
MEETING SUMMARY

Anti-Displacement Stakeholder Advisory Committee

SAC en español meeting (Spanish Language SAC Meeting) - Thursday, October 28th, 2021
6:00 pm – 7:30 pm via Zoom

The City of San José hosted a Stakeholder Advisory Committee (SAC) meeting in Spanish 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 Spanish language PowerPoint can be found [here](#).

Attendance

Five community members and leaders attended the meeting. Among those invited were tenants, housing advocates, property owners, affordable and market rate developers, philanthropic leaders, realtors, and business leaders. San José staff plans to do additional targeted outreach to Spanish and Vietnamese speakers as well as broader outreach this Winter.

The meeting was facilitated by Baird + Driskell Community Planning with assistance from the City of San José Housing Department staff. Specifically, Baird + Driskell explained the program in Spanish based on a script developed by San José staff. Staff listened via real time interpretation and answered questions which were interpreted back to Spanish.

Tenant Engagement & Ownership

This meeting was scheduled partly as a make-up for SAC Meeting #6, which covered the tenant engagement and ownership program elements, on October 21st, 2021 because there was a last-minute issue that prevented Spanish-language interpretation

Draft Framework

Following a welcome and introductions, the facilitator presented the COPA draft framework. After reviewing the definition of COPA and its goals, the facilitator highlighted key points of each component of the framework: applicability, timeline, qualified buyers, income eligibility and targets, tenant engagement, and education/enforcement. After the presentation, participants had an opportunity to ask questions followed by a facilitated discussion to gather feedback on the framework. A full list of COPA draft framework question prompts can be found in the appendix.

Below are some highlights from the discussion.

- **Applicability**— Participants explained that while they fully understand why single-family homes are not included in the program, in an ideal world, they would like for them to be included because it is common to find multiple families living in a single house in order to afford rent.
- **QNP and Community partners**— QNPs and Community partners should prioritize tenant engagement and education. Community partners should also focus on building tenant capacity so they can eventually take ownership of the building.
- **Exemptions**— Participants agreed that owner-occupied properties should be exempt from the program.
- **Tenant engagement**— Creating a sense of community in COPA buildings is important and one of the first steps to achieve that is through engaging tenants as early as feasible in the process. Additionally, participants acknowledged tenants have busy schedules, with many of them working multiple jobs, so engagement opportunities will need to take this into account.
- **Enforcement**— Participants felt funding for the program should be prioritized for property acquisition so they agreed a complaint-based program with relatively few staff would be appropriate.
- **Overall**— Comments on the program design overall were positive. Participants felt the framework balanced the needs of all stakeholders well, though they felt the framework slightly favors property-owners. Generally, participants recognized the value of the program and saw how it will benefit both tenants and property owners.

After the discussion, 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.