



Housing

Welcome

**Anti-
Displacement Stakeholder Advisory
Committee
(SAC) Meeting #5**

September 23, 2021

Your Connection to San Jose

Poll



Agenda Overview

- 🏠 Welcome
- 🏠 Introductions/Roll Call
- 🏠 Presentation on COPA Components:
 - Tenant Engagement
 - Ownership/Long-Term Stability
- 🏠 Discussion and Activity
- 🏠 Wrap up/next steps



Introductions

Name and
Organization/Affiliation



Ground Rules

- Be curious
- Keep an open mind
- Speak from your perspective
- Challenges accompanied by solutions
- Make proposals
- Everyone has space to talk



Who Is In the Room

Poll





Housing

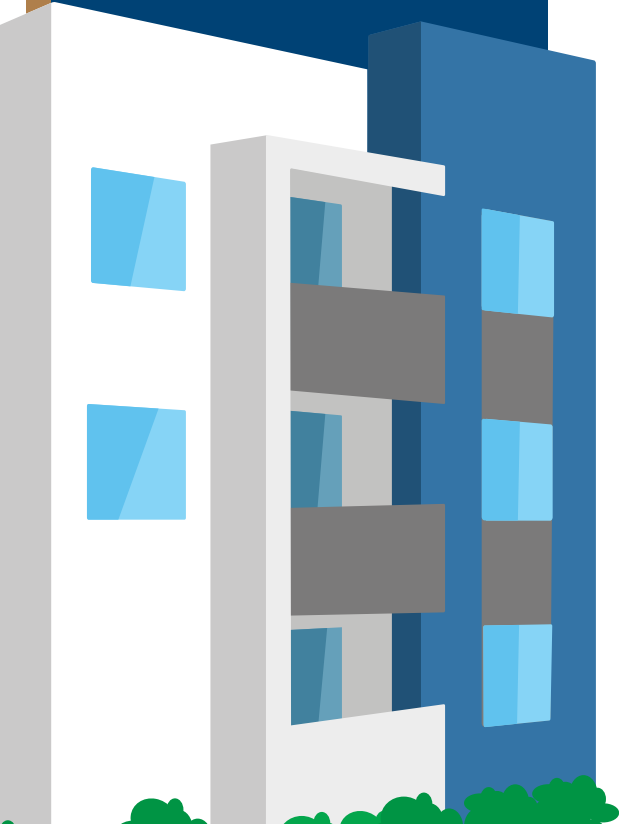
Building Ladders of Opportunity

Empowering tenants and creating pathways to ownership and asset building

Anti-Displacement Stakeholder
Advisory Committee
Meeting #5
September 23, 2021

Asn Ndiaye

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



Where We Are Now

🏠 Prior

- Overview, process, timeline, applicability, qualified nonprofits, financing, affordability

🏠 Today

- **Tenant engagement, ownership**

🏠 Future meetings

- Education/outreach ; Draft framework



Tenant Engagement & Ownership Objectives

- Empower tenants throughout the COPA process
- Encourage community and tenant buy-in to COPA transactions
- Create multiple pathways to ownership and home stability
- Help at-risk families build assets
- Maintain community networks and relationships



Tenant Engagement



Current Tenant Landscape

Recent Changes

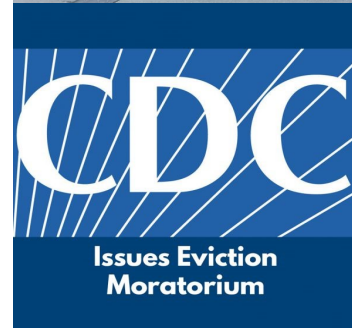
- Local
 - Tenant Protection Ord. (Just Cause)
 - Housing Payment Equality Ord.
 - Rental assistance
- State Law
 - AB 1482

Upcoming risks and opportunities

- COVID-19 evictions



BUILDING GREAT PLACES



Benefits of More Engaged Tenants

- ◆ Empowered tenants with information
- ◆ Reduced fear of adverse impacts (evictions, large rent increases)
- ◆ More participation in property upkeep and maintenance
- ◆ Process created for decision making and addressing collective issues
- ◆ Ability to seek assistance and redress from support organizations



Tenant Engagement in Other Cities

🏠 San Francisco

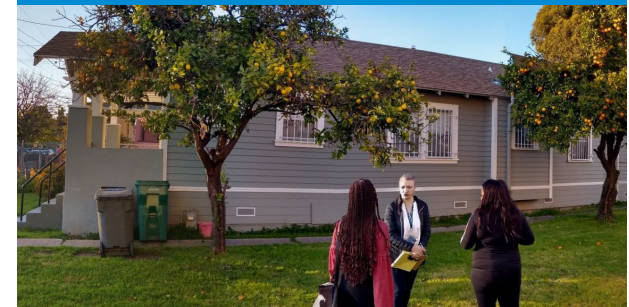
- MEDA: engages in deep community engagement and outreach; seeks 100% buy-in from tenants; generally partners with housing tenant groups

🏠 Oakland

- OakCLT: seeks a resident-led model for preservation with conversions to tenant-managed co-ops

🏠 Berkeley

- Works with Supportive Partner to ensure tenant outreach and education



Potential Tenant Engagement Guidelines

🏠 Pre-Acquisition

- Mandatory effort to reach out and communicate with residents about potential acquisition
- Target threshold (%) of tenant households in support of QNP acquisition plan if other than ongoing rental
- Use of household information provided to acquiring nonprofit as an indication of support for acquisition
- Partnership with Qualified Community Partner to assist with engagement



Potential Tenant Engagement Guidelines

🏠 During Transaction

- Effort to communicate with residents during transaction and about any changes in property

🏠 Post-Acquisition

- Meaningful resident engagement in major property decisions
- Support for resident organizing and tenant association formation
- Could create tenant first right to purchase in future if conditions are met (within 5-10 years)



Small Groups



Report Out



Ownership



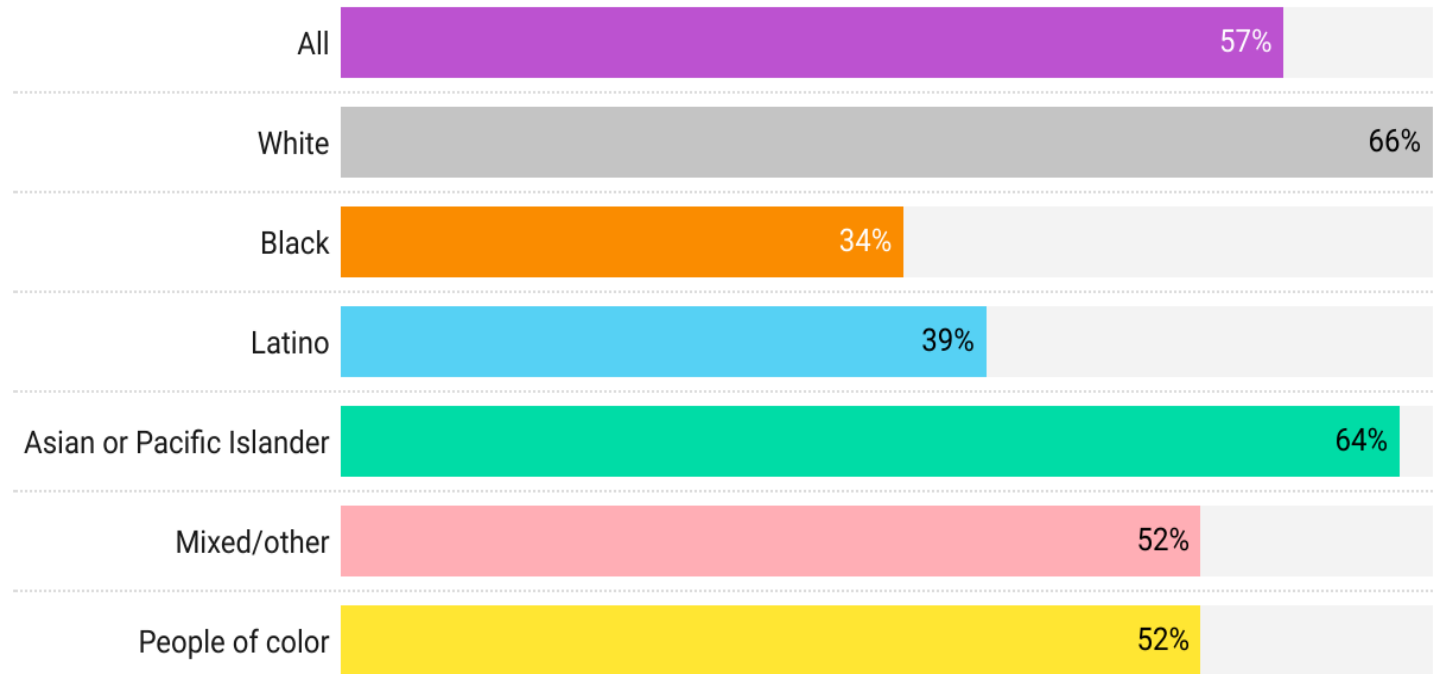
Ownership Prices Have Risen Sharply

- Single family home prices are up 24% since last year to **median of \$1.5 million**
- Even entry-level homes like townhomes and condos are up 17% since last year to **median of \$825,000**
- Homeownership out of reach for most lower-income residents and many moderate-income residents



Ownership Still Uneven by Race

Homeownership in San José

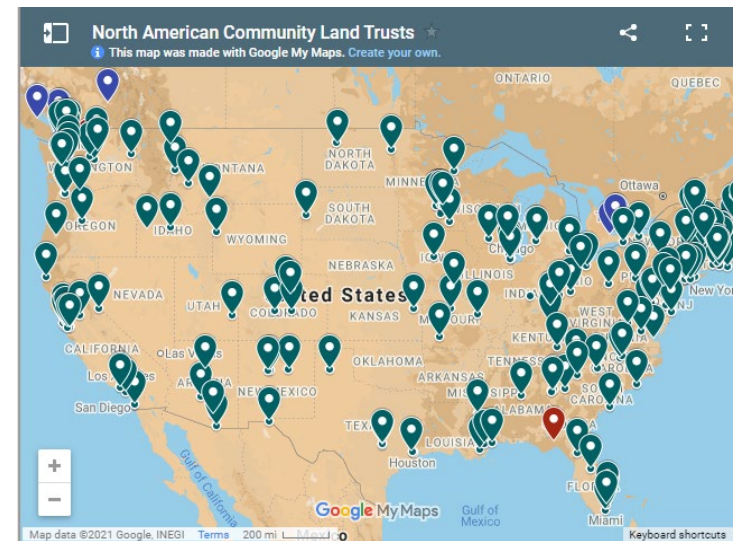


Source: Census 2019 • Created with Datawrapper



Models for Ownership: Community Land Trusts

- Nonprofit organizations hold title to land to preserve its long-term availability for affordable housing
- Flexible model that can support many affordable housing types, including homeownership, co-ops, condos, and rental properties



Other Models for Ownership

- 🏠 Co-operatives
 - Collective ownership model
- 🏠 Condominiums
 - Individually-owned units within a property; subject to State standards
- Tenancies-in-Common
 - Group ownership of separate units in a master mortgage
- Long-term Leases
 - Lease of unit can approximate ownership
 - Can be for terms of 10+ years
 - Can include resident control



Resources to Support Ownership

City and County Programs

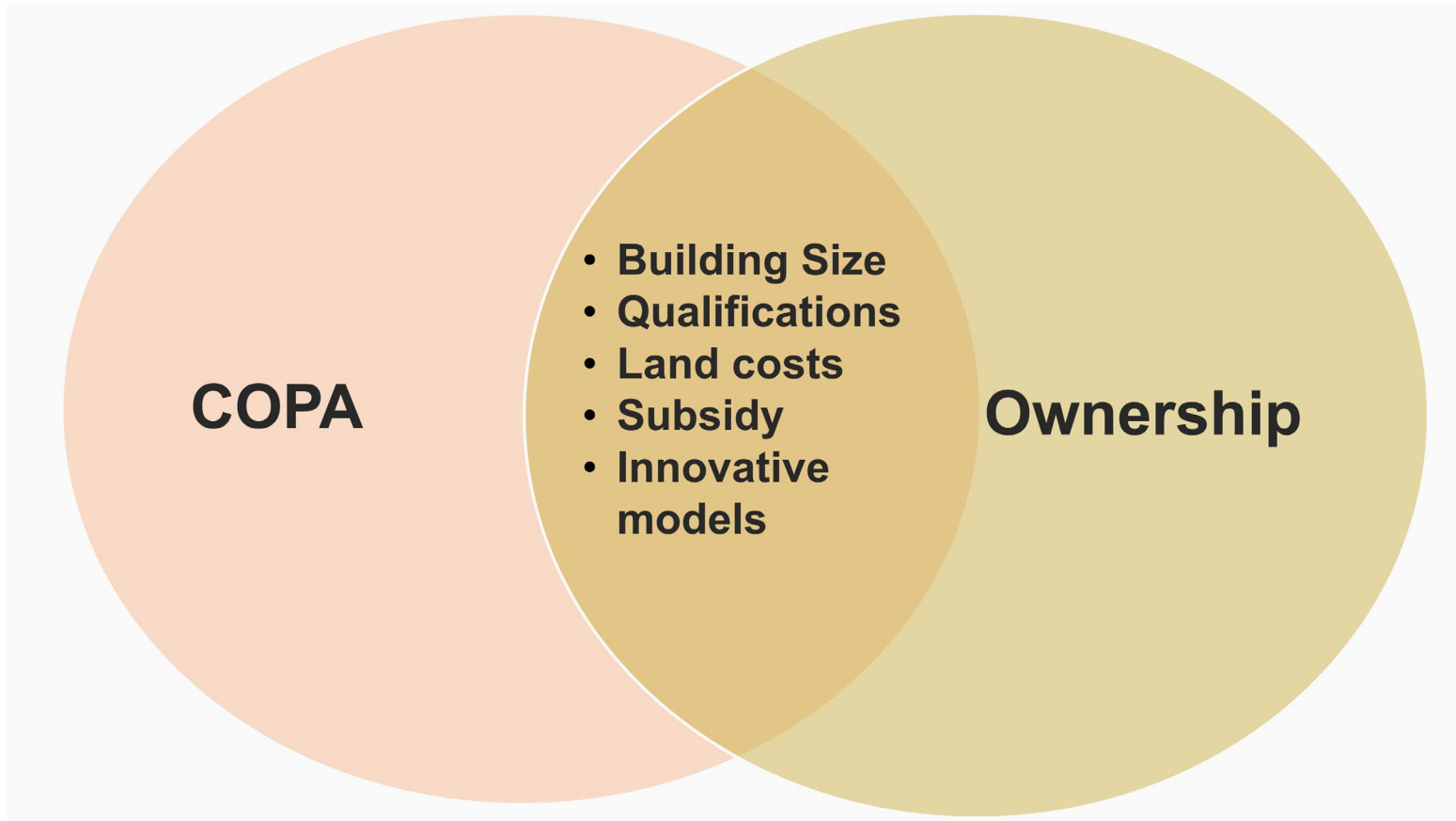
- 🏠 2016 Measure A
- 🏠 Moderate-income Strategy
- 🏠 Down payment assistance
- 🏠 Capacity building for nonprofit organizations

Supportive Partners/Ecosystem

- 🏠 CDFIs
- 🏠 Community Land Trusts
- 🏠 Legal organizations
- 🏠 Community organizations
- 🏠 Philanthropy/private sector



COPA and Ownership



Questions



Small Groups



Report Out



Wrap Up & Next Steps

- SAC Meeting #6: 10/14, 6-7:30 pm
 - <https://bit.ly/SAC6SanJose>
- Feedback survey
 - <https://bit.ly/SAC5feedback>



Thank you!

