



MEETING SUMMARY

Anti-Displacement Technical Advisory Committee

Meeting #3 - Thursday, May 27th, 2021

1:00 pm – 2:30 pm via Zoom

The City of San José hosted the third Technical Advisory Committee (TAC) 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

Over 20 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.

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

Principles and Goals

Following a welcome and introductions, the facilitator asked for feedback on a revised version of the program design principles. This version incorporated changes based on comments from previous TAC and SAC meetings. Specifically, the goals were split into design principals (e.g., balance the interest of all stakeholders) and program goals (e.g., protect against displacement).

Participants voted on these goals and program design guidelines via a Zoom poll. Some stakeholders expressed general dissatisfaction with the goals and guidelines. It is not clear if the negative votes had more to do with the proposed language or were about concerns with the COPA program overall.

Which Types of Buildings to Include



Next, background information was provided regarding the types of structures that could be included in the COPA program. Participants then completed a series of interactive exercises via an online program called Mural to share their thoughts:

Activity 1 - Should small buildings be included in the program (i.e., single-family homes, duplexes, triplexes)?

Participants listed the pros and cons of including single-family homes (SFH) and duplexes, triplexes, and quadplexes in the program. Generally, there was a passionate group of stakeholders who felt it was important to include these smaller homes. They talked about how this was very important to their constituency and “offered them home.” They understood that from a cost perspective, these units were more, but they believed it was still worthwhile to include them. The biggest drawbacks that people mentioned were cost effectiveness, the regulatory burden on small owners, the faster timeline of these sales and challenges with Realtor rules. A summary of points is below.

- **Pros**
 - SFHs make up the majority of the City’s housing stock, and are the only option in many neighborhoods. In particular, many of the communities with the strongest schools are located in predominantly SFH neighborhoods.
 - Families of color, including very low / low-income families, are more likely to be renters in small buildings, so including these can make progress towards the City’s racial equity goals.
 - Including SFHs can offer a path to homeownership for families who face systemic barriers to purchasing.
- **Cons**
 - Many small units are owned by individuals or small-time owners.
 - SFHs/duplexes/triplexes are more expensive which would make them relatively inefficient as part of the program.
 - A poorly developed program could lead to violation of the Multiple Listing Service Clear Cooperation Rule.
 - It might be hard for nonprofits to manage scattered units.
 - Small properties tend to close quickly, making it hard for qualified nonprofits to buy.

Activity 2 - Should COPA target properties of certain sizes?

Participants were asked which types of properties they would purchase if they were running the COPA program. The options were grouped so the costs were the same (e.g., 10 single family homes or one 40-unit building). They were allowed to vote up to three times, including multiple votes in one category. Votes in green are from the meeting participants and votes in blue are from San José staff. One meeting participant raised a concern that this

exercise focused people’s attention heavily on the cost per unit because it was one of the few facts listed in the description.

The results are summarized below with community member votes listed first followed by City of San José staff votes.

- Single-family homes (10 homes) 8
- Duplex (16 homes/8 buildings) 6 (1 staff vote)
- Triplex (21 homes/7 buildings) 3 (2 staff votes)
- Small apartment (25 homes in 2 buildings) 15 (3 staff votes)
- Midsized apartment (40 homes in 1 building) 19 (3 staff votes)



Activity 3 - Should large properties be exempt from COPA? Participants listed pros and cons of including large properties in the program.

- **Pros**
 - Large buildings are an efficient use of public dollars, offering the best price per unit. They also may be eligible for state or federal subsidies to extend limited local funding.
 - They generally take longer to sell, which means a notice requirement is less of an imposition.



- Large buildings with 50+ units make up a significant portion of the rental market.
- **Cons**
 - These buildings are more expensive and there may not be the necessary funding.
 - Institutional owners, brokers, and sellers may be resistant.
 - A poorly designed program could reduce redevelopment that could allow for greater overall housing production.

Next Steps

The next TAC meeting is scheduled for Friday June 25th, from 1-2:30 pm via Zoom.