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# MEETING SUMMARY

## Anti-Displacement Stakeholder Advisory Committee

Meeting #6 - Thursday, October 21<sup>st</sup>, 2021

6:00 pm – 7:30 pm via Zoom

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The City of San José hosted the sixth Stakeholder Advisory Committee (SAC) meeting as part of the citywide Anti-Displacement Working Group. This group is tasked with offering input on the design of a realistic Community Opportunity to Purchase program that balances the needs and desires of tenants, property owners, brokers, realtors, and housing advocates. A copy of the PowerPoint can be found [here](#).

### Attendance

Over 20 community members and leaders from diverse sectors attended the meeting. Among those invited included housing advocates, property owners, affordable and market rate developers, philanthropic leaders, realtors, community-based organizations, and business leaders.

The meeting was facilitated by Baird + Driskell Community Planning with assistance from the City of San José Housing Department staff.

### Draft Framework

Following a welcome and introductions, City of San José staff presented the COPA draft framework. After reviewing the definition of COPA and its goals, staff highlighted key points in each section of the framework: applicability, timeline, qualified buyers, income eligibility and targets, tenant engagement, and education/enforcement. The basic structure of this meeting was:

- 1) Presentation of 1-3 components of the program;
- 2) Question-and-answer session;
- 3) Comment period for participants to share their thoughts on the particular components just presented. Participants could use a google form with specific questions or place comments in the chat. A full list of COPA draft framework question prompts can be found in the appendix.

Below are some highlights from the discussion. Overall, participants seemed to be more interested in listening, occasionally offering specific comments, but mostly digesting a complex topic. A full list of participant questions and comments can be found in the appendix.

- **Capacity-building for community partners**— Some advocates expressed concern that the current framework does not include a clearer pathway for community partners to become nonprofits.
- **Create more opportunities for land trusts**— Others expressed concern it doesn't create enough opportunities for community land trusts to acquire properties.
- **Opportunities for ownership**— Tenant advocates emphasized the desire for an avenue toward homeownership within the program.
- **Extensive engagement to property owners**— Those representing private industry highlighted the need for extensive engagement and outreach to property owners.
- **Contractual rights**— Some private industry representatives also cautioned staff there is concern regarding contractual rights among owners.
- **Eligibility and non-displacement of high-income tenants**— There was general consensus among the group on the topic of eligibility and, specifically, that the program should not displace tenants who are over-income when a qualified buyer purchases a building.

After questions and comments, the facilitator encouraged participants to fill out a final survey to share their feedback on the SAC facilitation and engagement process.

## **Next Steps**

At the conclusion of the meeting, the facilitator invited participants to continue submitting their comments on the draft framework and the SAC process feedback survey through the end of October.

The next SAC meeting will take place on October 28<sup>th</sup>, 2021 from 6:00-7:30 pm. This meeting will be offered entirely in Spanish and will cover topics from SAC #5 (tenant engagement and home ownership), along with content from the 6th SAC meeting (draft framework of a proposed COPA policy).