

# MEETING SUMMARY

## Anti-Displacement Stakeholder Advisory Committee

Meeting #2 - Thursday, May 20<sup>th</sup>, 2021

6:00 pm – 7:30 pm via Zoom

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The City of San José hosted the second Stakeholder Advisory Committee (SAC) meeting as part of the City’s 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 60 community members from diverse sectors attended the meeting. Among those invited included tenants, housing advocates, property owners, affordable and market rate developers, philanthropic leaders, realtors, community-based organization representatives, and business leaders.

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

### Principals and Goals

Following a welcome, introductions, and a recap of the process thus far, the facilitator presented a set of guiding principles to the group for feedback. This version of guiding principles and goals incorporated feedback from the Technical Advisory Committee and is meant to provide a program design framework as the project team develops the COPA policy proposal. The principles proposed were:

- 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



The goals were as follows:

- Protect tenants from displacement, especially low income and long-time residents
- Improve housing quality and stability for residents
- Increase amount of affordable housing and give residents more disposable income to spend in our market
- Increase number of qualified buyers for certain sizes of properties
- Allow residents to build assets
- Support tenant organizing and empowerment
- Fund improvements to property condition
- Provide an exit strategy for COVID-impacted property owners
- Provide a fair purchase price for properties
- Provide a way to get an offer on a property within a given period of time

Participants were asked to vote on their top three goals for the program via a zoom poll. Approximately 75% of respondents identified “protecting tenants from displacement, especially low income and long-time residents” as an important goal. Approximately 50% of participants identified “improving housing quality and stability for residents” as important. See appendix for full results.

### **Interests and Concerns**

Next, Partnership for the Bay's Future (PBF) Challenge Grant Fellow with the City of San José, presented information on the following:

- San José rental market
- Overview of the COPA process
- The types of buildings to be included in the program.

Participants had an opportunity to ask questions during a pause in the presentation. Questions arose regarding:

- Data sources of information provided during the presentation.
- Tenant engagement features under a COPA program
- Potential paths to homeownership for tenants and how those on assistance program will be affected (especially because in some cases they cannot have significant assets).

Following the presentation, participants were placed into breakout rooms and were asked to think about the interests and needs of 1) a tenant, 2) a property owner, and 3) a qualified nonprofit. Participants were also asked to consider if any stakeholders might be missing from the list and to brainstorm their needs as well.



The key take away from the discussion is that all stakeholders need clear, tailored, easy to understand information about how the program works. For example, owners have different questions than tenants and need a different summary.

Below is a summary of discussion points brought up during breakout room discussions:

- **Tenants**
  - **Easy to understand information** - Prioritize early tenant education so occupants know how the purchase of their home under a COPA program would impact their lives and have a point person to contact with questions. This information should be easy to understand and should be provided in a language the tenant speaks. It should include information on what their new rents will be and what their rights are.
  - **Transparent process** - Prioritize maintaining a transparent process for tenants, including providing tenants with information about the potential buyer.
  - **Early Information** - Provide clarity about the COPA program and process before the sale begins.
  - **Ownership** – For those who want it, provide clarity on possible path to homeownership.
- **Nonprofit developer**
  - **Program rules and deadlines** - Need clear information about deadlines and information they need to gather to make an offer.
  - **Contact information** - Need good contact information of all tenants.
  - **Financing** - Prioritize providing clarity on what financing is available.
- **Property owner**
  - **Process** - Need clarity on who they will have to notify when they decide to sell their property.
  - **Accessible to all owners** - Make COPA information clear and easy to understand for immigrant, older, or smaller property owners who may not be familiar with similar processes.
- **Other sectors of the community**
  - Small business owners
  - Community Centers
  - Faith-based organizations
  - Other nonprofits
  - School districts
  - Medical facilities



After the breakout room discussions, the whole group reconvened to discuss next steps and following meetings. Participants were encouraged to take a post-meeting survey to provide feedback on the meeting.

### **Next Steps**

The next SAC meeting is Thursday June 17<sup>th</sup>, from 6:00 -7:30 pm via Zoom.