Citywide Anti-Displacement Strategy
Community Forum

www.sanjoseca.gov/displacement
BIG BIG Thank You
PURPOSE & OUTCOMES

To hear directly from YOU, the residents of San Jose, on the impact of housing displacement and what should be done about it. This will help shape the City of San Jose’s Anti-Displacement Strategy.

- Learned how the City of San Jose is defining Anti-Displacement and how the community feels it.
- Discussed the initial strategies to address Anti-Displacement (the 3 P’s)
- Shared how displacement has impacted the community
- Brainstormed a list of community solutions for city officials to review and consider
Tonight’s Agenda

- Welcome & Overview
- City Presentation
- Community Testimonial
- Small Group Conversation
- Large Group Conversation
- Next Steps
- Close
Do you believe San Jose is a great place to live?

Do you believe everyone is welcome in San Jose?

Do you believe displacement is an urgent matter?
Human Thermometer (con’t)

- Have you or someone you know had to move in the last 6 months because they couldn’t pay for housing?
- Have you or someone you know ever had to decide between paying for housing and paying for basic needs?
- Do you believe that solutions DO exist to help people stay in their homes?
GROUP AGREEMENTS

- SPEAK ONE AT A TIME
- LISTEN TO UNDERSTAND EACH OTHER
- ASK QUESTIONS
- EXPECT DISAGREEMENT
- ALLOW PEOPLE TO FINISH THEIR COMMENTS
- HONOR PEOPLE'S EXPERIENCES
- P.U.S.H. Yourself (Participate Until Something Happens)
Displacement in San Jose

August 24, 2019

Jacklyn Joanino
Housing Policy Team
Overview

• What is displacement?
• What has the City done so far?
• Where is it happening?
• What have we heard from the community so far?
• Why is this happening?
• Upcoming dates
What is displacement?

Displacement is when a household is forced to move out of their home for reasons outside of their control.
# Categories of Displacement

<table>
<thead>
<tr>
<th>Forced</th>
<th>Responsive</th>
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</thead>
<tbody>
<tr>
<td><strong>Direct or physical</strong></td>
<td><strong>Responsive</strong></td>
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<tr>
<td>• Formal eviction</td>
<td>• Uninhabitable housing quality</td>
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<tr>
<td>• Informal eviction (e.g., harassment)</td>
<td>• Neighborhood violence / disinvestment</td>
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<tr>
<td>• Landlord foreclosure</td>
<td>• Removing parking, utilities, etc.</td>
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<td>• Eminent domain or condemnation</td>
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<tr>
<td>• Natural disaster</td>
<td></td>
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<tr>
<td><strong>Indirect or economic</strong></td>
<td><strong>Responsive</strong></td>
</tr>
<tr>
<td>• Foreclosure</td>
<td>• Rent increases</td>
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<tr>
<td>• Condo conversion</td>
<td>• Increased taxes</td>
</tr>
<tr>
<td></td>
<td>• Loss of social networks or cultural significance</td>
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<tr>
<td><strong>Exclusionary</strong></td>
<td></td>
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<tr>
<td>• Section 8 discrimination</td>
<td>• Unaffordable housing</td>
</tr>
<tr>
<td>• Zoning policies (i.e., density restrictions)</td>
<td>• Cultural dissonance</td>
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<tr>
<td>• NIMBY resistance to development</td>
<td>• Lack of social networks</td>
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*Berkeley University of California*  
*Urban Displacement*
Listening to the Community

~ 500 Community members engaged

30 Organizations

4 Renters focus groups
49 participants

220 responses to renters survey

2 Events

1 Community Forum

2 Commission updates

8 neighborhood leader interviews D1, D3, D6, D7, D8
“Our church membership has declined. 70 families have left in the last 3 years. I know of a family that left to Lathrop. They moved to Lathrop, but still come to church and work at the Hilton in downtown San Jose.” - Deacon at Igelesia Ni Cristo on Story Road

“Pretty much everyone I talked to said they have to move. They are actively looking in Hollister, Los Banos. 1 neighbor moved to Arizona. I noticed lots of houses have been sold and now are rented.”
- President of neighborhood association, 31-year resident of Welch Park
What contributes to displacement?

- Failure to **Produce** new housing for residents at all income levels
- Failure to **Preserve** existing affordable housing
- Failure to **Protect** tenants from displacement in rapidly changing neighborhoods