
MEETING SUMMARY

Anti-Displacement Technical Advisory Committee

Meeting #8 - Friday, October 8th, 2021

1:00 am – 2:30 pm via Zoom

The City of San José hosted the eighth 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

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 the City of San José Housing Department staff.

Draft Framework

Following a welcome and introductions, Partnership for the Bay's Future Challenge Grant Fellow with the City of San José presented the COPA draft framework. Participants had received a copy of the draft framework the day before. After presenting the definition of COPA and reviewing its goals, Challenge Grant Fellow summarized the key points in each section of the framework: applicability, timeline, qualified buyers, income eligibility and targets, tenant engagement, and education/enforcement. The facilitator asked participants to enter questions in the chat, to be answered after the presentation. Overall, the conversation was civil and polite, even when there were differences in opinion.

After the draft framework presentation, San José staff used the remainder of the meeting to answer participant questions. Stakeholders had questions about all parts of the framework, but a majority of them were on the topics of the transaction process, qualified buyers/community partners, and tenant engagement. Staff answered as many questions as possible in real time and will build out resources based on the others (e.g., a frequently asked questions document).

Participants also submitted a few comments during the meeting. Those representing private industry reminded staff that Realtors have an obligation to present all offers to a buyer,



emphasized the need for City funding of this program, and cautioned that prolonged timelines may jeopardize transactions. Tenant advocates emphasized the need for tenant engagement and for a COPA program structure that supports tenant organizing. A full list of questions and comments can be found in the appendix.

Next Steps

At the conclusion of the meeting, the participants were given a set of questions on the draft framework that they are invited to offer feedback and comments on through the rest of October.