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# MEETING SUMMARY – SAC 4

## Anti Displacement Technical Advisory Committee

Thursday, August 19<sup>th</sup>, 2021

6:00 pm – 7:30 pm via Zoom

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The City of San José hosted the fourth 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

Close to 40 community 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.

Baird + Driskell Community Planning facilitated the meeting with assistance from the City of San José Housing Department staff. These notes were prepared by Baird + Driskell.

### Introduction

Following a welcome and introductions, participants revisited the group's ground rules and heard a recap of previous discussions and the plan for future topics.

### Financing

Participants heard a short presentation about the mechanics of financing affordable housing from the Program Officer at Enterprise Community Partners. Next, Partnership for the Bay's Future Challenge Grant Fellow with the City of San José, offered examples of preservation funding in other cities and potential sources of financing for a COPA program in San José through local and state funds. Following the financing presentation, participants had the opportunity for questions and comments. Participants had clarifying questions regarding the availability of local financing sources and about the financing for San Francisco's COPA program. City staff noted preservation funds will likely be offered by the City that can be used for COPA and that San Francisco's Accelerator Fund is a key component of the program that allows for financing to be quickly pieced together

## **Affordability**

Staff presented some context on affordability targets of other COPA programs and then explained that the income affordability baseline for a program in San José would likely be set at 30-80% of AMI.

Next, the facilitator presented a couple of sample households and income scenarios examples to solicit feedback on affordability priorities for the program. After presenting these scenarios, participants were divided into small, self-facilitated breakout rooms of 3-4 to discuss their thoughts. After the small group discussions, participants took a vote on a platform called Mentimeter and ranked a number of priorities regarding affordability.

Key points from the discussion:

- **Include extremely low income households**—since they are most in need and at risk of displacement so they should be eligible for housing under COPA. This includes people with disabilities who are on social security income and thus must live on fixed incomes.
- **Housing for essential workers**-- Can the higher end of the AMI baseline be set aside for essential workers, such as teachers, firefighters, medical staff?
- **Flexibility**-- Affordability should be flexible enough to include lowest income families as well as moderate income households. A well drafted COPA policy should serve as many interests as possible.
- **Deep affordability and the number of units** within the program should be the highest priorities COPA.

The questions and vote results were as follows:

### **1. When push comes to shove, which is most important?**

Out of 21 votes submitted, a slight majority indicated more housing units overall is most important to them. A close second, the next top priority was deeper affordability of housing units within COPA.

**When push comes to shove, which is most important?**

Mentimeter



21

**2. Should there be a deeper affordability target or keep it flexible between 30-80%**

Out of 17 votes, most participants indicated their preference is for the affordability target to remain flexible.

**Should there be a deeper affordability target or keep it flexible between 30-80%?**

Mentimeter



17

Next, staff requested feedback on how COPA should address tenants who are over-income when a property is purchased. After hearing a sample household scenario, participants again were divided into small, self-facilitated breakout rooms to discuss. The full group then reconvened and participants were asked to volunteer some points brought up during their discussions. Participants then voted on Mentimeter again.

A summary of the discussion and voting is below:

- **No one should be displaced.** The goal of the program is to prevent displacement and over income people should not be forced to move.
- **Rents can be adjusted gradually** for over-income tenants, based on income.
- **Extremely low income tenants** are who the City should be focusing our anti-displacement efforts on because they are most at risk.

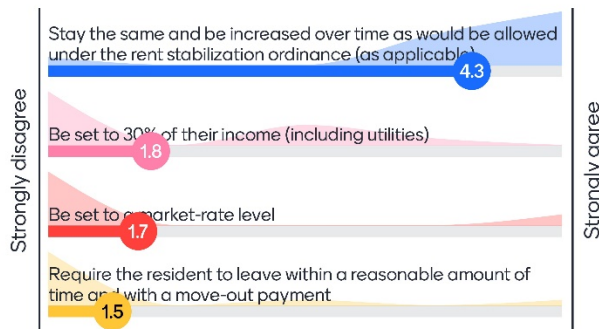
More details about the questions and vote results were as follows:

**3. How should COPA address tenants who are slightly over-income when the building is purchased? The rent should...**

Out of 12 votes, most participants indicated they believe rent should stay the same initially and be increased over time, as allowed under the rent stabilization ordinance.

**How should COPA address tenants who are slightly over-income when the building is purchased? The rent should...**

Mentimeter



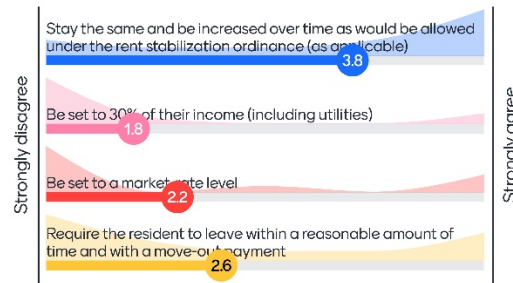
12

**4. How should COPA address tenants who are significantly over-income when the building is purchased? The rent should...**

Out of 12 votes, most participants again indicated they believe rent should stay the same and be increased over time.

How should COPA address tenants who are significantly over-income when the building is purchased? The rent should...

Mentimeter



12

Based on the discussion and Mentimeter poll, most participants felt over-income tenants should be able to stay in their home paying their existing rent amount and see rent increases at the same rate and to the same level as other tenants

### Next Steps

The next SAC meeting is scheduled for Thursday, September 23<sup>rd</sup>, 2021 from 6:00 – 7:30 pm.