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# MEETING SUMMARY – TAC 5

## Anti Displacement Technical Advisory Committee

Thursday, July 22<sup>nd</sup>, 2021  
1:00 pm – 2:30 pm via Zoom

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

Baird + Driskell Community Planning facilitated the meeting with assistance from the City of San Jose 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 James Yelen, Program Officer at Enterprise Community Partners. Next, Asn Ndiaye, 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 (including Measure E), the availability of regional, state, and federal sources, and what would happen if local financing sources ran out.

## Affordability

Staff presented some context on affordability targets of COPA programs and area median incomes/occupational wages. Asn then explained that the income targets would be set at 30-80% of AMI, and asked, “Should COPA set an additional affordability requirement?”

Participants had the following feedback:

- **Be sure to not exclude the lowest income:** These residents are the most vulnerable to displacement and it is important to find ways to include them in the program.
- **Set goals or adjust the baseline by geography/neighborhood because certain neighborhoods have significantly lower AMIs than the rest of the city.** While the 30% of AMI limit works in some neighborhoods, this may be close to the average income in other neighborhoods. It is important to set standards that make sense for these neighborhoods and higher income target will not work

They also had the follow questions:

- **What happens with buildings with a mix of AMI,** including tenants making between 30-80% AMI and above 80%? Are they excluded from the program?
- **Would the program evict tenants who make over 80% AMI and replace them with lower-income tenants?**
- **How can the program include people who make around 30% AMI or under it?**

Next, the facilitator presented a couple of scenario examples to solicit feedback on how COPA should address tenants who are over-income when a property is purchased. After hearing the scenarios, participants had time for discussion and questions, and then voted in a Zoom poll. A summary of the discussion is below:

- **It is important that COPA be flexible.** The goal of the program is to prevent displacement.
- **Rents can be adjusted over time** for over-income tenants, based on income and need.

Based on the discussion and zoom 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. A summary of the poll vote results is below:

- **How should COPA address moderate-income (80-120% AMI) tenants?**
  - **8 votes:** Keep rent the same as current lease, escalate the same as all other residents.
  - **3 votes:** Set rent to 30% of their income including utilities.
  - **1 vote:** Set rent to market-rate rent for that unit.
- **How should COPA address middle-income (over 120% AMI) tenants?**
  - **6 votes:** Keep rent the same as current lease, escalate the same as all other residents.
  - **4 votes:** Set rent to 30% of their income including utilities.
  - **2 vote:** Set rent to market-rate rent for that unit.



### **Next Steps**

The next TAC meeting is scheduled for Friday, September 10<sup>th</sup>, 2021 from 1:00 – 2:30 pm.