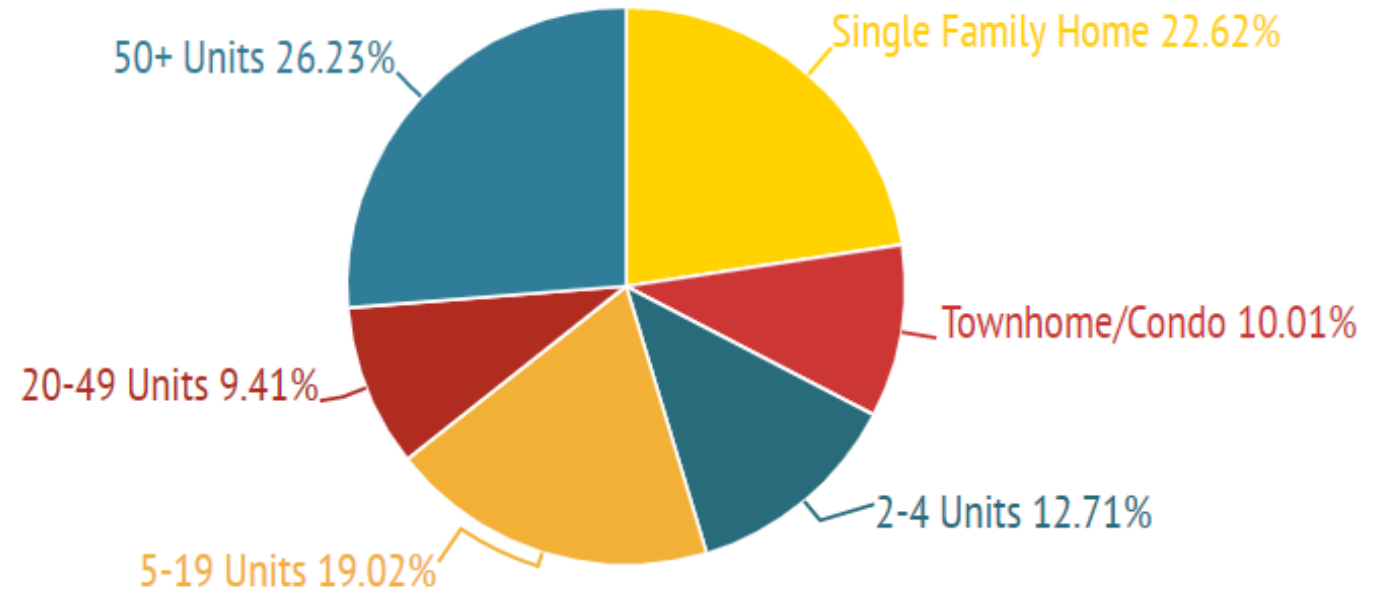
# Applicability in Other Jurisdictions

Jurisdiction	Minimum	Requirements/Exemptions
San Francisco (COPA)	3+	Qualified non-profits are given initial notice
District of Columbia (TOPA)	5+	The City requires tenant associations for 5 or more units
	2-4	
	1 (SFH)	
Berkeley (TOPA)	3+	Owner-occupied exempted
	2	
	1 (SFH)	



# Overview of Units in San José

Building Type	# of HH
SFH	31,439
Townhomes/ Condo	13,900
2-4 Units	17,667
5-19 Units	26,455
20-49 Units	13,112
50+ Units	36,381
<b>Total</b>	<b>140,514</b>



Source: 2019 ACS



# Mural

## How To Use



# Activity #1

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## Pros & Cons

- ▶ Minimums: What should be exempt?
- ▶ Should COPA have a maximum?



## Activity #2

### Deal or No Deal: *Property Edition*

- You have \$3. Each property costs \$1.
- Which properties will you purchase with your \$3? Each \$ represents \$1. ***Select one and drag it to the property you wish to purchase.***



## Wrap Up & Next Steps

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- SAC Report out volunteer
- TAC Meeting #3: 6/10, 1 - 2:30 pm
- SAC Meeting #3: 6/17, 6 – 7:30 pm
- Feedback survey

