



Housing

Welcome

**Anti-Displacement
Technical Advisory Committee
(TAC) Meeting #4**

June 25, 2021

Agenda Overview

- 🏠 Welcome
- 🏠 Introductions/roll call
- 🏠 Presentation on COPA components:
 - Qualified Nonprofits
 - Financing
- 🏠 Discussion and Activity
- 🏠 Wrap up/next steps



Introductions

Name and
Organization/Affiliation





Housing

Qualified Nonprofits

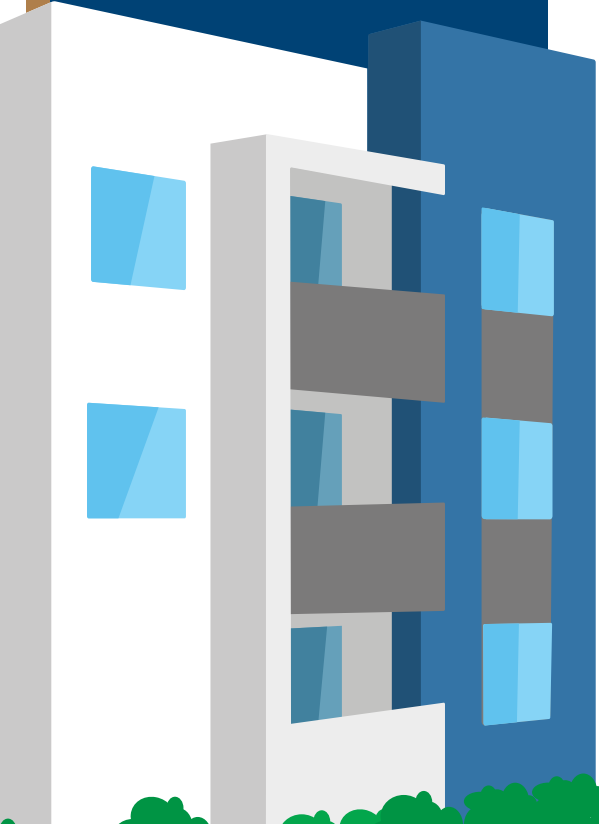
Background and Context for Qualified Nonprofits (QNP) and Needed Financing Instructure

Anti-Displacement
Technical Advisory Committee
Meeting #4

June 25, 2021

Asn Ndiaye

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



Where We Are Now

🏠 Prior

- Overview, process, timeline, applicability

🏠 Today

- Qualified nonprofits

🏠 Future meetings

- Financing, affordability, ownership, offers, management, tenant engagement and education/outreach



Objectives

- Understand the role and qualifications of QNPs in other cities
- Review current landscape of nonprofits in San José
- Discuss potential QNP and community partner criteria



Qualified Nonprofits & Community Partners



Qualified Nonprofits in Other Cities

- Generally include 501(c)(3) organizations, or cooperative associations, that can **demonstrate the ability to acquire, rehabilitate, and manage affordable housing**
- Can also include **partner organizations with community interest or involvement**



Examples of Qualified Nonprofits

🏠 San Francisco

- Tenderloin CDC
- Chinatown CDC
- Bernal Heights Neighborhood Center
- Mercy Housing
- Mission Economic Development Agency
- Mission Housing
- San Francisco Community Land Trust
- San Francisco Housing Development Corporation

🏠 Berkeley

- Focus on supporting local land trusts
- Supportive partners to be selected – will help tenants navigate purchase or assignment of rights
- Likely participants include: Northern CA CLT, Bay Area CLT, Resources for Community Development



Example of QNP Program Requirements: San Francisco

- 🏠 Commitment to affordable housing preservation and anti-displacement
- 🏠 Demonstrated community engagement experience
- 🏠 Requisite development experience
- 🏠 Staff dedicated to affordable housing development



San José Existing Nonprofit Landscape



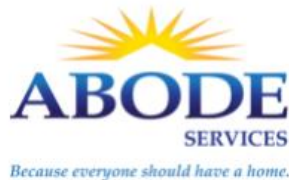
FIRST COMMUNITY HOUSING



CHARITIES HOUSING



EAH HOUSING



Necessary Elements

- ◆ Organizations focused on preservation
- ◆ Diverse community makes local control more important
- ◆ Organized and empowered resident base
- ◆ Sufficient funding
- ◆ Organizations that match/understand community demographics



QNP—Potential Criteria

- **Able to purchase** - Able to qualify for financing to purchase property
 - Experience with production or rehabilitation of similar buildings in recent years
 - Adequate financial strength
- **Nonprofit** - Not focused on extracting profits and raising rents in the long-term; focused on mission
- **Mission-driven** - A demonstrated dedication to:
 - Long-term affordable housing
 - Asset management that keeps residents in place
 - Racial equity embedded in their work
 - Commitment to preventing homelessness and/or displacement



Qualified Nonprofits & Community Partner Roles

🏠 Qualified Nonprofits

- Mission-oriented
- Experienced in acq/rehab, property management, asset management
- Responsible for managing financial stability

🏠 Community Partner

- Rooted in the community
- Can help with tenant outreach, education, and legal assistance
- Provide on-going community and tenant support



Questions/Comments



Community Partner Criteria

- How do we ensure there is an involved community partner?
- What are the appropriate criteria to be a community partner?
 - Categories to consider:
 - Tenant engagement
 - Community control
 - Local commitment
 - Capacity to participate (experience, time availability)
 - Mission-driven
 - Other



Activity 2



Report Out



Wrap Up & Next Steps

- TAC Meeting #5: 7/22, 1 – 2:30 pm
- SAC Meeting #4: 8/19, 6-7:30 pm
- Feedback survey



Thank you!

